

SRINAGAR DEVELOPMENT AUTHORITY



**Bemina, Bye Pass Near SKIMS Medical College, Srinagar, Kashmir
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**Shehjar Apartments
Bemina, Srinagar**

**Terms and conditions for allotment of Apartments Shehjar Apartments
Bemina, Srinagar.**

Registration for booking of left out **10 Flats** in Shahjar Apartment begins on December 30th 2023.

Last date for submission of application forms will be 29 January 2024 upto 04 PM.

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 registration of residential Apartments developed/constructed at Bemina, Srinagar, located along Bemina Bypass National Highway.

PROJECT HIGHLIGHTS

- Earthquake resistant structure with stilt parking and ground floor above HFL.
- Design consultancy for the project has been provided by Housing and Urban Development Corporation (HUDCO), GOI.
- Site adjacent to National Highway-1 opposite Hajj House, Bemina
- Layout comprises existing 5 blocks (stilt+7)
- 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 one-time 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

Flat Type	Flat No	Block No	Premium/Cost
2BHK	04 09 10 13	J	Rs. 62.00 Lakhs (each)
3BHK	24	O	Rs. 77.00 Lakhs (each)
3 BHK	06 09 13 27	M	Rs. 77.00 Lakhs (each)
3BHK	17	N	Rs. 77.00 Lakhs (each)

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

The allotment of apartments shall be decided by draw of lots in case the number of applications received is more than the available Apartments. The date of 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 decided by the SDA.

2. The applicants shall have to upload self-attested copies of the identity proof (Aadhaar, PAN), proof of address (voter ID card, passport, driving license, ration card, 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 application 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 intent):-

1	T+45 days	50% of the cost of Apartment less by EMD already deposited
2	T+75 days	50% of the cost of Apartment.

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.
04. The time for the payment of instalment 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 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.
05. 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.
06. The allottee shall not be entitled to make transfer without the prior approval of the Competent Authority, who may in its discretion permit the same on such terms and conditions and on payment of such transfer fees as may be decided by the competent authority.
07. 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 05 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.
08. 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/-.It shall be converted to freehold thereafter upon such terms and conditions as may be determined by the Competent Authority.
 09. 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.
 10. The residential Apartments can be used by the allottees only for the residential use.
 11. The conditions of the lease as contained in the lease deed form shall be binding on the allottee.
 12. 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.
 13. 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.
 14. The allottee must have attained the age of maturity as per law of the land at the time of filling of the application form.
 15. 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.
 16. The allottees shall have to form block wise **Resident Welfare Societies** under the supervision of the SDA for the upkeep and maintenance of the common areas and services including water supply, electricity, elevators, DG, Sets, Lawns, Electric items Parking spaces etc. against the decided
 17. 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.
 18. The areas mentioned in the documents/brochure are based upon the concept plan and this is indicative only.
 19. 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.
 20. 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.
 21. In case of any variation between the information mentioned in brochure and the Terms and conditions, the latter shall take the precedence.

Srinagar Development Authority

