



एसपीएलएस आवासीय योजना

उत्तर प्रदेश सरकार की अफोर्डेबल नीति के अंतर्गत

पंजीकरण की अंतिम तिथि 15 नवंबर 2021



अ
आवास बंधु
आवास एवं नियोजन विभाग
उत्तर प्रदेश सरकार
APPROVED



ALLOTMENT BY DRAW

UPRERA-PRJ3286

सरकारी सहायता द्वारा दिल्ली एन.सी.आर में सस्ते आवास

सच्चा घर, सच्चे दाम

प्रोजेक्ट में



क्लब



स्विमिंग पूल



बच्चों के खेलने
का स्थान



साइकिलिंग ट्रैक



जॉगिंग ट्रैक



योग का स्थान



बैडमिंटन कोर्ट

कनेक्टिविटी



दिल्ली मेट्रो एक्सप्रेस वे
5 मिनट



ईस्टर्न पेरिफेरल एक्सप्रेस वे
5 मिनट



नैशनल हाइवे 24
5 मिनट



अक्षरधाम मंदिर
15 मिनट



नोएडा
10 मिनट



प्रमुख स्कूल और कॉलेज
5 मिनट

गाजियाबाद विकास प्राधिकरण द्वारा स्वीकृत



उत्तर-प्रदेश सरकार का सपना, सबका घर हो अपना।

‘रोटी’ और ‘कपड़ा’ के बाद ‘आवास’ मनुष्य की बुनियादी आवश्यकता है। आवास की कमी मानवीय स्वास्थ्य, सामाजिक कल्याण, पर्यावरण तथा प्रदेश एवं देश की अर्थव्यवस्था की सामान्य कार्यपुर्ति पर प्रतिकूल प्रभाव डाल सकती है, अतः ‘अफोर्डेबल’ एवं समुचित आवास की उपलब्धता न केवल जीवन की गुणवत्ता के लिए आवश्यक है, बल्कि आर्थिक निवेश के रूप में भी इसकी महत्वपूर्ण भूमिका है।

उत्तर-प्रदेश सरकार इस बारे में जागरूक है कि समाज के समस्त आय वर्गों को आर्थिक क्षमतानुसार आवास की उपलब्धता जनकल्याण में सुधार तथा राज्य एवं राष्ट्र के आर्थिक विकास के लिए सर्वोपरि है। यद्यपि केन्द्र एवं राज्य सरकार द्वारा शहरी क्षेत्रों में दुर्बल एवं अल्प आय वर्ग के परिवारों को अफोर्डेबल हाउसिंग मुहैया कराने हेतु समय-समय पर कई नीतियां निर्धारित की गई हैं और योजनाएं भी संचालित की गई हैं, परन्तु समाज के निम्न-मध्यम आय वर्ग के परिवारों की आवासीय समस्या के समाधान हेतु अलग से कोई नीति निर्धारित नहीं थी।

सरकार के सीमित संसाधनों से उक्त मांग को पूर्ण करना सम्भव नहीं था। उपरोक्त के दृष्टिगत प्रदेश में आवासीय समस्या के समाधान हेतु राज्य शहरी आवास एवं पर्यावास नीति घोषित की गई, जिसके क्रम में समाज के निम्न-मध्यम आय वर्ग को रु. 15 से 30 लाख की लागत के अन्तर्गत आवास मुहैया कराने के उद्देश्य से उत्तर-प्रदेश सरकार की अफोर्डेबल हाउसिंग नीति का निर्धारण करते हुए उसके अधीन उत्तर-प्रदेश में अफोर्डेबल आवासों के निर्माण कार्य के लिए निजी सहयोग लेने का निर्णय लिया गया।

एसपीएलएस आवासीय योजना (गृह आवास) में इस मिशन के द्वारा निम्न इन्ही उद्देश्य को पाने का प्रयास किया गया है।

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



इस योजना 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 हों।

इस योजना में 3 रुम के बहुमंजलिये आवासों का निर्माण किया जाना प्रस्तावित है।

यह भवन भूकम्प रोधि तकनीक जो कि आई.आई.टी. रुड़की से सत्यापित है, से तैयार किये जा रहे हैं। जिनका कब्जा विभिन्न चरणों में दिया जाना प्रस्तावित है।

1. उत्तर प्रदेश सरकार की अफोर्डेबल हाउसिंग नीति के लाभ

शुल्क	साधारण प्रोजेक्ट में।	योजना में।	लाभ
EDC	200/ sq.ft. × 780 = 156000/-	NIL	156000/-

2. प्रोजेक्ट द्वारा दिये गए लाभ

शुल्क	साधारण प्रोजेक्ट में।	योजना में।	योजना के लाभ
Subsidizes Price	3000 × 780 = 2340000/-	2300 × 780 = 1794000/-	5,46,000/-
Fire Fighting Charges	25000/-	NIL	25000/-
Floor PLC	100/ sq.ft. × 780 = 78000/-	NIL	78000/-
View PLC	50/ sq.ft. × 780 = 39000/-	NIL	39000/-
Club Membership	50000/-	NIL	50000/-
IDC	135000/-	NIL	135000/-
GST	5% × 1794000/- = 89700/-	17940/-	71760/-
योजना में लाभ			9,44,760/-

3. 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 वित्तीय संस्थान द्वारा दिया जाएगा जिससे की ग्राहक की मूल राशि अथवा EMI में कमी होगी। निम्नलिखित तालिका ब्याज सब्सिडी की राशि दर्शाती है।

लोन कैटेगरी	लोन अमाउंट	ब्याज में सब्सिडी÷	Discount Rate for NPV Calculation of Interest Subside (%) Monthly	ब्याज में कुल बचत?
₹ 6 लाख तक	₹ 6 लाख तक	6.5%	9%	₹ 2, 67,680
₹ 12 लाख तक	₹ 9 लाख तक	4%	9%	₹ 2, 35,068
₹ 18 लाख तक	₹ 12 लाख तक	3%	9%	₹ 2, 30,156

कम दरों पर लोन लेने 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 नोडल कार्यालय द्वारा दी जाएगी।

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



BENEFITS

GOVT. & PROJECT BENEFITS*

Subsidies Price
No EDC Charges
No IDC Charges
Fixed Sizes
Construction as per Govt. norms

Free Open Parking
No Fire Fighting Charge (FFC)
No External Electrification Charge
Free Power Backup Charge 1KVA
No Club Membership Charge

PRADHAN MANTRI AWAS YOJNA BENEFITS

Savings of up to **2.67 Lakh** through subsidy In interest on Home Loan under PMAY

UNIVERSITIES/ SCHOOLS/ HOSPITALS IN VICINITY

Sunder Deep Group Of Institutions
Bhagwati Institute Of Technology & Science
Inmate Institutions
Rama University,
IMS Ghaziabad And Many More
Govt. School
Govt. College

Kendriya Vidyalaya
Radicon School
The DPSG International
Sunder Deep World School
Gurukul The School NH-24
Columbia Asia Hospital
Maxwell Multi Speciality Hospital
Surdarshan Multi Speciality Hospital
Shivalik Hospital

CLOSE PROXIMITY (DRIVING DISTANCE)

NH -24 (5 Min)
Delhi - Meerut Expressway (5 Min)
Eastern Peripheral Expressway (5 Min)
Akshardham Mandir (15 Min)
Noida (10)
Bus Station (10 Min)
Ghaziabad Collectorate Office (10 Min)
Ghaziabad Court (10 Min)

CBI Academy (10 Min)
Head Post Office Ghaziabad (10 Min)
Ghaziabad Bus Stand (10 Min)
Ghaziabad Railway Station (10 Min)
Adhyatmik Nagar Halt Railway Station (5 Min)
Dasna Railway Station (10 Min)
Existing Metro Station Vaishali (20 Min)
Proposal Metro Station Dasna Masuri (5 Min)

***Project Benefits Are For Limited Period, The Benefits Can Be Removed Any Time Without Prior Notice.**



FAQ'S

1. परियोजना

उत्तर-प्रदेश सरकार की अफोर्डेबल हाउसिंग नीति के अधीन (एसपीएलएस आवासीय योजना) गोविन्द पुरम एक्सटेंशन एन०एच०-24 गाजियाबाद में, 3 कमरों के बहुमंजिले आवासीय भवनों के आवंटन हेतु पंजीकरण।

2. स्थान

गोविन्द पुरम एक्सटेंशन, जल निगम रोड, एन०एच०24, गाजियाबाद

3. भवनों के प्रकार

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

4. भवनों का अनुमोदित क्षेत्रफल

विभिन्न प्रकार के भवनों का क्षेत्रफल बिल्टअप एवं कार्पेट 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 प्रोस्पेक्ट्स 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 प्रोस्पेक्ट्स में दर्शाया गया है। यह मूल्य बिना किसी पूर्व सूचना के परिवर्तित किया जा सकता है।

7. प्रयोजक: यह योजना श्रेया ड्वेलर प्राईवेट लिमिटेड (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 (SPLS Aawasiya Yojna), Govind Puram Extension, NH-24 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 and Carpet 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 SHREYA DWELLERS PRIVATE LIMITED (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 में एक से अधिक अफोर्डेबल भवन का आवंटन प्राप्त नहीं होगा।

8.4 जिन व्यक्तियों ने उ.प्र. शासन द्वारा जारी अफोर्डेबल हाऊसिंग नीति के अधीन 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 कर आवेदन कर सकते हैं किन्तु उन्हें इस योजना के अंतर्गत अन्य लोगों के समकक्ष ही माना जायेगा। ऐसे आवेदकों को अपने पूर्व पंजीकरण व योजनाओं के 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 शर्तों सहित रु. 200/- के नगद भुगतान पर प्राप्त अथवा वेबसाइट 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 मुख्य कार्यालय/ शाखा कार्यालय में जमा कराये जा सकते हैं। बैंक ड्राफ्ट/ चैक “SPLS AAWASIYA YOJNA” के पक्ष में देय तथा संबन्धित शहर बैंक शाखा में भुगतान योग्य होना चाहिए। डाउनलोड की गई विवरण के आवेदन पत्र के साथ रु. 200/- का ड्राफ्ट लगाना अनिवार्य है।

10. आवंटन

पंजीकृत आवेदकों के भवनों का आवंटन ड्रा के द्वारा किया जायेगा। ड्रा के आधार पर 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 than 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 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 Head/Branch Offices. Cheque, Bank draft would be in favour of “SPLS AAWASIYA YOJNA” and payable at the branches of the bank where forms are to be deposited. Downloaded Application must be deposited with a draft of Rs. 200.

10. ALLOTMENT

Allotment of houses is based on draw. 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 11/14 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 आवंटि को स्वयं करना होगा।

12. पेनल ब्याज

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

13. समर्पण/ निरस्तीकरण

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

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 ब्याज सहित जम्ब कर ली जाएगी और शेष धनराशि यदि कोई हो तो बिना ब्याज के वापस कर दी जाएगी। धनराशि वापिसी हेतु आवंटि को समस्त मूल प्रपत्र व मूल रसीदे वापिस जमा करानी होगी।

13.3 यदि आवंटि 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 स्वतः 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।

11. INSTALLMENTS:

After the issue of allotment letter the balance 90% amount shall be payable in 11/14 installments 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. PENAL INTEREST

If the Installment 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. SURRENDER/ CANCELLATION

13.1 If an applicant surrenders the allotment or allotted Flat, then 10% of the total value of the Flat with Interest 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 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% of total value of Flat with Interest 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 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 ड्रा के समय उपस्थित रहने के इच्छुक आवेदकों की उपस्थिति में अथवा आन लाइन लाइव ड्रा निकालकर भवन का आवंटन किया जाएगा। लॉटरी की तिथि एवं स्थान की सूचना व्यक्ति विशेष को अलग से नहीं दी जायेगी। उक्त सूचना को प्रकाशन वेबसाइट, एस.एम.एस और व्हाट्स ऐप 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 ड्रा के 15 दिनों में किसी भी सफल आवेदक के 10 प्रतिशत धनराशि जमा न करने पर भवन का आवंटन करा जा सकता है। अन्यथा पंजीकरण राशि बिना ब्याज के 6 माह के अंदर वापिस कर दी जाएगी।
- 14.3** यदि इस योजना का ड्रा पंजीकरण की अंतिम तिथि के 6 माह के अन्दर कर लिया जाता है तो जमा पंजीकरण राशि पर कोई ब्याज देय नहीं होगा। यदि ड्रा छह माह के पश्चात् किया जाता है, तो पंजीकरण की अन्तिम तिथि से ड्रा की तिथि तक आवेदक को 12 प्रतिशत साधारण ब्याज देय होगा।
- 14.4** आवेदक को ड्रा में यूनिट प्राप्त होने पर यदि स्वीकार नहीं करता है या स्वीकार करने के बाद 15 दिन के अन्दर पहली किश्त जमा नहीं करता है, तो इस दशा में आवेदक की पंजीकरण राशि को जब्त कर लिया जायेगा तथा इस भवन का आवंटन किसी और आवेदक को करा जा सकता है।

15. मिथ्या अभ्यावेदन अथवा तथ्यों का छुपाना

यदि यह पाया जाता है कि आवेदक द्वारा गलत सूचनाएं दी गई हैं 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 आवंटि द्वारा कुल मूल्य/ अन्य शुल्क की राशि, जमा करवाने तथा विक्रय विलेख निष्पादित एवं पंजीकृत कराने के उपरान्त दिया जायेगा जिसका व्यय आवंटि द्वारा वहन किया जायेगा।

14. In Case of Draw

- 14.1** The allotment of house will be made by a draw in the presence of the applicants, who wish to be present or online live. No information of the date & place of draw will be given specifically to any person. The aforesaid information will be published on website, SMS and whatsapp. No claim for specific Floor/house will be accepted of any applicant.
- 14.2** The unsuccessful applicants in lottery draw for allotment can get the allotment if any successful applicant has not deposited the 10% amount within 15 days of draw otherwise they 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 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 draw to the applicant.
- 14.4** In this case if the applicant does not accept the unit offered in draw or after accepting does not pay first installment within 15 days, his/her application money shall be forfeited and the said unit can be allotted to some other applicant.

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 Application Money 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 (RERA) के प्रावधान लागू होंगे।

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

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

17. आवंटी को समस्त मूल्य जमा कराने के उपरान्त, 3 महीने के अंदर समस्त औपचारिकतायें पूर्ण कराकर, अपने खर्च 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।

18. भवनों का प्रयोग

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

19. अन्य महत्वपूर्ण सूचनाएं

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।

19.2 प्रोस्पेक्ट्स 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।

19.3 प्रोजेक्ट के पोजेशन की तिथि क्या है?

परियोजना का कब्जा विभिन्न चरणों में दिया जाएगा, पहले चरण का कब्जा अथवा बिल्डर बायर एग्रीमेंट की तारीख से 36 महीने के भीतर दिया जायेगा। (6 महीने की एक विस्तारित अवधि के साथ) देरी के मामले में पेनल्टी चार्ज है।

16.2 The (RERA) will be applicable to the scheme.

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

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. USE OF FLATS

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

19. OTHER IMPORTANT NOTICES

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 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 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 (Builder Buyer's Agreement) with an extended Period of 6 months.

19.4 देरी के मामले में पेनल्टी चार्ज क्या है?

इसमें देरी के मामले में पेनल्टी **RERA** गाइडलाइन के प्रावधानों अनुसार होगा।

19.5 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।

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

21. क्या यह प्रोजेक्ट किसी प्राधिकरण से मान्यता प्राप्त है।

परियोजना आवास बंधु, आवास एवं नियोजन विभाग, उत्तर प्रदेश सरकार लखनऊ और गाजियाबाद विकास प्राधिकरण, अग्निशमन विभाग और पर्यावरण विभाग से स्वीकृत है।

19.4 What is the penalty clause in case of delay?

There is Penalty clause in case of delay according to **RERA** provisions.

19.5 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 continue as per the sole discretion of the government.

20. In case of over subscription of Application, the closing date of scheme can be preponed.

21. Is the project approved from the concerning Authority?

The Project is Approved from Awas Bandhu, Lucknow and Ghaziabad Development Authority, Fire Fighting Department and Environmental Department.

सम्बंधित	अनापत्ति/ स्वीकृती	दिनांक
पंजीकरण	आवास बंधु	03 फरवरी 2016
मानचित्र	गाजियाबाद विकास प्राधिकरण	14 अक्टूबर 2016
स्ट्रक्चर	भारतीय प्रौद्योगिकी संस्थान रुड़की	18 जुलाई 2017
फायर सर्विस	अग्निशमन विभाग	21 जलाई 2017
पर्यावरण	पर्यावरण विभाग	10 अगस्त 2017
ऊँचाई	गाजियाबाद विकास प्राधिकरण	19 सितम्बर 2017

CONNECTIVITY OF EASTERN PERIPHERAL EXPRESSWAY





NATIONAL HIGHWAY-24

1. Existing.

DELHI MEERUT EXPRESSWAY

1. Nizamuddin to UP Gate :: Completed.
2. UP Gate to Dasna :: Completed.
3. Dasna to Hapur :: Completed.
4. Dasna to Meerut :: Completed.

EASTERN PERIPHERAL EXPRESSWAY

1. Total 135 Km from Kundli to Palwal, Major Cities connected by Eastern Peripheral Expressway are Faridabad, Ghaziabad, Baghpat, Greater Noida, Palwal and Sonipat.
2. Status.: Completed.

JAL NIGAM ROAD

1. Existing 18 Meter Jal Nigam Road.

PM NARENDRA MODI INAUGURATES DELHI MEERUT EXPRESSWAY

Reference.: Time of India 27 May 2018



NEW DELHI.: Prime Minister Narendra Modi on Sunday inaugurate Delhi-Meerut Expressway (DME) built at a cost of Rs 841 crore.

The Prime Minister held a road show on the stretch of the DME before inaugurating the expressway. The road show commenced from the Nizamuddin Bridge in the national capital, the start of the about 9 km first leg of the Delhi-Meerut Expressway, and after a 6-km travel on the stretch, he is scheduled to fly to Baghpat for dedicating the EPE to the nation.

Delhi-Meerut Expressway

The Delhi-Meerut Expressway, built at a cost of Rs 841 crore, has vertical gardens with solar system on the Yamuna Bridge on this expressway.

This is the first bridge in the country/world that have vertical gardens with solar power system and drip irrigation. Beautiful lighting system has also been developed on the major structures.

A cycle track of 2.5 metre wide has also been constructed on both the sides of this expressway, which also has provision of 1.5 metre footpath on each side for pedestrians.

The first package of the DME will provide a major relief to the commuters in Delhi-Noida and starts from Nizamuddin Bridge to UP Border having a 6 lane Expressway and 4+4 lane lane Highway. On completion of the entire expressway the time to travel from Delhi to Meerut will reduce to 45 minutes from the present about 4-5 hours. The scheduled time period for the construction of this project was 30 months whereas the project has been completed in 17 months.

Eastern Periphery Expressway (EPE) The 135-km EPE, built at a cost of Rs 11,000 crore, has several unique features and is India's first highway to be lit by solar power besides provisions of rain water harvesting on every 500 metres on both sides and would showcase 36 national monuments and 40 fountains. The expressway has been completed in a record 500 days.

There are 8 solar power plants on this expressway having a capacity of 4000-kilo watt (4 MW).

The state-of-the-art road will have auto challans for over-speeding, as cameras will capture speed of vehicles, besides it will have provisions of tolling only for the distance travelled. The expressway has an iconic toll plaza at the entry point on Kundli side besides digital art gallery.

The EPE is benchmark in highway construction by being environment-friendly with world-class safety features and smart/interactive infrastructure. The foundation stone of the greenfield project was laid by Prime Minister Narendra Modi on November 5, 2015. Around 2.5 lakh trees have been planted here including transplant of 8-10 year old trees and drip irrigation provision has been done. It has consumed 11 lakh tonnes of cement, 1 lakh tonnes of steel, 3.6 crore cum earthwork and 1.2 cr cum fly-ash. The project has generated employment opportunities of about 50 lakh man-days and 9,375 manpower was deployed here. A lot of traffic, outbound or non-destined for Delhi will be diverted. At least 50,000 vehicles going to Jammu and Kashmir, Punjab, Haryana, Uttarakhand, Uttar Pradesh and Rajasthan will be diverted, bringing down vehicular pollution. The alignment of EPE starts near Kundli and passes through six parliamentary constituencies, viz Sonapat, Baghpat, Ghaziabad, Noida, Faridabad and Palwal. The fully access controlled six-lane expressway provides entry and exit designated interchanges only and has 406 structures of which 4 are major bridges, 46 minor bridges, 3 flyovers, 7 inter-changes, 221 underpasses and 8 road bridges (ROBs).

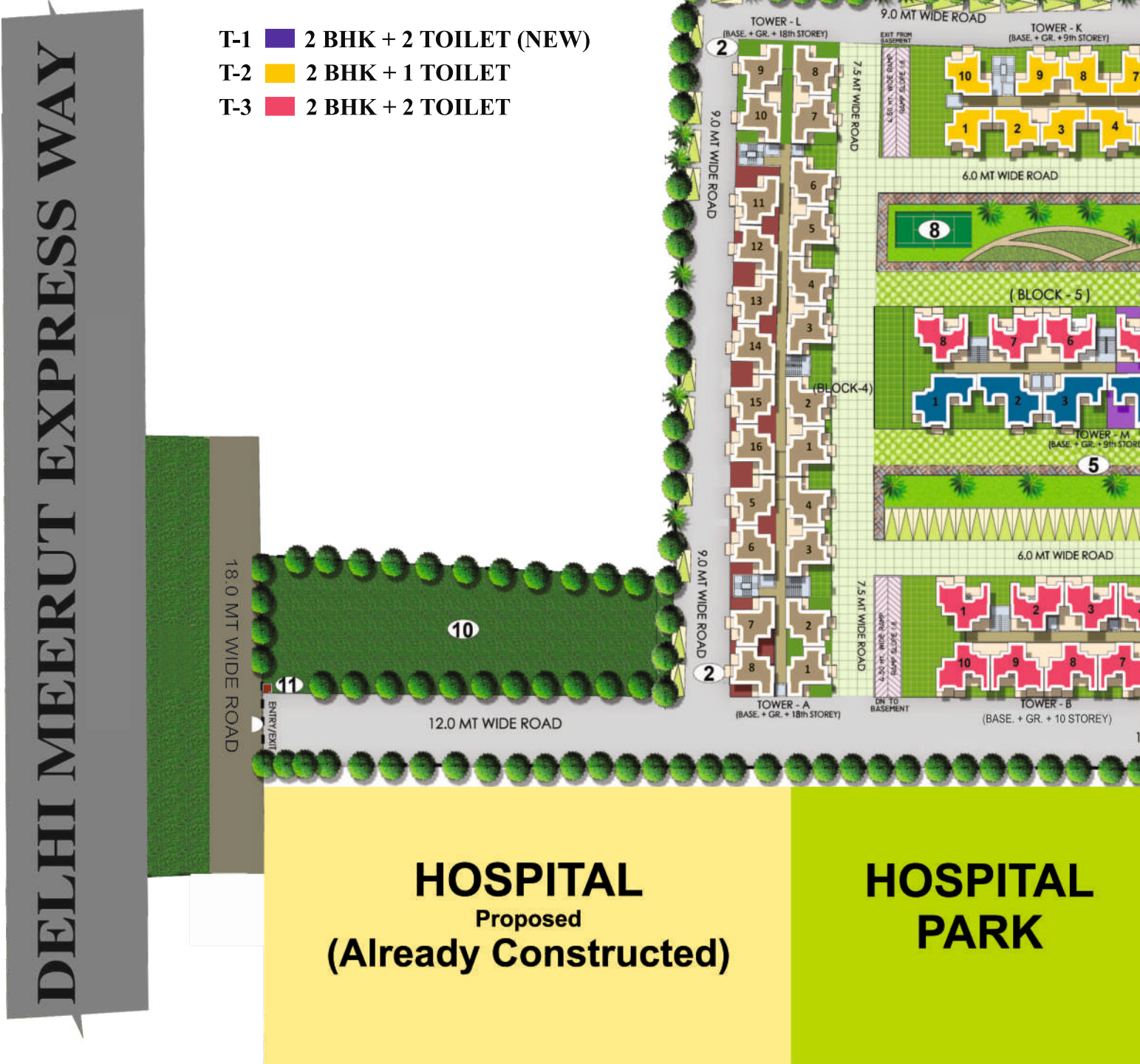
The amenities include retail fuel outlets, rest rooms, motels, restaurants, shops etc. Some of the monuments' replicas pertain to Ashoka Lion, Ashoka Chakra, Konark Temple, Jalianwala Bagh, Gateway of India, Qutab Minar, Char Minar, Lal Quila, Kirti Stambh, India Gate, Hawa Mahal and Gujarat Carving.

The project had earlier faced resistance from farmers over land and other issues which have since been solved by giving higher compensation.

SITE

LEGEND:-

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

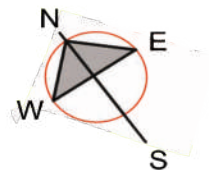


LAYOUT



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

8. BADMINTON COURT
9. PARKING
10. GREEN LAWN
11. GUARD ROOM





एसपीएलएस आवासीय योजना

FLOOR PLANS

T1 NEW



3 Room Set

2 Bed Room + Living Room
+ Kitchen + 2 Toilet

*MSSA	780 sq.ft.
BUILT UP AREA	557.6 sq.ft.
CARPET AREA(SAY)	492.6 sq.ft.
CARPET AREA(RERA)	419.98 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.

T2



3 Room Set

2 Bed Room + Drawing/ Dining
+ Kitchen + Toilet

*MSSA	822 sq.ft
BUILT UP AREA	587 sq.ft
CARPET AREA(SAY)	519 sq.ft
CARPET AREA(RERA)	440.13 sq.ft

1 sq. mtr. = 10.76 sq. ft.

T3

3 Room Set

2 Bed Room + Drawing/ Dining
+ Kitchen + 2 Toilet

*MSSA	1011 sq.ft
BUILT UP AREA	722 sq.ft
CARPET AREA(SAY)	644 sq.ft
CARPET AREA(RERA)	541.10 sq.ft

1 sq. mtr. = 10.76 sq. ft.



- Carpet area of an Affordable Housing Unit: (Reference Clarification No.: S.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.

Modern Elevators (Lifts)

Shopping Centre For Daily Needs.

Rain Water Harvesting System.

Power Backup up to 1 KVA.

CLUB

Fully Functional club with :

Swimming Pool

Gymnasium

Badminton Court

Half Basket Ball Court

Carom Board Room

Table Tennis

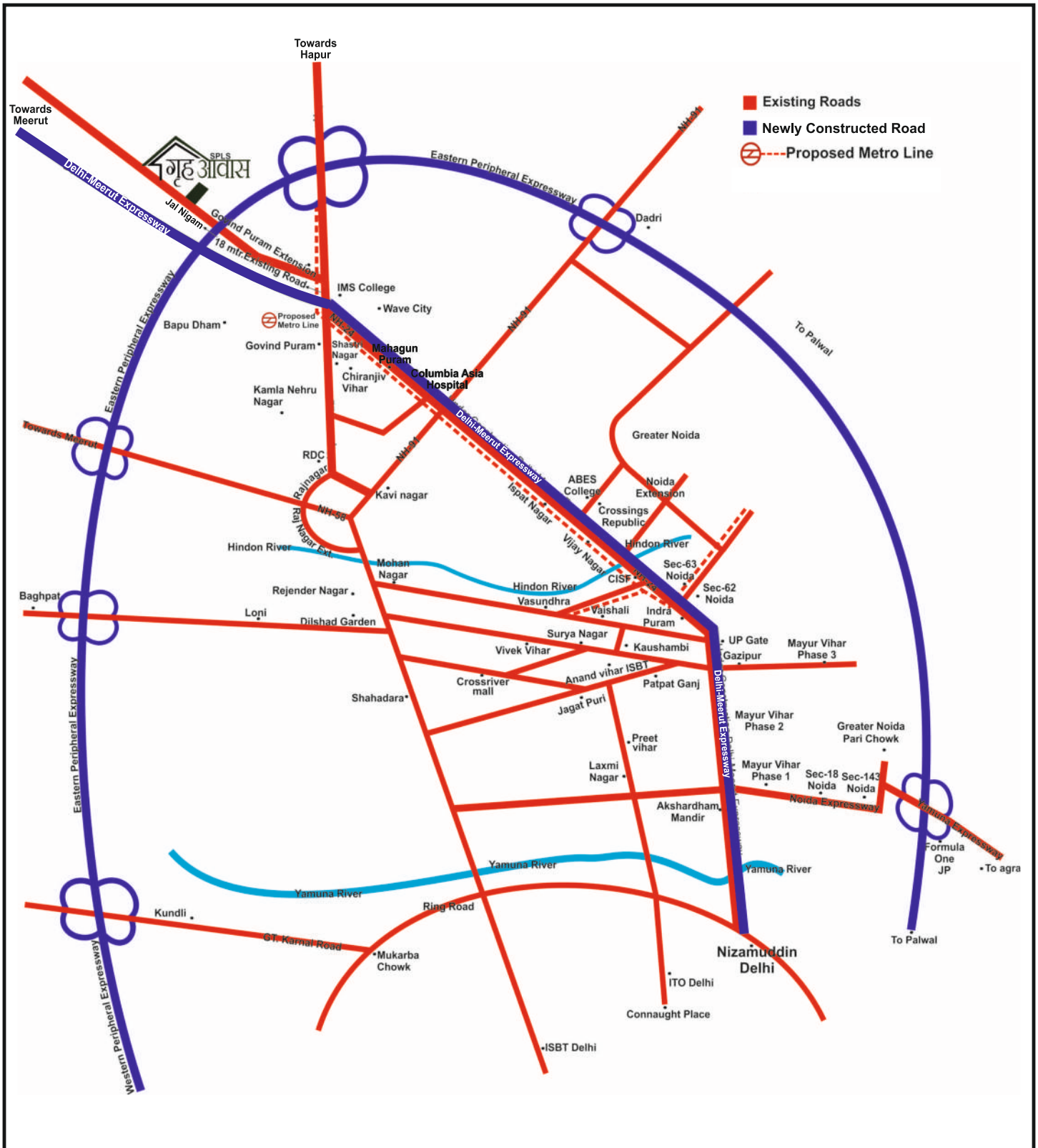
SPECIFICATIONS

STRUCTURE	Earthquake Resistant R.C.C. Frame
LIVING- DINING BEDROOM	FLOORING - Vitrified/ Ceramic Tiles WALL - OBD/Acrylic Emulsion over cement plaster finished. DOOR - Hardwood frame with Flush Door/ Skin Molded Door
BEDROOMS	FLOOR - Vitrified/ Ceramic Tiles WALL - OBD/Acrylic Emulsion over cement plaster finished. DOOR - Hardwood frame with Flush Door/ Skin Molded Door
KITCHEN	FLOOR - Vitrified/ Ceramic Tiles WALL - Combination of Designer Ceramic tiles 2' above the working counter. FIXTURES - Good Quality Stainless Steel Sink.
TOILETS	FLOOR - Ceramic Tiles WALL - Designer glazed tiles upto 7' FITTING - Superior quality CP fitting
ELECTRICAL	Copper wiring in concealed PVC conduits, switches for light & power points. TV and Telephone points in all bedroom & drawing/dining.
WINDOWS	Wooden/UPVC Window and Door Frames.
DOOR	Designer door at the main entrance.
BALCONY	Anti Skid Ceramic Tiles.
LIFT	Modern Elevators.



एसपीएलएस आवासीय योजना

APPROACH PLAN





एसपीएलएस आवासीय योजना

W.e.f : 21-07-2021

UNDER U.P. GOVT'S AFFORDABLE HOUSING POLICY

	3 ROOM SET 2 BHK + 2T	3 ROOM SET 2 BHK + 1T	3 ROOM SET 2 BHK + 2T
TYPE	T1 (NEW)	T2	T3
*MSSA	780 sq.ft.	822 sq.ft.	1011 sq.ft.
BUILT UP AREA	557.6 sq.ft.	587 sq.ft.	722 sq.ft.
CARPET AREA (SAY)	492.6 sq.ft.	519 sq.ft.	644 sq.ft.
CARPET AREA (RERA)	419.98 sq.ft.	440.13 sq.ft.	541.10 sq.ft.
PRICE IN LAKH	17.94 L	18.90 L	23.25 L

1 sq. mtr. = 10.76 sq. ft.

CLP PAYMENT PLAN

	Tower-(B,C,D,E,F,G,H,I, J,K,M,N)	Tower-(A & L)
Within 15 Days of Draw (Including Application Money)	10%	10%
Within 45 Days	10%	10%
Start of Excavation	10%	10%
Start of Foundation Raft Casting	10%	10%
On Basement Roof Slab	10%	10%
On Casting of 1 st Floor Slab	10%	10%
On Casting of 3 rd Floor Slab	7%	5%
On Casting of 5 th Floor Slab	7%	5%
On Casting of 7 th Floor Slab	7%	5%
On Casting of 9 th Floor Slab	7%	5%
On Casting of 12 th Floor Slab	—	5%
On Casting of 18 th Floor Slab	—	5%
On Start of External Plaster	7%	5%
On Offer of Possession	5%	5%

• FREE OF COST

Open Parking#

3 ROOM SET (T1)-Two Wheeler
3 ROOM SET (T2)-Two Wheeler
3 ROOM SET (T3)-Car

- Fire Fighting Charges (FFC)
- All CP Fitting in all Bathrooms
- Club Membership

FIRST COME FIRST SERVE BASIS ON AVAILABILITY

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 Escalation 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 AAWASIY YOJNA"
- Any charges levied or increased by the govt in future shall be payable by applicants.
- GST 1% (As this Project comes under Affordable housing policy of State Government)

*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.

नोट

भवनों का आवंटन डा द्वारा प्रथम तल से ऊपरी मंजिल तक उपलब्धता अनुसार करा जाएगा जिसमें कोई भी पी.एल.सी. नहीं ली जाएगी।



APPLICATION MONEY

T1 (NEW)	T2	T3
20,000/-	30,000/-	50,000/-

1. आवेदक को बुकिंग की तारीख से 15 दिनों में भवन की 10% राशि जमा कराना अनिवार्य है।

1. Applicants must deposited 10% of the total cost of the flat with in 15 days from the date of booking/draw.

2. शेष किश्तों का भुगतान पेमेन्ट प्लेन के अनुसार किया जाएगा।

2. Rest of the Installments will be made as per the Payment Plan.

Required documents for home loan होम लोन के लिए आवश्यक दस्तावेज

1. आवश्यक केवाईसी के साथ विधिवत भरा हुआ आवेदन पत्र देना अनिवार्य है।
2. प्रार्थी को होम लोन प्राप्त करने के लिए निम्नलिखित दस्तावेज देना अनिवार्य है।

1. Duly Filled Application Form Along with required KYC.
2. Applicant must submit following documents to obtain Home Loan.

Salaried

- Copy of PAN Card
- Copy of Aadhar Card / Voter ID Card
- 3 Months Salary Slip
- Form 16
- Last 6 Month's Bank Statement

Self- Employed

- Copy of PAN Card
- Copy of Aadhar Card / Voter ID Card
- 2 Years ITR with Computation of Income
- Last 6 Month's Bank Statement

नोट

अगर प्राथि किश्तों का भुगतान स्वयं से करना चाहता है, तो इस अवस्था में पत्र संलग्न करना अनिवार्य है।

Note

If applicant want to pay the installments of the Flat by his/her own then he/she has to give a letter in writing for the same.



एसपीएलएस आवासीय योजना

APPLICATION FORM

I/We as mentioned below am/are interested in Applying for a unit in your project "SPLS Aawasiya Yojna (Griha Awas)" our Particulars are as under.

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

S/W/D of.

Nationality. D.O.B. 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.

Present/ Communication Address:

City. State. Pin.

Permanent Address:

City. State. Pin.

Office Address:

City. State. Pin.

FIRST APPLICANT
PHOTO
1.25x 1.5

JOINT OR SECOND APPLICANT (S) Mr./Mrs./Ms.

S/W/D of.

Nationality. D.O.B. 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.

Present/ Communication Address:

City. State. Pin.

Permanent Address:

City. State. Pin.

Office Address:

City. State. Pin.

SECOND APPLICANT
PHOTO
1.25x 1.5

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



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

2.) Detail of Unit Applied For: Preference 1. Preference 2.
Carpet Area. Carpet Area. The Unit Size In Preference 1 Can Not Be Smaller Than The Unit Size In Preference 2

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

4.) Amount Payable in Preference 1
Basic Sale Price: Rs. (IN Words).

Internal Development Charges Rs. NIL
External Electrification Charges Rs. NIL
Fire Fighting Charges Rs. NIL
Power Backup 1 KVA Rs.
Club Membership Charges Rs. NIL

Extra Power Back-Up: KVA@Rs. 20,000 Per KVA Rs.
GST.: Rs.

5.) Charges Payable at the Time of Possession: *

Extra Covered Car Parking (No's.1..) Rs. 2,00,000 Yes ☐ No ☐
*Taxes as Applicable

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

PAYMENT OF APPLICATION AMOUNT (10% Of Total Flat Cost)

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.) Important Information:

Is This Your 1st Property Yes ☐ No ☐

Home Loan Required Yes ☐ No ☐

How Much Loan is Required Rs.

Monthly Gross Income Rs.

Any Previous Loan Yes ☐ No ☐

(If Yes then EMI)

Remaining Loan Amount

It Home Loan Required, Following Document are Required of Applicant(s)

Salaried

- Copy of PAN Card ☐
- Copy of Aadhar Card ☐
- 3 Months Salary Slip ☐
- Form 16 ☐
- 6 Months Bank Statement ☐

Self-Employed

- Copy of PAN Card ☐
- Copy of Aadhar Card ☐
- 3 Years ITR ☐
- 3 Years Balance Sheet ☐
- 6 Months Bank Statement ☐

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

ASA

MARKETING EXECUTIVE

Sign 2nd Applicant

AUTHORISED SIGNATORY



TERMS AND CONDITIONS

1. Instruction for Booking.

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

2. Registration & Other Charges

- Registration Charges, Stamp Duty, Charges and incidental expenses there to as applicable at the time of registration shall be extra and is to be borne by the purchaser.
- 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

- All payments from outstation locations are to be paid through Drafts / Cheque / local cheques are to be made payable to The **“SPLS AAWASIY YOJNA**. purchaser must insist on a duly signed receipt from authorized personnel. Developer shall not be responsible for any cash given by the applicant to any agent.
- 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.
- 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 accrue to any other defaulter intending Allottee(s).

4. Delayed Payments

- Interest at the rate of 1.5% per month shall be charged on all delayed payments of installments.

5. Cancellation Charges.

- The Cancellation Charge Will be 10% of Total Amount of the Flat and Interest if any.

6. Additions & Alterations

- 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.
- Name of applicant cannot be changed in registration form or processes thereafter if allotment is made.

7. Possession

- 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.
- 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 penalty at the time of possession as per UP RERA provisions 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.
- 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.
- 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.
- 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

- 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, notwithstanding 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 Car Parking in case of Type T3 units and Open Scooter Parking in case of Type T1, T2, T5 Units shall be given as per the availability on first come first serve basis. These parking space does not transfers right of ownership of the space and it is not part of any sale amount. however applicant of T1, T2, T3 & T5 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, 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 SHREYA DWELLERS PRIVATE LIMITED (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 AAWASIYA YOJNA". against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.

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. 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



एस्पीएलएस आवासीय योजना

PRADHAN MANTRI AWAS YOJANA (PMAY)

SELF DECLARATION - EWS/LIG/MIG

I.....S/o/D/o.....

agedyears, residing at, am applying for Home

Loan vide Application number, do hereby declare that;

1.I/We have applied for Housing Loan under following scheme of Pradhan Mantri Awas Yojana Credit Linked Subsidy Scheme.

☐ DEWS / LIG

☐ MIG I

☐ MIG II

2. Details of my Family Members (Age > 18Years)

S. No	*Name of family member	Relation	Aadhaar Number (Mandatory)	Property Owner (yes/No)	Annual income (₹)

For MIG cases:* Details of Main applicant, Spouse and unmarried Children to be provided

3.Our annual family income from all sources is

.....(Rupees in words /-)

4. I/We confirm that this is my (including my family members) first Pucca house and I/We do not own any other Pucca house in any location with in India.

5. **For EWS/LIG :** I/We confirm that one of the owner in the property under consideration is a woman;i.e. Wife or Female Head of the House hold.(Applicable for all new purchase cases and only self-construction cases where land deed is executed post 17th June, 2015)

NOTE: Woman ownership is not mandatory for cases where there is no woman member in beneficiary family.

6. **For MIG:** I/We confirm that carpet area of the property is within the norms specified i.e. .between 0-120 Sq. Mt (1291Sq.Ft.) for MIG I Households OR between 0-150 Sq. Mt. (1614 Sq.Ft.) for MIG II Households.

7. I/We confirm that annual family income furnished above is within the specified annual household income norms of EWS/LIG/MIG1 /MIG2 Scheme as applicable.

8. I/We confirm that the property considered for PMAY subsidy has basic infrastructure such as electricity supply, water supply and proper drainage sanitation facility.

9. I/We confirm that I have furnished the details of all the family members as per the definition of a family as mentioned in the PMAY CLSS operational guidelines.

10.I/We confirm that I/We have not availed subsidy benefit under credit linked subsidy scheme from any other financial institution/Bank and also should not have availed central assistance under any other housing schemes from Govt. of India.

11.I/We understand that Subsidy in PMAY is subject to approval by National Housing Bank and the decision by NHB would be final.

12.I/We understand and accept that if at any stage, it is found that the information given by me/us is false/not true, all the benefits given to me/us under the schemes would be withdrawn and legal action as deemed fit, would be taken against me/us.

13.The subsidy claimed and credited to borrower's home loan account would be reversed and refunded to NHB if the construction is not completed within 36 months from the date of first disbursement.

14.I/We confirm that we have read and understood the guideline related to PMAY CLSS & are rationally willing to avail the subsidy.

Signature

.....

.....

Name:
(Borrower)

.....
(Co-Borrower1)

.....
(Co-Borrower2)

Date

Place:



एसपीएलएस आवासीस योजना

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.



एसपीएलएस आवासीस योजना

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

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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.



एसपीएलएस आवासीय योजना

CONSTRUCTION PICTURES



Site Office : SPLS Grihawas,
Jal Nigam Road,
Govind Puram Extension,
NH-24, Ghaziabad - 201015, U.P.

Ghaziabad Office : B-34, Second Floor,
Rajnagar District Centre, Rajnagar,
Ghaziabad - 201002, U.P.

Delhi Office : SF 39-41,
Cross River Mall,
CBD Ground,
Near Karkardooma Court,
New Delhi-110092.

Home Loan Facility Available From



Call.: 921 2222 085

www.grihawas.com

Rs. 200/-

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