

# **SRINAGAR DEVELOPMENT AUTHORITY**



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**Shehjar Heights**

**Apartments**

**at**

**Bemina, Srinagar**

**TERMS & CONDITIONS**

for allotment of Apartments

## **Shehjar Apartments**

### **Bemina, Srinagar**

**Registration for booking of Apartments begins on 14<sup>th</sup> 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.jkham.in>) for booking of residential Apartments to be developed at Bemina, Srinagar, located along Bemina Bypass National Highway. Facilitation centers for online registration shall be set up at convenient places including at SDA office at Bemina.

#### **PROJECT HIGHLIGHTS**

- Earthquake resistant structure with stilt parking and ground floor above HFL
- 480 residential apartments, 192 2BHK apartments and 288 3BHK Apartments.
- Design consultancy for the project has been provided by Housing and Urban Development Corporation (HUDCO), Government of India.
- Site adjacent to National Highway-1 opposite Hajj House, Bemina
- Layout comprises 10 blocks (Stilt + 12).
- Building blocks serviced by 27 ft (approx) wide looped peripheral vehicular road.
- Each building block has been provided with two elevators and two stair cases.
- Stilts to be used as covered parking spaces, and in case any allottee intends to have a dedicated parking space in stilt area, he/she shall have to pay a onetime amount of Rs. 1.00 lakh. Stilt parking space will be decided through draw of lots in case applications received are more than the available spaces. Additional spaces for surface car parking will be provided strategically in open spaces around the blocks.
- Facilities like shopping centre, club house with marriage halls, gymnasium, and swimming pool is an integral part of the project which will be developed after completion of the Apartments.
- Provision for Electric substation (ESS)

## CONSIDERATION/ COST OF APARTMENT

### SHEHJAR HEIGHTS – 480 MULTI-STOREYED 2BHK / 3BHK APARTMENTS

Flat Type	Flat size		Price * Rs in Lakh
	DU Area	Super Area	
2 BHK	912.55 sq ft	1192.82 sq ft	62.50
3 BHK	1176.39 sq ft	1455.12 sq ft	77.50

**Note. An amount of Rs 2000/- shall be payable as processing charges which shall be non-refundable and not adjusted against any other due.**

The allotment of apartments shall be decided by a draw of lots in case the number of applications received is more than the available Apartments in each category. In case the number of applications received is less than the number of Apartments advertised in each category/ type, the allotment shall be made on first-come-first-served basis. The date for draw of lots will be notified after the applications received are scrutinized and accepted.

### **Terms and Conditions of Allotment**

1. 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.
2. 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.

3. Each application form shall be accompanied with the Earnest Money as indicated below for each category of Apartments. 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 No 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 3-BHK apartments = Rs. 250000/- plus Rs 2000/- processing charges

For 2-BHK apartments = Rs. 200000/- plus Rs 2000/- processing charges

The EMD will be adjusted in the cost of apartments 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 Apartment as reduced by the EMD already paid
2	T+180 days	15% of the cost of Apartment
3	T+365 days.	30% of the cost of Apartment
4	T+545 days	15% of the cost Apartment.
5	T+730 days.	15% of the cost of Apartment
6	Before possession	10 % of the cost of Apartment.

**Note:-** 1. Payment of the first 5 instalments within T+45 days shall entitle the allottee to a discount of 4% on the payment made.

2. The price indicated above for each type of apartment is the base price. For each floor below 6<sup>th</sup>, a premium of 2% shall be charged to the allottee for decrease in each floor level. For floors above 5<sup>th</sup> floor, base price shall apply.

3. Each allottee shall be obliged to accept the apartment that is offered to him irrespective of the floor. However, mutually agreed transfer may be permitted by the SDA later on at the request of both the parties.

**Eligibility**

Only those applicants are eligible to apply whose family:

- a) A family/person can apply for only one apartment. Applications for more than one apartment shall be rejected and only one shall be considered in each case.
- b) 25% of the Apartments 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 instalment is the essence of the contract. Non-payment of 1<sup>st</sup> instalments in the stipulated time shall lead to cancellation of allotment and the EMD shall be forfeited. Delay in payment of other instalments 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 Apartment will be handed over after the payment of Apartment is made in full as per the payment schedule indicated in clause 03 and after execution and registration of lease deed and only after the Apartment becomes available after development. If the development of project 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 Apartments.
9. The Apartments 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. 1000/-. The lease may be extended/converted to freehold thereafter upon such terms and conditions as may be determined by the Competent Authority.
10. The allottee will have to execute and register a lease deed with the Director Land Management SDA for allotted Apartment at his/her own cost and expenses.
11. The residential Apartments can be used by the allottees only for the residential use.
12. The conditions of the lease as contained in the lease deed form shall be binding on the allottee.
13. 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.
14. 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.
15. The allottee must have attained the age of maturity as per law of the land at the time of filling of the application form.
16. In case any allottee intends to have a dedicated parking space in stilt area, he / she shall have to pay a onetime amount of Rs. 1.00 lakh. The space will be decided through draw of lots in case applications received are more than available spaces.
17. The allottees shall have to form block wise Resident Welfare Societies for the upkeep and maintenance of the common areas and services including water supply, electricity, elevators, DG, Sets, Lawns, Parking spaces etc.
18. The allottees can avail housing loan facility from financial institution, SDA has tied up with State Bank of India and J&K Bank Ltd and would facilitate availing of finance through these preferred banks.
19. The areas mentioned in the documents/brochure are based upon the concept plan and this is indicative only.

20. The facilities in club house including swimming pool shall be outsourced and the allottees shall have to obtain membership of the Club House as per the terms and conditions which shall be fixed at that time.
21. 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.
22. In case of any variation between the information mentioned in brochure and the terms and conditions, the latter shall take the precedence.

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 Apartment in Shehjaar Heights 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 Apartment 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 is residing at \_\_\_\_\_ with his/her family on the following address. The present details of the house/accomodation 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 Apartment Type-\_\_\_in proposed Shehjaar Heights Apartments, 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 Apartment 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 Apartment 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 Apartment to me/ us, I/We agree to pay instalment/instalments 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 Apartment.
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 instalments 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 Apartment.
6. I/We undertake to pay all the outstanding amount along with interest due within three months of the possession of the Apartment 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 Apartment 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 Apartment 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 instalments 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 Apartment shall have to pay annual ground rent as applicable.*