आवास बंधु
आवास एवं नियोजन विभाग
उत्तर प्रदेश सरकार
APPROVED

प्रधानमंत्री जन आवास योजना
सरल निवास, सफल विकास
SUPPORTING

SPLS
गृह आवास

उत्तर प्रदेश सरकार

की अफोर्डेबल हाउसिंग नीति के आधीन

प्रधानमंत्री आवास योजना

के लाभों सहित

गोविन्द पुरम एक्सटेंशन, एन० एच० 24, गाजियाबाद में भवन पाने का स्वर्णिम अवसर

30 JUNE 2017 से 29 JULY 2017

सच्चा घर, सच्चे दाम



गाजियाबाद विकास प्राधिकरण
द्वारा स्वीकृत

बहुमंजिले भवनों की योजना



Iconic Tower

प्रधानमंत्री आवास योजना
सबके लिए आवास (शहरी) मिशन

हम माननीय प्रधानमंत्री श्री नरेन्द्र मोदी जी का आभार व्यक्त करते हैं, जिनके द्वारा स्वतंत्रता के 75 वर्ष पूर्ण हो जाने पर वर्ष 2022 तक सभी के लिए आवास की परिकल्पना की गई है। इस उद्देश्य की प्राप्ति के लिए केन्द्र सरकार ने एक व्यापक मिशन 2022 तक **'सबके लिए आवास'** शुरू किया है। 25 जून 2015 को माननीय प्रधानमंत्री श्री नरेन्द्र मोदी जी ने इस बहुप्रतीक्षित योजना का **प्रधानमंत्री आवास योजना** के नाम से प्रारम्भ किया है।

यह मिशन 2022 तक शहरी क्षेत्र के सभी पात्र/ लाभार्थियों को आवास प्रदान करने के लिए क्रियान्वयन अभीकरणों को केन्द्रीय सहायता प्रदान करेगा।

इस मिशन का उद्देश्य विभिन्न विकल्पों के माध्यम से शहर के आर्थिक रूप से कमजोर, निम्न एवम् मध्यम आय वर्ग की आवासीय आवश्कता को पूरा करना है।

गृह आवास में इस मिशन के दो प्रमुख उद्देश्यों को सम्मलित किया गया है।

1. सार्वजनिक व निजी क्षेत्रों के साथ भागीदारी में किफायती आवास।
2. ऋण से जुड़ी ब्याज सब्सिडि के माध्यम से कमजोर, निम्न एवं मध्यम आय वर्ग के लिए किफायती आवास को प्रोत्साहन।

BENEFITS

GOVT BENEFITS

No EDC Charges
No Service Tax
Rebate On Stamp Duty
Fixed Flat Sizes
Fixed Maximum Price
Construction As Per Govt.norms

PROJECT BENEFITS*

Special Discount In Price
Free Open Parking
Free Club Membership
Free Power Backup Upto 1KVA
No IDC charge
No Fire Fighting charge (FFC)
No External Electrification charge

PMAY BENEFITS

Savings of up to **2.40 Lakh** through subsidy in interest on Home Loan under PMAY

CLOSE PROXIMITY

NH-24
Delhi-meerut Expressway
Eastern Peripheral Expressway

SCHOOLS

Radicon School
The DPSG International
Sunder Deep World School
Gurukul The School NH-24, and many more

UNIVERSITIES

Sunder deep Group of Institutions
Bhagwati Institute of Technology & Science
Inmate Institutions
Rama University,
IMS Ghaziabad and many more

***Project Benefits are for limited Period, The Benefits can be removed any time without prior notice.**

गृह आवास का लक्ष्य कम-से-कम कीमतों पर समाज के "निम्न-मध्य" एवं "मध्य" आय वर्ग को न्यूनतम दो कमरे, रसोई घर, बाथरूम, शौचालय एवं बालकनी की सुविधाओं से परिपूर्ण बहुमंजलिये पक्के आवास उपलब्ध कराना है। जिनमें एक अच्छे बहुमंजलिये भवन वाले प्रोजेक्ट की सभी सुविधायें उपलब्ध हो।

"सच्चा घर सच्चे दाम"–हमारा एक प्रयास है जिसके अन्तर्गत हम कम से कम लाभ कमाते हुए, उच्च गुणवक्ता के घर उपलब्ध कराये।

इस योजना में 3 रूम के बहुमंजलियें आवासों का निर्माण किया जाना प्रस्तावित हैं।
यह भवन भूंकम रोधि तकनीक जो कि आई.आई.टी. दिल्ली से सत्यापित है, से तैयार किये जाएंगे। जिनका कब्जा विभिन्न चरणों में दिया जाना प्रस्तावित हैं।

1. प्रधानमंत्री आवासीय योजना के लाभ

PMAY योजना की प्रमुख विशेषताओं में से एक विशेषता ब्याज सब्सिडी है। जिसका लाभ सीधा ग्राहक के लोन खाते में बैंक या वितीय संस्थान द्वारा दिया जाएगा जिससे की ग्राहक की मूल राशि अथवा EMI में कमी होगी। निम्नलिखित तालिका ब्याज सब्सिडी की राशि दर्शाती है।

लोन कैटिगरी	लोन अमाउंट	ब्याज में सब्सिडी	EMI में कमी	ब्याज में कुल बचत?
₹ 6 लाख तक	₹ 6 लाख तक	6.5%	₹ 2, 219	₹ 2,46, 625
₹ 12 लाख तक	₹ 9 लाख तक	4%	₹ 2, 158	₹ 2,39, 843
₹ 18 लाख तक	₹ 12 लाख तक	3%	₹ 2, 200	₹ 2,44, 468

कम दरों पर लोन देने का फायदा पहला घर खरीदने वालों को ही मिलेगा। इसके हिसाब से एक परिवार में एक घर का नियम मान्य होगा। परिवार की परिभाषा में पति-पत्नी और अविवाहित बच्चे आते हैं। सस्ते लोन स्कीम में अप्लाई करते वक्त इस बात का एफिडेविट देना होगा कि परिवार के किसी भी मेम्बर के नाम कोई घर नहीं है।
ब्याज सब्सिडी की मंजूरी सरकार द्वारा मान्यता प्राप्त नोड्ल कार्यालय द्वारा दी जाएगी।

2. उत्तर प्रदेश सरकार की अफोर्डेबल हाउसिंग नीति के लाभ

2 (a) सर्विस टेक्स

इस योजना में सर्विस टैक्स जो की 4.5% हैं, यह सर्विस टैंक्स नहीं लगेगा।

उदाहरण तालिका

	फ्लैट के प्रकार	कीमत*	TAX	योजना में टेक्स
T2	3 रूम सेट (S)	17.85 लाख	रु. 80325	NIL

2 (b) EDC शुल्क

जो की रु. 200/-वर्ग फीट तक हैं। वह नहीं लगेगा।

उदाहरण तालिका

	फ्लैट के प्रकार	MSSA*	EDC चार्ज	EDC की कुल देहराशि	योजना के तहत EDC टेक्स की कुल देहराशि
T2	3 रूम सेट (S)	822 sq.ft	रु.200/-	रु 164400/-	NIL

*MSSA Is Indicative Market Suggested Super Area Of the Flat given for Comparison. So that Customer Can Understand the Super Area Offered In general Practice in Normal Projects. The Price Offering is not on MSSA.

2 (c) रजिस्ट्री शुल्क में छूट

उक्त के संबंध में अभी सरकारी आर्डर/आदेश आने बाकी हैं परन्तु अन्य प्रदेशों में आई अफोंडेबल हाउसिंग नीति में रजिस्ट्री केवल 100 रु के रेवेन्यु स्टांप पर की गई है।

उदाहरण तालिका

	फ्लैट के प्रकार	कीमत	रजिस्ट्रेशन 7% शुल्क	योजना के तहत रु.
T2	3 रूम सेट (S)	17.85 लाख	रु.1,24,950	रु.100

3 प्रोजेक्ट द्वारा दिये गए लाभ

3 (a) बेसिक कीमत पर छूट

क्योंकि यह प्रोजेक्ट सरकारी मानको पर आधारित हैं इसलिए इसकी **Maximum Sale Price** सरकार द्वारा तय की गई है। परंतु हमारी सोच "सच्चा घर, सच्चे दाम" के अन्तगर्त, कुछ भवनों को और भी कम कीमतों में समाज के सभी वर्गों को देने की हैं।

फ्लेट का आकार	सामान्य कीमत	योजना के अन्तर्गत कीमत	कुल लाभ
3 रूम सेट (S) T2	23 लाख	17.85 लाख	5.15 लाख

3 (b) पार्किंग शुल्क

पार्किंग शुल्क

फ्लेट के आकार	पार्किंग चार्ज	योजना के तहत चार्ज
T2 के लिए स्कूटर पार्किंग	रु.50,000/-	NIL

* प्रथम कुछ आवेदको के लिये।

3 (c) क्लब मेम्बर शुल्क

हम इस प्रोजेक्ट में एक पूर्ण सुसज्जित क्लब का निर्माण यहां के निवासियों के लिए कर रहें हैं। जिसमें एक स्वीमिंग पूल, जींम, इन्डोर गेम्स का प्रावधान सोचा गया हैं, जिसके प्रयोग के लिए मेम्बरशिप अनिवार्य होगी। पहले कुछ आवेदकों को नि:शुल्क मेम्बरशिप दी जायेगी।

मेम्बरशिप चार्ज	योजना के तहत*
रु.50,000/-	NIL

3 (d) फायर फाईटिंग शुल्क

फायर फाईटिंग चार्ज	योजना के तहत
रु.25,000/-	NIL

3 (e) IDC शुल्क

IDC	योजना के तहत
रु.135000/-	NIL

3 (f) पॉवर बेकअप शुल्क

	सामान्य चार्ज	योजना के तहत
1 KVA	रु.20000/-	NIL

नोट : प्रधानमंत्री आवासीय योजना एवं उत्तर-प्रदेश सरकार की अफोंडेबल नीति के लाभ सरकारी घोषणाओं के आधार पर आंकलित है। अगर उक्त पॉलिसी में बदलाव एवं आवेदक के मानकों को पूरा न करने की दशा में आवेदक को यह लाभ नहीं प्राप्त होते है, तो इस दशा में SPLS ग्रह आवास का कोई उत्तरदाईत्व नहीं होगा।

FAQ's

1. परियोजना

उ.प्र. सरकार की अफोर्डेबल हाउसिंग नीति के आधिन **"गृह आवास"** गोविन्द पुरम एक्सटेंशन गाजियाबाद में, 3 कमरों के बहुमंजिले आवासीय भवनों के आवंटन हेतु पंजीकरण।

2. स्थान

गोविन्द पुरम एक्सटेंशन, जल निगम रोड़, एन०एच०24, गाजियाबाद

3. भवनों के प्रकार

इस योजना में विभिन्न प्रकार के 3 कमरों के बहुमंजिलें भवन विकसित किये जाने हैं। भवनों का विवरण प्रोसपेक्ट्स में दिया गया है।

4. भवनों का अनुमोदित क्षेत्रफल

विभिन्न प्रकार के भवनों का क्षेत्रफल बिल्टअप एरिया के आधार पर दर्शाया गया है। अपरिहार्य स्थिति में कब्जे के समय यह क्षेत्रफल भिन्न हो सकता है।

5. भवनों की अनुमानित संख्या

भवनों की संख्या का विवरण प्रोसपेक्ट्स में दर्शाया गया है। भवनों की संख्या में बिना किसी पूर्व सूचना के परिवर्तन किया जा सकता है।

6. भवनों का अनुमानित मूल्य

भवनों का अनुमानित मूल्य प्रोसपेक्ट्स में दर्शाया गया है। यह मूल्य बिना किसी पूर्व सूचना के परिवर्तित किया जा सकता है।

7. प्रयोजक: यह योजना एस.डी.पी.एल. कंसोर्टियम का एक प्रयास है।

8. ग्राहता

8. 1 आवेदक भारत का नागरिक होना अनिवार्य है।

1. PROJECT NAME

Under U.P. Govt's affordable Housing Scheme-**Griha Aawas**, Govind Puram Extension, Ghaziabad : For Registration/ allotment of 3 rooms residential houses.

2. LOCATION

The aforesaid scheme is situated in the area of the Govind Puram Extension, Jal Nigam road, NH-24, Ghaziabad

3. TYPE OF FLATS

Different types of 3 Room sets are available under this scheme. The details of Flats are given in Prospectus.

4. ESTIMATED AREA OF FLATS

Built up area of Flats of different types has been mentioned. This area may vary at the time of Possession Culminated due to construction Reason/Permissible limit.

5. ESTIMATED NUMBER OF FLATS

Details of Number of flats is given in Prospectus, number of flats can be changed without any prior information.

6. ESTIMATED COST OF FLATS

Estimated Cost of the Flat is mentioned in Prospectus. It can be changed without any prior information.

7. PROMOTERS: This Project is an efforts of SDPL consortium.

8. ELIGIBILITY

8.1 The applicant must be a citizen of India.

8.2 योजना में आवेदन करने की अंतिम तिथि पर आवेदक की आयु 18 वर्ष से कम न हो।

8.3 आवेदक या उसका परिवार (परिवार का तात्पर्य आवेदक, उसके पति/ पत्नी तथा अवयस्क बच्चों से है) उ.प्र. सरकार की अफोर्डेबल आवास योजना मे एक से अधिक अफोर्डेबल भवन का आवंटन प्राप्त नहीं करेगा।

8.4 जिन व्यक्तियों ने उ.प्र. शासन द्वारा जारी अफोर्डेबल हाऊसिंग नीति के आधीन आवास योजना के अंतर्गत पहले से ही पंजीकरण करवाया हुआ है तथा अभी आवंटन नहीं हुआ है ऐसे व्यक्ति भी निर्धारित पंजीकरण शुल्क जमा करा आवेदन कर सकते है किन्तु उन्हें इस योजना के अंतर्गत अन्य लोगों के समकक्ष ही माना जायेगा। ऐसे आवेदकों को अपने पूर्व पंजीकरण व योजनाओं का स्पष्ट उल्लेख आवेदन में करना होगा।

8.5 यदि किसी व्यक्ति अथवा परिवार के अश्रित सदस्यों में से किसी भी एक सदस्य का एक से ज्यादा अफोर्डेबल भवन में आवंटन हो जाता है तो वह व्यक्ति आवंटित सम्पत्ति में से मात्र एक सम्पत्ति को ही रख सकता है।

9. आवेदन कैसे करें

आवेदन पत्र/ विवरण पुस्तिका नियम व शर्तो सहित बैंकों की प्रमुख शाखाओं से रू. 200/- के नगद भुगतान पर प्राप्त अथवा वेबसाइड **www.grihawas.com** से डाउनलोड किया जा सकता है। विधिवत रूप से भरा हुआ एवं हस्ताक्षरित आवेदन पत्र पंजीकरण धनराशि के चैक/ बैंक ड्राफ्ट सहित उपरोक्त बैंकों की शाखाओं में जमा कराये जा सकते है । बैंक ड्राफ्ट/चैक **"SPLS AAWASIYA YOJNA"** के पक्ष में देय तथा संबन्धित शहर की बैंक शाखा में भुगतान योग्य होना चाहिए। डाउनलोड की गई विवरण पुस्तिका के आवेदन पत्र के साथ रु. 200 का ड्राफ्ट लगाना अनिवार्य है।

10. आवंटन

पंजीकृत आवेदकों के भवनों का आवंटन लॉटरी / ड्रॉ के द्वारा किया जायेगा। असफल आवेदकों की पूर्ण पंजीकरण धनराशि बैंक ड्राफ्ट / ऑनलाइन माध्यम से बैंकों द्वारा वापस की जायेगी। लॉटरी / ड्रॉ के आधार पर सफल आवेदकों को भवन के अनुमानित मूल्य का कुल 10 प्रतिशत सफलता पत्र/ ईमेल के जारी होने की तिथि से 15 दिन के अन्दर चैक/बैंक ड्राफ्ट /ऑनलाईन के द्वारा जमा कराना होगा। कुल 10 प्रतिशत धन राशि प्राप्त होने के पश्चात् भवन का आवंटन सफल आवेदक को कर दिया जायेगा।

8.2 Applicant should not be less then 18 years old on the last date of submission of application form.

8.3 The applicant or his/her/family (family means applicant, his wife/her husband and minor children) must not hold more than one house developed under Affordable Awas Yojna of U.P. Govt.

8.4 Persons who are already registered under U.P. Govt. affordable Housing Scheme but house has not been allotted, may also apply under this Scheme by paying registration amount. Such applicants will be considered at par with other in this scheme. These applicants must clearly mention their old registration number and scheme details.

8.5 If a person or his / her family gets allotment of more than one affordable house than they can keep only one of them.

9. HOW TO APPLY

The registration application form will be available in major branches of Banks on cash payment of Rs. 200.00 only and can also be downloaded from website.

www.grihawas.com The duly filled and signed application form along with Cheque/ DD may be deposited into above mentioned bank branches. Cheques, Bank draft would be infavour of **"SPLS AAWASIYA YOJNA"** and payable at the branches of the bank where forms are to be deposited. Downloaded Applications must be deposited with a draft of Rs. 200.

10. ALLOTMENT

Allotment of houses is based on lottery/ draw. Unsuccessful applicants will get refund of their full registration amount through DD, online Payment by banks. Successful applicants have to deposit 10% of the total cost of the Flat as allotment money within 15 days from the date of Confirmation letter through cheque, DD after adjusting earlier paid registration amount. Allotment letter will be issued after clearance of 10% amount of the total value of Flat.

11. किश्तें:

आवंटन पत्र जारी होने के उपरांत शेष 90 प्रतिशत धनराशि 11 निर्माण आधारित किश्तों के द्वारा समय-समय पर जमा करानी होगी।

आवेदक की वित्तीय स्थिति के आकलन के पश्चात् बैंक द्वारा सुविधा के अनुसार ऋण सुविधा का लाभ प्राप्त किया जा सकता है। बैंक ऋण का देय ब्याज का भुगतान आवंटी को स्वयं करना होगा।

11. INSTALLMENTS:

After the issue of allotment letter the balance 90% amount shall be payable in 11 instalments based on Construction Link Plan mention in Prospectus.

Based upon the financial eligibility of applicants the banks may provide facility of loan to pay quarterly installment or to pay installments of construction link plan(CLP). However the bank interest will be paid by the applicants.

12. पेनल ब्याज

यदि देय किश्तों का भुगतान निर्धारित समय सीमा के भीतर नहीं किया जाता है तो आवंटी को देय धनराशि का भुगतान 18 प्रतिशत वार्षिक दर से पैनल ब्याज सहित जमा करना होगा। पैनल ब्याज की गणना प्रतिदिन के हिसाब से की जाएगी।

12. PENAL INTEREST

If the Instalment payable is not paid within time, penal interest @ 18% per annum shall be paid along with the payment amount. Penal interest will be calculated on day basis.

13. समर्पण/ निरस्तीकरण

13. SURRENDER/ CANCELLATION

13.1 यदि कोई आवेदक भवन का आवंटन होने के बाद आवंटित भवन का सर्मपण करता है, इस स्थिति में फ्लैट की कुल कीमत की 10 प्रतिशत धनराशि काटकर बाकी राशि वापिस करने का प्रावधान है। धनराशि वापिसी हेतू आवंटी को समस्त मूल प्रपत्र व मूल रसीद वापिस जमा करानी होगी।

13.1 If an applicant surrenders the allotment or allotted Flat, then 10% of the total value of the Flat shall be forfeited and the balance amount shall be refunded without any interest. All original documents & receipts will have to be submitted by the applicant for refund.

13.2 भुगतान विवरण के अनुसार दो किश्ते लगातार जमा न कराने की दशा में भवन का आवंटन नियमानुसार निरस्त करने का अधिकार विकासकर्ता को होगा तथा ऐसी दशा में मकान की कीमत का 10 प्रतिशत धनराशि जब्त कर ली जाएगी और शेष धनराशि यदि कोई हो तो बिना ब्याज के वापस कर दी जाएगी। धनराशि वापिसी हेतू आवटी को समस्त मूल प्रपत्र व मूल रसीदे वापिस जमा करानी होगी।

13.2 The developers shall have the right to cancel the allotment of flat as per the rule if there is default in payment of two consecutive installments according to the payment schedule. in that case 10% registration amount will be forfeited and the balance amount will be refunded without any interest. All original documents & receipts will have to be submitted for refund.

13.3 यदि आवंटी कब्जे की निर्धारित तिथि तक भवन का कब्जा नहीं लेता है तो 5 रु. प्रति वर्ग फीट पर प्रतिमाह मेन्टीनेंस शुल्क देय होगा तथा प्रत्येक वर्ष इस शुल्क में 01 अप्रैल से 10 प्रतिशत की स्वत: बढ़ोतरी की जाती रहेगी एवं 3 माह तक कब्जा न लेने पर आवंटन निरस्त कर दिया जा सकता है, शर्तें एवं नियम के अनुसार कटौती कर शेष धनराशि आवंटित फ्लैट बेचने के बाद बिना ब्याज के वापस कर दी जायेगी।

13.3 If the allottees does not take the possession of the flat on due date, maintenance charge of Rs.5/sq.ft. per month shall be charged and will be increased automatically by 10% every year from 1st April. In case the possession is not taken till three months from the due date. allotment shall be cancelled and action shall be taken as per clause and the balance amount would be refunded without interest after selling the allotted flat.

14. ड्रा होने की स्थिति में

14.1 योजना के ड्रॉ के समय उपस्थित रहने के इच्छुक आवेदकों की उपस्थिति में ड्रॉ निकालकर भवन का आवंटन किया जाएगा। लॉटरी की तिथि एवं स्थान की सूचना व्यक्ति विशेष को अलग से नहीं दी जायेगी। उक्त सूचना का प्रकाशन समाचार पत्रों / वेबसाइट के माध्यम से किया जाएगा। किसी भी आवेदक द्वारा किसी भवन विशेष हेतु कोई भी दावा स्वीकार नहीं होगा।

14.2 जिन आवेदकों को भवन आवंटित नहीं हो पाते हैं उन्हें ड्रॉ के पश्चात पंजीकरण राशि बिना ब्याज के 6 माह के अंदर वापिस कर दी जाएगी।

14.3 यदि इस योजना का ड्रॉ पंजीकरण की अंतिम तिथि के 6 माह के अन्दर कर लिया जाता है तो जमा पंजीकरण राशि पर कोई ब्याज देय नहीं होगा। यदि ड्रॉ छह माह के पश्चात किया जाता है तो पंजीकरण की अन्तिम तिथि से धनराशि की वापसी की तिथि तक असफल आवेदक कों 12 प्रतिशत साधारण ब्याज देय होगा।

14.4 जिन आवेदकों को ड्रॉ में सफलता प्राप्त होती है एवं वह उसे स्वीकार नहीं करते हैं या स्वीकार करने के बाद 15 दिन के अन्दर पहली किश्त जमा नहीं करते है, तो इस दशा में आवेदक की पंजीकरण राशि को जब्त कर लिया जायेगा।

15. मिथ्या अभ्यावेदन अथवा तथ्यों का छुपाना

यदि यह पाया जाता है कि आवेदक द्वारा गलत सूचनाएं दी गई है अथवा उसने किन्हीं वास्तविक तथ्यों को छुपाया है तो पंजीकरण के साथ-साथ भवन का आवंटन निरस्त कर दिया जाएगा एवं पंजीकरण राशि को जब्त कर लिया जाएगा।

16. कब्जा:

16.1 इस योजना में भवन का कब्जा निर्माण एवं विकास कार्य पूर्ण होने के पश्चात भिन्न-भिन्न फेजों में एवं आवंटी द्वारा कुल मूल्य/ अन्य शुल्क की राशि, जमा करवाने तथा विक्रय विलेख निष्पादित एवं पंजीकृत कराने के उपरान्त दिया जायेगा जिसका व्यय आवंटी द्वारा वहन किया जायेगा।

14. In Case of Draw

14.1 The allotment of house will be made by a lottery draw in the presence of the applicants, who wish to be present. No information of the date & place of lottery/ draw will be given specifically to any person. The aforesaid information will be published in the news paper/on website. No claim for specific Floor/ house will be accepted of any applicant.

14.2 The unsuccessful applicants in lottery draw for allotment will get full refund of their registration amount within 6 months from the date of the draw without any interest.

14.3 Due to any unforeseen reasons If the lottery draw for allotment is held after 6 months from the last date of registration then 12% simple interest will be given from the last date of registration till date of payment in case of unsuccessful Applicant.

14.4 If successful applicants in lottery / draw Refuses to accept the unit or after accepting doesnt pays 1st instalment within 15 days, in this case applicant's Application Money will be forfeited.

15. Fake presentation or suppression of facts

If it is found that the applicant has given incorrect information or suppressed any material fact, the allotment will be cancelled and his/her registration amount shall be forfeited.

16. POSSESSION :

16.1 Possession of the flat in this scheme shall be given in phases after completion of development work and payment of total amount /other charges and lease rent amount and registration of sale deed by him/her. The cost of sale deed shall be borne by the allottee.

16.2 प्रश्नगत योजना में उत्तर प्रदेश अपार्टमेन्ट एक्ट 2010 के प्रावधान लागू होंगे।

16.2 The Uttar Pradesh Apartment act 2010 will be applicable to the scheme.

16.3 यदि कोई भी स्थानीय निकाय एवं अथोर्टी किसी भी नये चार्ज को लागू करता है, तो उसका भुगतान आवंटी द्वारा समय-समय पर करना होगा।

16.3 Allottee shall pay all the municipal taxes and other taxes which may be charged by Government or any local bodies from time to time according to laws and bye-laws from the date of possession.

16.4 आवंटी विद्युत कनैक्शन, गैस कनैक्शन व सम्बन्धित विभागों से अपने खर्च पर स्वयं लेगा।

16.4 Allottee, himself/herself, will take electricity/water connection related to the concerned department at his/her own expenses.

17. आवंटी को समस्त मूल्य जमा कराने के उपरान्त, 3 महीने के अंदर समस्त औपचारिकतायें पूर्ण कराकर, अपने खर्चे पर भवन का विक्रय विलेख पंजीकृत कराना होगा। आवंटी उ.प्र. शासन की नीति के अनुसार रजिस्ट्री शुल्क में छूट उपलब्ध प्राप्त कर सकता है।

17. LEASE DEED:

Allottee, at his/her own cost must complete all formalities and get the sale deed executed within three months after paying full cost of the property.

18. भवनों का प्रयोग

आवंटी द्वारा भवनों का प्रयोग केवल आवासीय प्रयोजन के लिए ही किया जाएगा।

18. USE OF FLATS

The flats shall be used for residential purpose only by the allottee.

19. अन्य महत्वपूर्ण सूचनाएं

19. OTHER IMPORTANT NOTICES

19.1 इस योजना में भवनों के आवंटन से पूर्व किसी भी शर्त में संशोधन का अधिकार परियोजना के विकासकर्ता को होगा। तथा ऐसे संशोधन आवेदकों / आवंटियों को मान्य होंगे।

19.1 Before the allotment of houses any terms and condition of the scheme may be revised by the developer and the same would be applicable to applicants/ allottees.

19.2 प्रोसपेक्ट्स में दर्शाये गये भवनों के क्षेत्रफल में परिवर्तन हो सकता है। योजना के कब्जा के समय भवनों के क्षेत्रफल में परिवर्तन संभव है जो कि अंतिम रूप से बाद में सूचित किया जाएगा।

19.2 Area of flats shown in Prospectus may change. At the time of actual Possession of the scheme change in area is possible which will finally be informed to the allottee.

19.3 प्रोजेक्ट के पोजेशन की तिथि क्या है?

परियोजना का कब्जा विभिन्न चरणों में दिया जाएगा, पहले चरण का कब्जा सफल आवंटन की तारीख से 36 महीने के भीतर दिया जायेगा। 6 महीने की एक विस्तारित अवधि के साथ। देरी के मामले में पेनल्टी चार्ज है।

19.3 What is the date of possession of the Project.

The Possession of the Project will be given in Phases, 1st Phase of Possession will be given within 36 months from the date of successful Allotment with an extended Period of 6 months.

19.4 देरी के मामले में पेनल्टी चार्ज क्या है?

इसमें देरी के मामले में पेनल्टी चार्ज 5 रु./ प्रति वर्ग फीट प्रति माह है।

19.4 What is the penalty clause in case of delay?

There is a Penalty clause in case of delay which is Rs. 5/- per sq. ft. per month.

19.5 क्या यह प्रोजक्ट किसी प्राधिकरण से मान्यता प्राप्त है।

परियोजना आवास बंधु, आवास एवम् नियोजन विभाग, उत्तर-प्रदेश सरकार लखनऊ और गाजियाबाद विकास प्राधिकरण से स्वीकृत है।

19.5 Is the project approved from the concerning Authority?

The Project is Approved from Awas Bandhu, Lucknow and Ghaziabad Development Authority.

19.6 इकाइयों के हस्तांतरण नीति क्या है?

हस्तांतरण के मामले में, उ.प्र. अफोर्डेबल आवासीय योजना और प्रधानमंत्री आवासीय योजना के तहत लाभ सरकार के विवेकाधिकार के अनुसार निर्धारित होगा।

19.6 What is the Transfer/ Endorsement policy of the units?

In case of Transfer, benefits under U.P. Govt's Affordable Housing scheme & Pradhan Mantri Awasiya Yojna may not continue as per te sole discretion of the government.

20. आवेदनो की संख्या अधिक होने पर, योजना समाप्ती की तिथि से पूर्व ही योजना समाप्ती की घोषणा की जा सकती है।

20. In Case of over subscription of Applications, the closing date of scheme can be Preponed.

Reference

hindustantimes

NHAI sets October deadline for 22km stretch of Eastern Peripheral Expressway



The ring road-like expressway will pass through Greater Noida, Ghaziabad, Faridabad and parts of Delhi. It is likely to take at least 70,000-80,000 vehicles off Delhi roads(HT Photo)

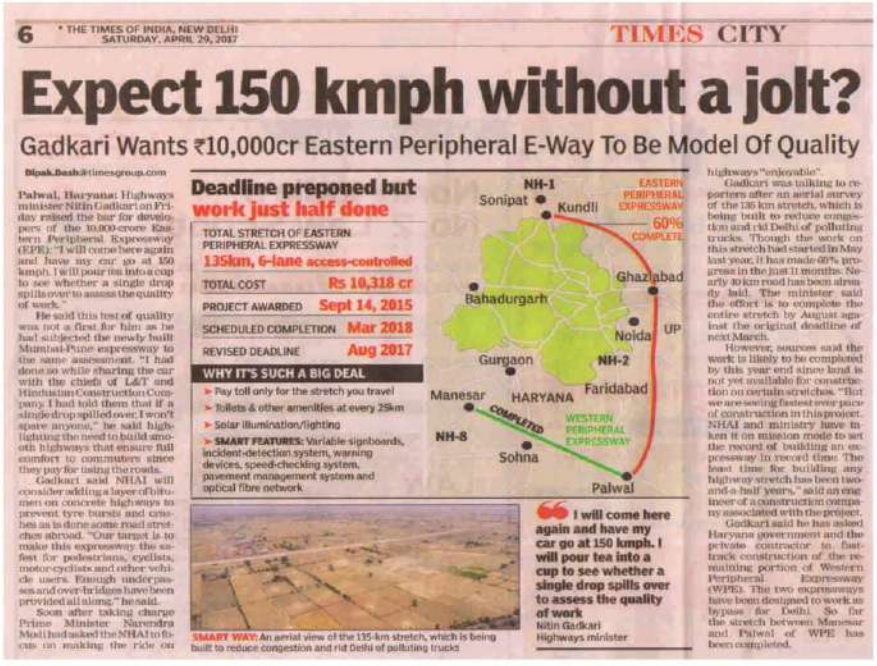
National Highways Authority of India (NHAI) officials on Thursday said they have resolved land issues of most farmers for the Eastern Peripheral Expressway (EPE) and set an October deadline for the completion of the part that falls in Gautam Budh Nagar.
A 22km stretch of the 135km expressway that falls in Gautam Budh Nagar.

The ring road-like expressway will pass through Greater Noida, Ghaziabad, Faridabad and parts of Delhi. It is likely to take at least 70,000-80,000 vehicles off Delhi roads. The NHAI needed land from 39 villages in Gautam Budh Nagar for the expressway, which was proposed in 2005.

On February 24, 2016, farmers in Bil Akbarpur had held a team of engineers and workers captive, demanding hiked compensation. Farmers had disrupted work on the project in 2015, causing delays. Farmers also protested against the alignment of the expressway as it necessitated demolition of few houses in Greater Noida's Bil Akbarpur village.

"We have resolved issues of most of the farmers and work on the project is in full swing. The Supreme Court directed the government to complete this crucial project in 2018, but we have set October 2017 as the deadline. We will complete it successfully by then," Kishore Kanyal, NHAI project director for the EPE project said.

NHAI has roped in Ashoka Buildcon Ltd for constructing the 22km stretch. A budget of Rs800 crore has been allocated for the stretch.
"The district magistrate of Gautam Budh Nagar, NP Singh, recently held a meeting with farmers to resolve their issues. We have decided to tweak the alignment of the expressway so that there is no need to demolish any farmer's residence in Bil Akbarpur. I believe most of the farmers' issues are resolved," Kanyal said.
The Gautam Budh Nagar administration is in the process of distributing compensation to farmers.
A small section of farmers, however, is still unhappy with the land compensation given by the government.
"We were demanding Rs5,508 per sqm. They had initially offered us Rs850 per sqm and after negotiations, they paid Rs3,500 per sqm. We have filed pleas in Allahabad high court because the government is discriminating in giving compensation. The government has given Rs4,700 per sqm to farmers in neighbouring Ghaziabad district. The rate should be the same. If the compensation is not revised, many farmers will not give their land for the project," Teja Gurjar, a farmer leader, said.



6 THE TIMES OF INDIA, NEW DELHI SATURDAY, APRIL 29, 2017

TIMES CITY

Expect 150 kmph without a jolt?

Gadkari Wants ₹10,000cr Eastern Peripheral E-Way To Be Model Of Quality

Dipak.Dash@timesgroup.com

Palwal, Haryana: Highways minister Nitin Gadkari on Friday raised the bar for developers of the 10,900-crore Eastern Peripheral Expressway (EPE): "I will come here again and have my car go at 150 kmph. I will pour tea into a cup to see whether a single drop spills over to assess the quality of work."

He said this test of quality was not a first for him as he had subjected the newly built Mumbai-Pune expressway to the same assessment. "I had done so while sharing the car with the chiefs of L&T and Hindustan Construction Company. I had told them that if a single drop spilled over, I won't spare anyone," he said highlighting the need to build smooth highways that ensure full comfort to commuters since they pay for using the roads.

Gadkari said NHAI will consider adding a layer of bitumen on concrete high ways to prevent tyre bursts and crashes as is done some road stretches abroad. "Our target is to make this expressway the safest for pedestrians, cyclists, motor-cyclists and other vehicle users. Enough underpasses and over-bridges have been provided all along," he said.

Soon after taking charge Prime Minister Narendra Modi had asked the NHAI to focus on making the ride on highways "enjoyable".

Gadkari was talking to reporters after an aerial survey of the 135 km stretch, which is being built to reduce congestion and rid Delhi of polluting trucks. Though the work on this stretch had started in May last year, it has made 60% progress in the just 11 months. Nearly 80 km road has been already laid. The minister said the effort is to complete the entire stretch by August against the original deadline of next March.

However, sources said the work is likely to be completed by this year end since land is not yet available for construction on certain stretches. "But we are seeing fastest ever pace of construction in this project. NHAI and ministry have taken it on mission mode to set the record of building an expressway in record time. The least time for building any highway stretch has been two-and-a-half years," said an engineer of a construction company associated with the project.

Gadkari said he has asked Haryana government and the private contractor to fast-track construction of the remaining portion of Western Peripheral Expressway (WPE). The two expressways have been designed to work as bypass for Delhi. So far the stretch between Manesar and Palwal of WPE has been completed.

Deadline preponed but work just half done

TOTAL STRETCH OF EASTERN PERIPHERAL EXPRESSWAY
135km, 6-lane access-controlled

TOTAL COST	Rs 10,318 cr
PROJECT AWARDED	Sept 14, 2015
SCHEDULED COMPLETION	Mar 2018
REVISED DEADLINE	Aug 2017

WHY IT'S SUCH A BIG DEAL

- Pay toll only for the stretch you travel
- Toilets & other amenities at every 25km
- Solar illumination/lighting
- **SMART FEATURES:** Variable signboards, incident-detection system, warning devices, speed-checking system, pavement management system and optical fibre network

SMART WAY: An aerial view of the 135-km stretch, which is being built to reduce congestion and rid Delhi of polluting trucks

I will come here again and have my car go at 150 kmph. I will pour tea into a cup to see whether a single drop spills over to assess the quality of work
Nitin Gadkari
Highways minister

CONNECTIVITY OF EASTERN PERIPHERAL EXPPESSWAY



NEWS UPDATES

Reference

hindustantimes

South Delhi to get signal-free access to Meerut Expressway



The proposed flyover near Indraprastha Park will save time as well as reduce traffic snarls on the stretch. (Mohd Zakir / HT FILE)

Commuters from south Delhi may get signal-free access to the under construction Delhi-Meerut Expressway as the government has tweaked the proposal for a flyover near Indraprastha Park giving it an additional loop towards NH 24. While the expressway is expected to reduce the travel time between Delhi and Meerut to 45 minutes from the present three hours, the Indraprastha Park flyover will save another 10 minutes.

The flyover had been initially planned by the Public Works Department (PWD) to provide quick access to those headed towards Pragati Maidan and ITO from Ashram. "We already have a carriageway in operation which benefits those going from north to south Delhi. The flyover near Indraprastha Park was initially being planned parallel to it for the traffic coming from the other side," a senior PWD official said.

However, after the announcement of the expressway, the National Highway Authorities of India (NHAI) also wanted to build a flyover at the same spot. Last week, chief secretary MM Kutty held a meeting with both the agencies and asked them to sort out the issue. "The solution is to build the flyover with a loop towards NH 24. Now, commuters coming from Ashram side will take the flyover at Sarai Kale Khan and then the proposed flyover in front of Indraprastha Park. This flyover will be for people going straight towards north Delhi and for those wanting to take NH 24 or Meerut Expressway," the official added.

Sources said the flyover will be constructed by NHAI and is likely to be completed in three years. The construction on 74-km-long Delhi-Dasna-Meerut 14-lane expressway has started. Prime Minister Narendra Modi on December 31, 2015 had unveiled a plaque to mark the laying of the foundation stone of the Delhi-Meerut Expressway to be built at a cost of ₹7,566 crore. The Delhi-Meerut Expressway will be an access-controlled highway. Nearly, 31 traffic signals have been removed from the stretch.

THE TIMES OF INDIA, NEW DELHI
WEDNESDAY, DECEMBER 16, 2015

50km of 14 lanes in 30 months

Seven-Year-Old Plan To Be Finally Set In Motion By PM Modi On Dec 31

Dipak.Dash@timesgroup.com



New Delhi: In what will finally come as a big relief to lakhs of commuters using Nizamuddin Bridge on the Hapur stretch of NH-24, widening of this corridor will start from next month. Prime Minister Narendra Modi is likely to lay the foundation stone on December 31.

Expansion of one of the most congested stretches in the NCR will be implemented through hybrid annuity, a new variant of public private partnership (PPP) model, which allows no extension of time for developers and thereby eliminating delay in work completion.

For faster execution, the entire 56-km stretch has been divided into three parts. The first two portions — Nizamuddin Bridge to UP Gate and UP Gate to Dasna — will be widened to 14 lanes and the central six lanes of this will be barricaded to provide for straight going traffic. The remaining portion will be a six-lane highway.

"We have received bids for the two portions and bids for the third one will be opened soon. The process will be over in the next 10-12 days so that contracts are awarded quickly," said an NHAI official.

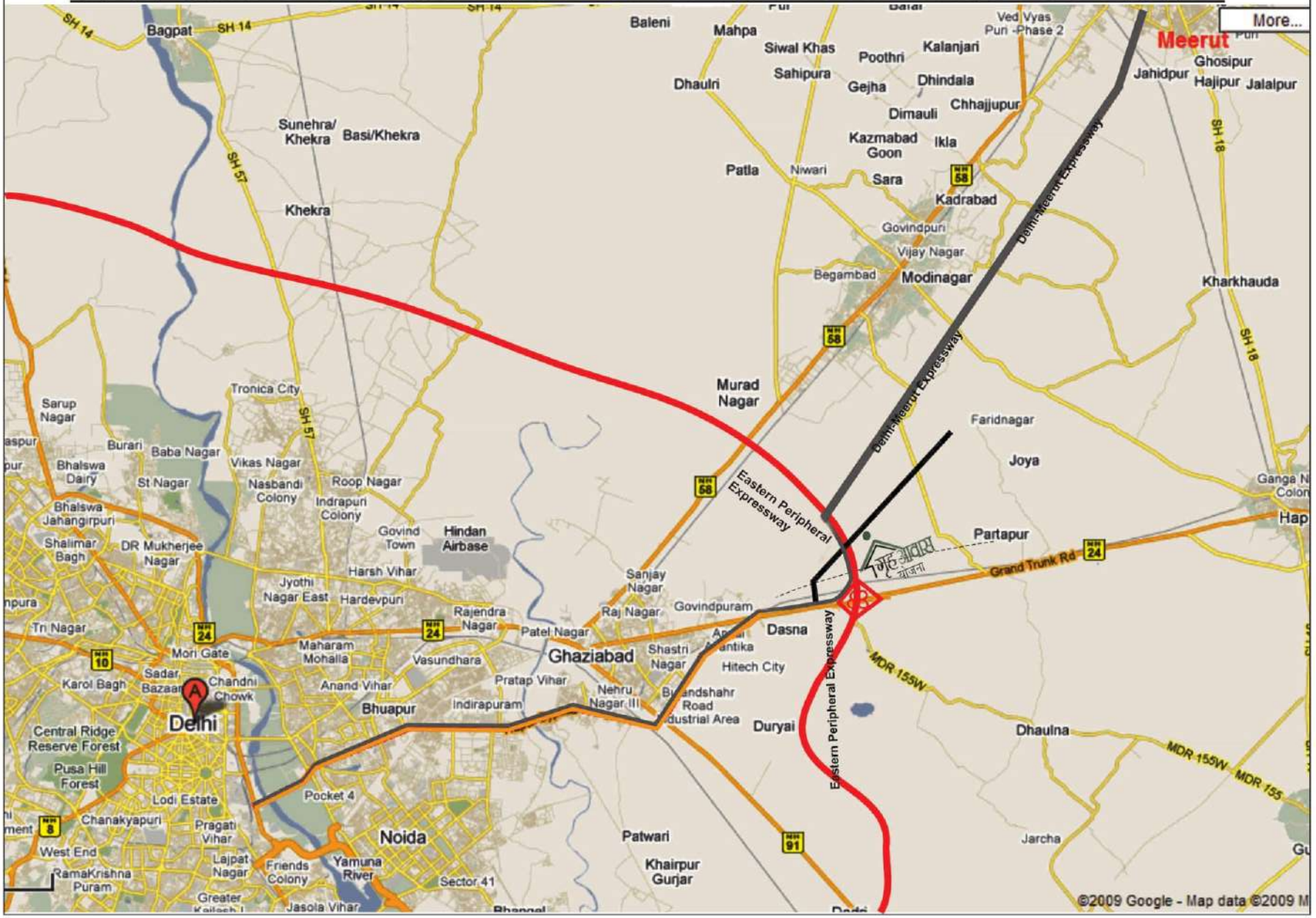
Commuters will have to pay toll to use the barricaded corridor with limited entry and exit points. The official said for seamless traffic movement and avoid pile-up at toll plazas, there will be complete electronic toll collection (ETC) system on this stretch. The commuters will have to pay toll for taking the barricaded stretch, which is an expressway and the design speed will be 120 kmph.

The other eight lanes—four on each side—would be a normal highway and commuters won't have to pay toll.

The last study of traffic on this stretch was done in 2008 and it was found that nearly 1.5 lakh passenger car units used this corridor. A survey by RITES had shown how traffic growth was about 330% more than the capacity. Now it has become worse as huge number of housing societies have come up on both sides of the highway and in the absence of any reliable public transport system, a large number of commuters use personal vehicles.

"The widening of this stretch will increase throughput of vehicles and no idling will reduce pollution. Since its hybrid annuity model, the government takes all the risks and developers are assured of getting back their investment in installments, the project will be completed on time," said a highway ministry official.

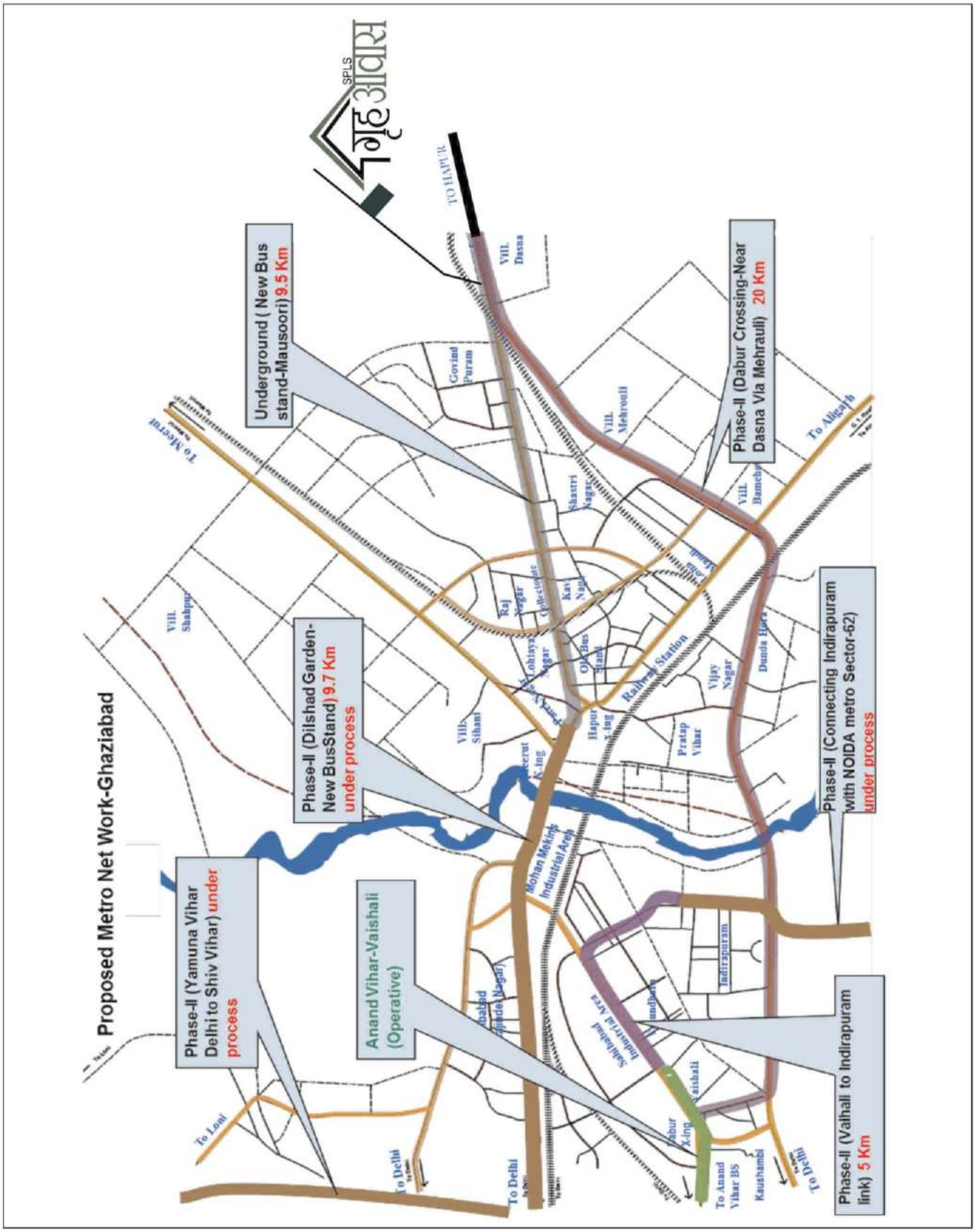
CONNECTIVITY ON EASTERN PERIPHERAL & DELHI-MEERUT EXPPESSWAY



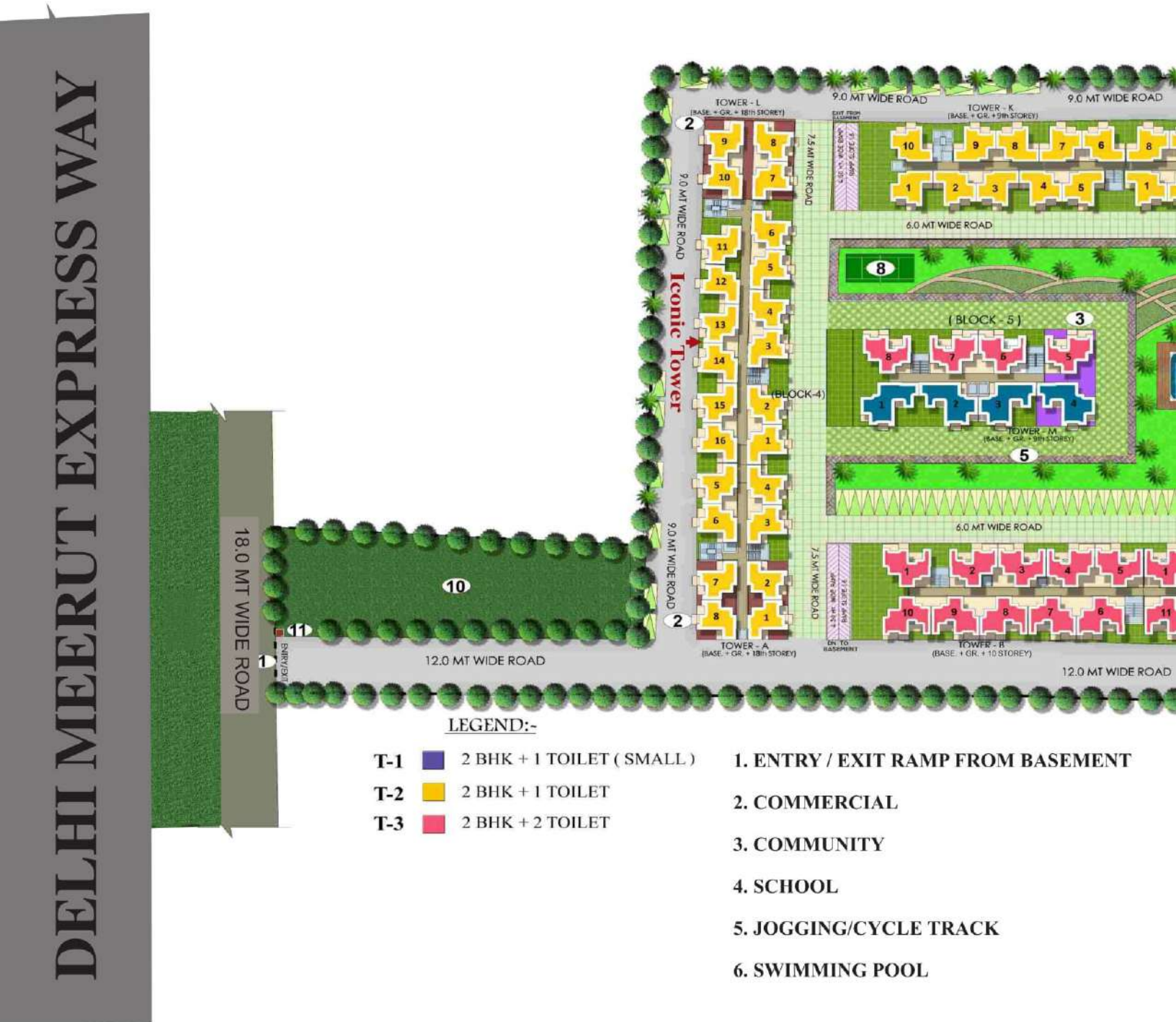
गृह आवास

Reference: assetyogi.com/Ghaziabad Master Plan 2021– Map & Highlights

Point 6. Ghaziabad Metro Plan



SITE



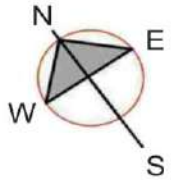
LEGEND:-

T-1		2 BHK + 1 TOILET (SMALL)
T-2		2 BHK + 1 TOILET
T-3		2 BHK + 2 TOILET

1. ENTRY / EXIT RAMP FROM BASEMENT
2. COMMERCIAL
3. COMMUNITY
4. SCHOOL
5. JOGGING/CYCLE TRACK
6. SWIMMING POOL

LAYOUT





7. BASKETBALL COURT

8. BADMINTON COURT

9. PARKING

10. GREEN LAWN

11. GUARD ROOM

SPLS गृह आवास

FLOOR PLAN

T2



3 Room Set

2 Bed Room + Living Room
+ Kitchen + Toilet

*MSSA	822 sq.ft
BUILT UP AREA	587 sq.ft
CARPET AREA	519 sq.ft

1 sq.mtr. = 10.76 sq.ft.

***MSSA is indicative Market Suggested Super Area of the Flat given for Comparison. So that customer can understand the Super Area offered in general Practice in Normal Projects. The Price Offering is not on MSSA.**

Carpet area of an Affordable Housing Unit: (Reference Clarificaton NO-S.M.A.Y 12/2016/119/Eight-1-16-34 Meeting /2014)

"Carpet Area" means the net usable floor area of an apartment/dwelling excluding the area covered by the inner and outer walls. It will include area of the living room(s), bedroom(s), kitchen, lavatory(s), bathroom(s) and balcony/ verandah, if provided. It is the actual useable area of an apartment/dwelling unit.

SALIENT FEATURES

Spacious Wide Balconies.

Jogging Track.

Lush Landscaping And Extensive Plantation.

Adequate Fire Fighting System On Each Floor.

24 Hours Power Backup For Essential Services.

24 Hours Gated Security With CCTV Surveillance.

High Speed Lift With Intercom Facility.

Shopping Centre For Daily Needs.

Rain Water Harvesting System.

Power Backup up to 1Kva.

CLUB

Fully Functional club with :

Swimming Pool

Gymnasium

Badminton court

Basket Ball Court

Carom Board Room

Table Tennis

SPLS गृह आवास

SPECIFICATIONS

STRUCTURE	Earthquake Resistant R.C.C. Frame
LIVING-DINING BEDROOM	FLOORING - Vitrified tiles WALL - OBD/Acrylic Emulsion over cement plaster finished. DOOR - Hardwood frame with Flush Door/Skin Molded Door.
MASTER BEDROOM	FLOOR - Vitrified tiles. WALL - OBD/Acrylic Emulsion over cement plaster finished. DOOR - Hardwood frame with Flush Door/Skin Molded Door.
KITCHEN	FLOOR - Vitrified tiles. WALLS - Combination Of designer ceramic tiles 2' above the working counter. FIXTURES - Good quality stainless steel sink.
TOILETS	FLOOR - Ceramic tiles. WALLS - Designer glazed tiles upto 7' FITTING - Superior quality CP fittings.
ELECTRICAL	Copper wiring in concealed PVC conduits. switches for light & power points. TV and Telephone points in all bedroom & drawing/dininig.
WINDOWS	Wooden Window frames.
DOOR	Designer door at the main entrance.
BALCONY	Anti skid ceramic tiles.
LIFT	Modern high speed elevators.

SPLS गृह आवास

UNDER U.P GOVT'S AFFORDABLE HOUSING SCHEME
Price List for Draw

	3 ROOM SET 2 BHK + 1T
TYPE	T2
MSSA*	822 sq.ft.
BUILT UP AREA	587 sq.ft.
CARPET AREA	519 sq.ft.
PRICE IN LAKH	17.85
APPLICATION MONEY	35000

1 sq.mtr. = 10.76 sq.ft.

CLP PAYMENT PLAN
FOR SUCCESS FULL APPLICANTS

1.	Within 15 Days(including Application Money)	10%
2.	Within 45 Days	10%
3.	Start of Excavation	10%
4.	Start of Foundation Raft Casting	10%
5.	On basement roof slab	10%
6.	On Casting of 1st Floor Slab	10%
7.	On Casting of 3th Floor Slab	7%
8.	On Casting of 5th Floor Slab	7%
9.	On Casting of 7th Floor Slab	7%
10.	On Casting of 9th Floor Slab	7%
11.	On Start of External Plaster	7%
12.	On Offer of Possession	5%

- **FREE OF COST**
  Open Parking
- 3 ROOM SET (T2) – Two Wheeler
- Fire Fighting Charges (FFC)
- All CP Fitting in all Bathrooms
- 1 KVA Power Backup (worth Rs. 20,000/-)
- Club Membership

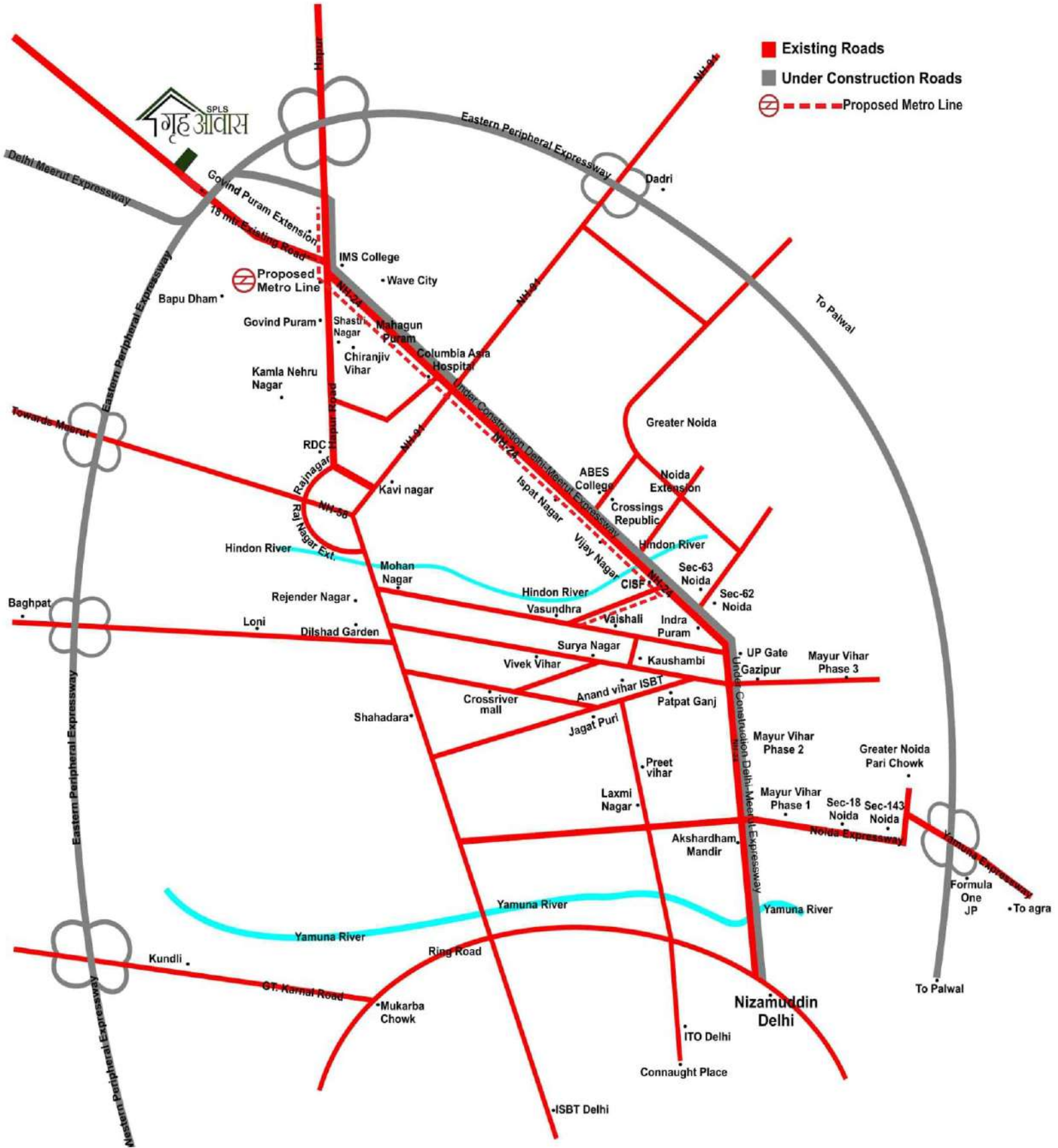
*MSSA Is Indicative Market Suggested Super Area Of the Flat given for Comparison. So that Customer Can Understand the Super Area Offered In general Practice in Normal Projects. The Price Offering is not on MSSA.

TERMS & CONDITIONS

- Price List & payment plan can be changed without notice at sole discretion of the company.
- The Flat booking price shall be firm. No esclasiton on price once booked.
- The terms & conditions of sale herein are only indicative and are subject to detailed terms and conditions of application form and flat allotment letter.
- Cheque / Pay order/ Bank Draft should be in the favour of **"SPLS AAWASIYA YOJNA"**
- Any charges levied or increased by the govt in future shall be payable by applicants.

भवनों का आवंटन **Lucky Draw** द्वारा प्रथम तल से ऊपरी मंजिल तक करा जाएगा जिसमें कोई भी **PLC** नहीं ली जाएगी।

APPROACH PLAN



APPLICATION FORM

I/We as mentioned below am/ are interested in Applying for a unit in your project **SPLS Grihawas**. our Particulars are as under.

SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms.

S/W/D of.

Nationality. DOB. Profession.

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.

Income Tax Permanent Account No.(PAN No.).

Occupation. Department(ifany).

Annual Income. Email.

Mobile. Phone No.

Present / Communication Address.

City. State. Pin.

Permanent Address.

City. State. Pin.

Office Adddress.

City. State. Pin.

JOINT OR SECOND APPLICANT (S)

Mr./Mrs./Ms.

S/W/D of.

Nationality. DOB. Profession.

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.

Income Tax Permanent Account No.(PAN No.). Occupation.

Department(if Any). Annual Income.

Email Mobile. Phone No.

Present / Communication Address.

City. State. Pin.

Permanent Address.

City. State. Pin.

Office Adddress.

City. State. Pin.

Category Applied for (FAQ's Point no. 19)

Attach documents for applied category.

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sign 1st Applicant **Sign 2nd Applicant**

SPLS गृह आवास

1.) Applicants Details: Sole / First Applicant- Mr./Mrs./Ms.

Joint/Second Applicant- Mr./Mrs./Ms.

2.) Detail of Unit Applied For: Project Name. Unit Type. T 2 Carpet Area. 519 SQ.FT

3.) Payment Plan: CLP [ ] Any Other [ ] (Specify).

4.) Amount Payable

Basic Sale Price: Rs. (In Words).

Power Back Up Charges (1KVA)	Rs. NIL
Internal Development Charges	Rs. NIL
External Electrification Charges	Rs. NIL
Fire Fighting Charges	Rs. NIL
Club Membership Charges	Rs. NIL

5.) Charges Payable at the Time of Possession:

Extra Covered Car Parking (No's.1.) Rs. 200,000 Yes [ ] No [ ]

Extra Power Back-Up: 1 KVA@Rs. 20,000 Per KVA Rs. Total = Rs. *taxes as applicable

6.) Total Flat Cost (4+5) Rs. (exclusive of all Taxes)

PAYMENT OF APPLICATION AMOUNT

I/We remit herewith a sum of Rs. Rupees. by Cash / Bank Cheque /Draft

No. dated. Drawn on. bank payable at Ghaziabad as application Money.

I / We hereby agree to pay further installment of sale price as stipulated / called for by the company.

In Case of Refund : A/C No. IFSC Code. Bank Name.

Branch.

7.) Information Under PMAY

Is This Your 1st Property	Yes	[ ]	No	[ ]
How Much Loan Is Required	Rs.			
Monthly Gross Income	Rs.			
Monthly Net Income	Rs.			
Any Previous Loan	Yes	[ ]	No	[ ]

(If Yes Then EMI).....

Remaining Loan Amount.....

If Clubbing Income Of Your Family Member

Name:

Relation.

Monthly Net Income

Rs.

Any Previous Loan Yes [ ] No [ ]

(If Yes Then EMI).....

Remaining Loan Amount.....

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FROM:

1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: 1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein 2. The booking amount is non-refundable in case the applicant wants to cancel after allotment.

DECLARATION

I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE: PLACE:

Yours Faithfully

Sign 1st Applicant **Sign 2nd Applicant**

ASA **MARKETING EXECUTIVE** **AUTHORISED SIGNATORY**

....

TERMS AND CONDITIONS

1. Nature of Booking.
a) Applicant must be citizen of India and must be 18 years of age or older at the time of registration
b) For self-contained flats there is no income limit.
c) Obtain registration form and follow instructions to fill up.
d) Submit registration form before due date and deposit required amount.

2. Registration & Other Charges
a)Registration Charges, Stamp Duty, Charges and incidental expenses there to as application at the time of registration shall be extra and is to be borne by the purchaser.
b) Other Statutory Charges and taxes as applicable, Levied or Increased from time to time shall be extra and are to be borne by the purchaser.

3. Mode of Payment
a) All payments from outstation locations are to be paid through Drafts / Cheque / RTGS / NEFT / local cheques are to be made payable to The **"SPLS AAWASIYA YOJNA".** purchaser must insist on a duly signed receipt from authorized personnel.
b) That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
c)That in exceptional circumstances, the Builder may, in its sole discretion condone the delay In payment by charging interest @ 18% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accure to any other defaulter intending Allottee(s).

4. Delayed Payments
a) Interest at the rate of 1.5% per month shall be charged on all delayed payments of installments.

5. Cancellation Charges.
a) The Cancellation Charge Will be 10% of Total Amount of the Flat.

6. Additions & Alterations
a) Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the purchaser shall be charged extra.
b)If number of applicants is more than available units then draw system will be adopted by lottery. Unsuccessful applicants will receive refund of deposit without interest in case of draw is there with in 6 Months of clearing of payment of the applicant and if it is more than 6 month then interest of those months will be given @ 12%.P.A. to unsuccessful applicant.
c) Name of applicant cannot be changed in registration form or processes thereafter if allotment is made.

7. Possession
a) Since it is large project having number of buildings, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.
b) That the developer shall complete the development / construction of the Flat as per the date mentioned in Allotment Agreement with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable of delay of Developer, the Developer would pay a sum at the rate of Rs. 5/- per sq. ft. on the built up area per month for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.
c) That in case the intending Allottee(s) fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned herein after.
d) That in case the intending Allottee(s) fail to take possession of Apartment within given "Fit-out-period", Rs 5/-per sq. ft. Per month will be charged as watch and ward charges and will be increased automatically by 10% every year from 1st April. in case the possession is not taken till three months from the due date, allotment can be cancelled and action can be taken as per clauses and the balance amount would be refunded without interest.
e) The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

8. Changes in Drawings/ Designs
a) Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s.

Sign 1st Applicant **Sign 2nd Applicant**

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:
1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques
Note: This registration form will be governed / superseded by a buyer agreement & the terms contained therein .
b) That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

9. Other Terms and Conditions
a) Other terms and conditions mentioned in Allotment Agreement shall apply.
b) In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, not withstanding the installments and due dates mentioned herein.
c) In case of down payment plan, if the purchaser fails to pay the installments in the promised time frame, the payment plan will be automatically considered as flexi link/construction linked plan whichever available. Also the down payment rebates or any other discount will be taken off.

10. Open Scooter Parking in case of type T2 units shall be given as per the availability, on first come first serve basis. These parking space does not have transfer rights of ownership of the space and it is not part of any sale amount. However applicants of T2 units who can not get the parking, they can apply for covered parking on additional cost.

11. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project Apartment or any other ground whatsoever.
a) That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s) / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.
I) All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.

Note : Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, school, parks, parking spaces (except what has been allotted by an agreement to intending Allottee(s) or tot-lots, space for public amenities. shopping centres or any other space will remain the property of the Builder.

12. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

13. That the Apartment shall be used for activities as are permissible under the Law.

14. This is clear that this project is an effort of SDPL Consortium.

15. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER' . The intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Ghaziabad, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The Allahabad High Court and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

16. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).

17. That in case, the intending allottee makes any payment to any other person/company, except **"SPLS AWASIYA YOJNA".** against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment. Signature of First Applicant Signature of Second Applicant.
a) If applicant does not disclose full details or gives false information his registration may be cancelled and he will not be eligible for refund of deposit.
b) For income calculation, total income of family including that of spouse and children is considered.

18. If successful applicants in lottery / draw for allotment Refuse to accept the allotted unit or after accepting doesnt pays 1st instalment within 15 days, in this case the units will be canceled and applicant's Application Money will be forfeited.

19. Benefits under Pradhan Mantri Aawasiya Yojna & affordable housing policy of U.P. govt. are given by govt. only and they are not offered by developer and developer is not liable in case the customer will not get these benefits due to any change, revision or withdrawl of the policy and ineligibility of the customer.

Sign 1st Applicant **Sign 2nd Applicant**

ACKNOWLEDGMENT SLIP

1. आवेदक का नाम/ Name of Applicant

Amount | Cheque/ DD/ RTGS/ NEFT | Date

Bank

आवेदक के हस्ताक्षर/ Signature of Applicant कार्याधिकारी के हस्ताक्षर/ Signature of Executive

This is not the formal receipt. The formal receipt will be forwarded to you after clearance of your payment.

ACKNOWLEDGMENT SLIP

1. आवेदक का नाम/ Name of Applicant

Amount | Cheque/ DD/ RTGS/ NEFT | Date

Bank

आवेदक के हस्ताक्षर/ Signature of Applicant कार्याधिकारी के हस्ताक्षर/ Signature of Executive

This is not the formal receipt. The formal receipt will be forwarded to you after clearance of your payment.

ACKNOWLEDGMENT SLIP

1. आवेदक का नाम/ Name of Applicant

Amount | Cheque/ DD/ RTGS/ NEFT | Date

Bank

आवेदक के हस्ताक्षर/ Signature of Applicant कार्याधिकारी के हस्ताक्षर/ Signature of Executive

This is not the formal receipt. The formal receipt will be forwarded to you after clearance of your payment.



