

SRINAGAR DEVELOPMENT AUTHORITY



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Satellite Township

Rakh Gund Aksha, Srinagar

TERMS & CONDITIONS

for allotment of Plots

Satellite Township

Rakh Gund Aksha, Srinagar

Registration for booking of plots begins on 14th December 2022 at 6PM.

Last date for submission of application forms will be 15 February 2023 upto 2400 hrs

Srinagar Development Authority invites online applications from the general public on the prescribed application form available on the e-portal JK Housing Mission (<https://www.jkhm.in>) for advance registration of residential plots to be developed on 49 Ha of land parcel at Rakh Gund Aksha Srinagar, located one kilometer from Bemina Bypass National Highway. Facilitation centers for online registration shall be set up at convenient places including at SDA office at Bemina.

Satellite Township Rakh Gund Aksha, Srinagar, to be developed as per the designed lay-out plan, shall cater to all the income groups. Overall the Satellite Township will be spread over an area of 174 Ha (3480 kanals) of land. In the first phase, a Pilot Sector of 49 Ha (975 kanals) is being developed with gated plotted development, group housing and builder floors. An estimated 428 plots of different dimensions shall be available for general public. Group Housing (multi-storeyed apartments) plots on 140 kanals of land shall be made available to developers. Besides, commercial sites including hotels and offices shall also be offered for development in the township.

The Township shall have all modern amenities like open green spaces, 50 metre wide master plan road, well-planned internal road network, proper drainage system, electricity, water supply, parks, public utilities and sufficient land for institutional offices and commercial area.

The details of plots to be offered to the public in the first phase are as under:

Plot type	Dimensions of the plot (in feet)	Area per unit (kanal-Approx.)	No. of plots	Premium (Rs in Lakh – Approx.)
A	98x55	0.98	106	83.00
B	85x48	0.75	234	64.00
C	75x36	0.50	88	42.00

Note: 1. The rate per kanal is Rs. 84.70 lacs, the premium payable shall be calculated as per actual size of the plot. 2. An amount of Rs 3000/- shall be payable as processing charges which shall be non-refundable and not adjusted against any other due.

The selection of allottees and assignment of plots, except prime location charges (PLC) plots, shall be decided by draw of lots for each category. The PLC plots shall be put to auction, in the manner prescribed. The date for lots will be notified after the applications received are scrutinized and accepted.

Terms and Conditions of Allotment

1. Satellite Township shall have serviced plots and a sizeable area has been earmarked for construction of residential flats. The applicants are required to examine the lay-out plan of the proposed colony before filling the application form.
2. The layout plan of the colony may be altered or modified including the modifications in size of plots if found necessary by the Project Implementation Agency (Srinagar Development Authority) during execution of the development of the colony/township for which the applicant/allottee shall have no objection and there shall be deemed consent of the applicant/allottee to such modification or alteration of the layout plan including modification of size of the plots.
3. The applicant shall have to mention his/her complete address in the application form which will be registered address with the Srinagar Development Authority (hereinafter called the SDA). He/ she shall also declare his Mobile Number and e-mail ID which will be the registered mobile number/ e-mail ID for the allotment process. It shall be the applicant's responsibility to inform the SDA about all subsequent changes, if any, in his/her address/ contact details failing which all demand notices and letters/ communications posted/sent at the first registered address/ mobile number/ e-mail ID will be deemed to have been received by him/her at the time and the allottee shall be responsible for any default in payment and other consequences that may occur there from. The choice of communication medium (SMS/e-mail/ Regd. Post) shall be at the option of SDA.
4. The applicants shall have to upload self-attested copies of the Aadhaar, PAN card, proof of address (voter ID card, passport, driving license, ration card, domicile certificate, electricity or water bill or any other valid document) issued by the concerned authority. Besides the successful applicants shall have to submit hard copy of the Application Form and documents and five (05) passport size photographs in the SDA office, Bemina Srinagar before allotment.
5. Each application form shall be accompanied with the Earnest Money as indicated below for each category of plots. The processing fee and Earnest

Money shall be paid online through the payment gateway available on the portal. For those who don't have sufficient limit for online transaction, payment can be made in the Bank Account of Srinagar Development Authority bearing 1206010200000025 IFSC JAKA0EJVBEM at J&K Bank, JVC Branch, Srinagar and upload the receipt with the application form on the portal before submitting their application. Applications not accompanied by the EMD and processing charges shall not be processed and shall be summarily rejected.

For Plot Type-A = Rs. 300000/- plus Rs 3000/- processing charges
 For Plot Type-B = Rs. 200000/- plus Rs 3000/- processing charges
 For Plot Type-C = Rs. 100000/- plus Rs 3000/- processing charges

The EMD will be adjusted in the cost of plots in respect of successful applicants whose names are drawn in lots, while as in respect of un-successful applicants, it will be refunded. No interest will be paid on the EMD.

The time-frame for payment of the premium shall be as follows ("T" refers to the date of issuance of Letter of Allotment):-

1	T+45 days	15% of the cost of plot as reduced by the EMD already paid
2	T+180 days	15% of the cost of plot
3	T+365 days.	30% of the cost of plot
4	T+545 days	15% of the cost plot.
5	T+730 days.	15% of the cost of plot
6	Before possession	10 % of the cost of plot.

Note: -

1. Payment of the first 5 installments within T+45 days shall entitle the allottee to a discount of 3% on the payment made.
2. Plots located at prime locations like corner plots, plots facing main roads/ parks/ important amenities shall cost more for which the successful allottees may have to compete inter se in auction. The number of preferential location plots shall be determined by the SDA, and each such plot shall be offered in auction separately. This would increase the cost of some select plots.

Eligibility

Only those applicants are eligible to apply whose family:

- a) Does not possess/own more than one plot of land or more than one house in the jurisdiction of Srinagar Municipal Corporation (Family would mean the applicant, his/her spouse and minor children).

- b) Has not been allotted any land/plot by Srinagar Development Authority or any other Agency of the Government. The applicant shall have to file an affidavit duly attested by a Judicial Authority for (a & b) on the prescribed format.
- c) The applicant has to upload/submit the income certificate from the Tehsildar and in respect of Govt. employee/employees of corporate body/Public Sector Undertaking etc from their drawing and disbursing officers.
- d) A family/person can apply for only one Plot. Applications for more than one plot shall be rejected and only one shall be considered in each case.
- e) 25% of the plots shall be reserved for the following categories of applicants:

A	Scheduled Cast/Scheduled Tribe	5%
b.	Families of Govt. servants and other Govt. servants who die in harness (other Govt. servants who are employees of the Local Bodies and Public Sector Undertakings of the State/UT and those in the Central Govt. Service)	5%
c.	Serving Defence personnel	2%
d.	Ex-Servicemen	2%
e.	War Widows	1%
f.	Families of innocent victims of violence and Law & Order situations	4%
g.	Severely disabled person/handicapped persons	2%
h.	Recent widows (Widows within one year prior to the date of application deserving Compassionate treatment)	2%
i.	Outstanding performance in Arts/Culture Sports/Winners of Gallantry Awards of Honours of UT/ Central Government.	2%

However, in case the applicants in each category mentioned above are less than the apartments reserved for the said categories, the leftover apartments under reserve categories will be transferred to general pool.

6. The time for the payment of installment is the essence of the contract. Non-payment of 1st installment in the stipulated time shall lead to cancellation of allotment and the EMD shall be forfeited. Delay in payment of other installments

will render the allotment/letter of intent liable to cancellation, however, minor delays can be condoned on payment of simple interest @12% p.a. calculated proportionately on daily basis.

7. The unsuccessful applicants whose names are not drawn in lots will be issued refund of EMD. The refund shall be credited to the account declared by the applicant in his application form. No interest whatsoever will be paid on the EMD.
8. The possession of the plot will be handed over after the payment of plot is made in full as per the payment schedule indicated in clause 05 and after execution and registration of lease deed and only after the plot becomes available after development. If the development of Township is delayed by any reason beyond the control of SDA, the Authority shall be entitled to reasonable extension of time for delivery of possession of plots.
9. If at any time of handing over of the possession of the plot, there is any variation in respect of the size of the plot, the allottee shall have to pay additional amount for increased area or the proportionate amount will be refunded in case the area is less than the allotted area without any interest.
10. The plots will be allotted on lease basis initially for a period of forty (40) years on payment of premium as indicated herein above and on payment of annual ground rent of Rs. 2000 for plot A, Rs 1500 for plot B and Rs 1000 for plot C. The lease may be extended/converted to freehold thereafter upon such terms and conditions as may be determined by the Competent Authority.
11. The allottee will have to execute and register a lease deed with the Director Land Management SDA for allotted plot at his/her own cost and expenses.
12. The residential plots can be used by the allottees only for the residential use and the allottee shall have to construct a residential house on the allotted plot within 3 years after handing over of the possession of plot as per the plan, elevation and the design approved by the Srinagar Development Authority.
13. The conditions of the lease as contained in the lease deed form shall be binding on the allottee.
14. The transfer of allotment shall be permitted only upon full payment of the premium and interest as may be payable for delay. Transfer of lease shall be strictly as per the terms and conditions as determined by the SDA.
15. The allottee/ lessee shall be responsible to pay all taxes/rates liable under any other law/rules in vogue and shall abide by the applicable laws whatsoever on any matter.
16. The allottee must have attained the age of maturity as per law of the land at the time of filling of the application form.
17. The SDA reserves the right to extend the date of receipt of applications without assigning any reasons thereof or cancel the advertisement notice. No damages whatsoever can be claimed by any person as result of extension or cancellation of the advertisement notice.

AFFIDAVIT

I, _____ S/D/W/o _____
R/o. _____ do hereby on solemn affirmation and
declare on oath as under:-

1. That the deponent is applying for the allotment of residential plot in Satellite Township (Rakh Gund Aksha) Bemina, Srinagar pursuant to the advertisement issued by the Srinagar Development Authority.
2. That the deponents family comprising of following family members whose particulars are indicated below:-
 - i). Name:- _____ Age _____ years Relationship _____.
 - ii). Name:- _____ Age _____ years Relationship _____.
 - iii). Name:- _____ Age _____ years Relationship _____.
 - iv). Name:- _____ Age _____ years Relationship _____.
 - v). Name:- _____ Age _____ years Relationship _____.
3. That the deponent or his/her family members have not been allotted any residential plot in Srinagar local area by Srinagar Development Authority, J&K Housing Board, Housing & Urban Dev. Department or any other Government Agency of the Government.
4. That the deponent or his/her family member do not possess/own more than one plot of land or more than one house in the jurisdiction of Srinagar Municipal Corporation.
5. The deponent is residing at _____ with his/her family on the following address. The present details of the house/accommodation under the occupation of the applicant is as under:-

Dated:- _____.

Verification:

Deponent

Verified that the averments made above are true and correct to the best of my/our knowledge and nothing has been concealed or suppressed.

Dated: _____

Deponent

Photograph

**The Vice-Chairman
Srinagar Development Authority**

Dear Sir

I/We may kindly be registered for allotment of a residential Plot Type-___in proposed Satellite Township (Rakh Gund Aksha) Bemina being developed by Srinagar Development Authority.

I/We agree to sign and execute the allotment letter and buyers agreement on the terms and conditions specified as and when demanded by Srinagar Development Authority, I/We have read and understood the terms and conditions, enumerated by SDA .I/We agree to abide by these terms and conditions .

I/We agree to make the payments as contained in the payment schedule and in case of default on any part; I /We will be liable for any legal action.

PARTICULARS OF THE APPLICANT/S:

i) Mr/Mrs/Ms _____.

Son/Wife/Daughter of _____.

Date of Birth : _____

Residential Address. _____.

Tel:Residence: _____ Office _____ Mobile _____

Email ID: _____

1Marital Status _____.

PAN No/ _____Aadhar Card No:_____

Ration Card No_/Photo Identity Card No./Passport No._____.

Type of plot for which applied _____

DETAILS OF EARNEST MONEY

Amount:_____ DD No _____ .Dated _____.

Name of the Bank:-_____

NOMINEE:-

Name of the Nominee:- _____

Relationship with applicant _____

Category under which applied: _____

UNDERTAKING:-

1. Subject to the acceptance of allotment of the Plot by Srinagar Development Authority, I/We undertake to abide by the terms and conditions of provisional allotment as laid down in the standard terms and conditions laid down for such allotment by the SDA from time to time.
2. In the event of Srinagar Development Authority agreeing to provisionally allot the Plot to me/ us, I/We agree to pay installment/installments of consideration and all other dues as stipulated in the application/ letter of intent/ the payment plan or as may be conveyed in accordance with the standard terms and conditions, failing which the provisional allotment issued in my/our favour shall be treated as cancelled and earnest paid by me/us shall stand forfeited in favour of SDA.
3. I/We have clearly understood that notwithstanding the fact that Srinagar Development Authority may have issued an acknowledgement of having received my/our application and /or application amount/ earnest money, I/We do not become entitled nor can claim any right of allotment/ provisional allotment of the Plot.
4. I/We have gone through and understood the scheme of development plan/ other documents related to Township and I/We also agree to abide by the terms and condition of Srinagar development Authority or any other statutory or civic Authority to which SDA and consequently applicant is subject to.
5. I/We agree and undertake to pay further installments in accordance with the schedule of payments attached herewith or with the provisional allotment letter to be issued by the Srinagar Development Authority on accepting my/our request for provisional allotment of the Plot.
6. I/We undertake to pay all the outstanding amount alongwith interest due within three months of the possession of the plot being offered to me/ us by the SDA, and in case I/ we fail to make the payment in that time, we shall forfeit our right to possession of the plot and the amount other than EMD shall be refunded to us by the SDA without any interest thereon.
7. I/WE undertake that I/WE shall execute the instrument for transfer of rights, title and interest in the said plot from the Srinagar Development Authority in my/our favour in the form, substance and manner and within such period as prescribed by SDA and the same shall be got registered as per law.
8. I/We further declare that the above given particulars given by me /us are true and correct and nothing has been concealed thereon. I/We enclose an affidavit to the effect that particulars and details given in the application are true and correct.

Signature of the Applicant/s

Place _____

Name:- _____

Date: _____

Note:-

- *Self-Attested copy of Aadhar/Domicile certificate is attached to the application form.*
- *Copy of PAN card, Address proof and other documents pertaining to the applicant/s are attached..*

Note:-

- i. The earnest money will be adjusted in the first installment.*
- ii. Stamp duty, registration charges, and legal / miscellaneous expenses etc. shall be borne by the allottee.*
- iii. The prices are subject to revision / withdrawal at any time without notice at the sole discretion of SDA.*
- iv. Government taxes as applicable from time to time shall be payable by the allottee.*
- v. Payment of installments is the essence of contract and for delay in payment, the allottee/s are liable to pay the interest @ 12%.*
- vi. The allottee in addition to payment of the cost /premium of the plot shall have to pay annual ground rent as applicable.*