



OIDC TYPE – II FLATS AT VILLAGE DADRA



**Omnibus Industrial Development Corporation of
Daman & Diu and Dadra & Nagar Haveli Limited**
(A Govt. Undertaking)

Corporate Office, Plot No. 35, Somnath, Nani DAMAN 396 210
Tel. : (0260)-2241120, 2241112, 2244731 Fax : 2241108



Ready to Occupy Flats

For

ECONOMICALLY WEAKER SECTION (EWS)

At

Survey No. 261/P,
Village Dadra,
UT of Dadra & Nagar Haveli

₹ 500/-

 OIDC	<p>Omnibus Industrial Development Corporation of Daman & Diu and Dadra & Nagar Haveli Limited (A Government Undertaking) Corporate Office, Plot No. 35, Somnath, Nani Daman - 396210 Phone : (0260) 2241120, 2241112, 2240976, 2244731 Fax : (0260)2241108</p>
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**BROCHURE FOR ALLOTMENT OF READY TO OCCUPY FLATS FOR
ECONOMICALLY WEAKER SECTION (EWS) AT
SURVEY NO. 261/P, VILAGE DADRA, UT OF DADRA & NAGAR HAVELI**

1. SCHEME:

- i. The Scheme is called "READY TO OCCUPY FLATS FOR ECONOMICALLY WEAKER SECTION (EWS) AT SURVEY NO. 261/P, VILLAGE DADRA, UT. OF DADRA & NAGAR HAVELI" The scheme shall remain open from 01/06/2015 to 30/06/2015.
- ii. The cost and details of flats under the scheme are given at **Annexure I**.
- iii. The houses on offer are located at Survey No. 261/P of Village Dadra in UT. of Dadra & Nagar Haveli.

2. ELIGIBILITY :- The following are the eligibility conditions for applicants :-

- i. The applicant must be a citizen of India. He / She should have completed 18 years of age on opening date 01/06/2015 of the scheme.
- ii. The income of the applicants applying for EWS flats should not exceed Rs. 3,00,000/- per annum.
- iii. The applicant should have resided in Dadra & Nagar Haveli for five years in a period of 10 years preceding the opening date of scheme. This condition will, however, not be applicable in the case of Government Servants.
- iv. The applicant must not own any residential plot / flat / house in full or in part on leasehold or free hold in Dadra & Nagar Haveli, either in his / her own name or in the name of his / her spouse or in the name of any of his dependant relations including unmarried children.
- v. One person can submit only one application either in his / her own name (including his spouse and dependent children).

- vi. A person who has already been allotted a plot / house / flat by the OI DC or any other land owning agency in Dadra & Nagar Haveli, irrespective of size, shall not be eligible to apply for another flat under this scheme.
- vii. The applicant should have an account in any bank and the particulars must be filled in the application form.

3. RESERVATIONS :- Category wise details of reservations under the scheme are as given below :-

Total Number of Houses	Scheduled Castes (DNH)	Scheduled Tribes (DNH)	Government Servant	General Category	Total
27	3	12	1	11	27

If requisite numbers of applications are not received for any of the reserved category, OI DC reserves the right to reallocate the remaining houses to other reserved category and thereafter to the general category. Any complaint received after 5 years from the date of allotment regarding eligibility will not be entertained.

4. HOW TO APPLY:

- i. Prescribed forms contained in the brochure will be available on sale on payment of Rs. 500/- by Demand Draft in favour of OI DC Ltd payable at Daman from 01/06/2015 to 30/06/2015 from Office of the Manager (Projects), OI DC Corporate Office, Plot No. 35, Somnath, Nani Daman – 396210 & Office of the Executive Engineer, 2nd Floor, OI DC Housing Complex, Near Collector's Bungalow, Above Valentino Restaurant, Silvassa.
- ii. Duly filled up and complete Application Form in all respects shall be submitted to the Manager (Projects), OI DC Corporate Office, Plot No. 35, Somnath, Nani Daman – 396210 or at Office of the Executive Engineer, 2nd Floor, OI DC Housing Complex, Near Collector's Bungalow, Above Valentino Restaurant, Silvassa. on or before 30/06/2015 upto 15 : 00 Hours. Applications received by post / courier or any other mode after the specified date and time shall not be accepted.
- iii. The application shall be signed only by the applicant.

- iv. Unsigned applications and applications found incomplete shall be summarily rejected. No conditional application forms will be considered. Incomplete application forms shall be rejected summarily without conveying any reason to the applicant.
- v. Application forms will not be accepted after date of closure. In case it is found at any stage that the issue date of payment instrument is after the closure of the scheme, such applications would be summarily rejected and the applicant would be solely responsible for it. OI DC would not entertain any such application in draw of lots.
- vi. List of successful applicants will be finalized by draw of lots. This draw will be conducted by the Committee nominated by the Managing Director, OI DC.
- vii. For Reserved Category, an applicant can apply only under one of the Categories. If an applicant qualifies for more than one class of reserved category, he / she can avail the benefit of reservation only under one class which will have to be clearly specified in the form by the applicant. If an applicant specifies more than one class of Reserved Category, OI DC shall have the right to consider the application under any one of the eligible reserved categories at its discretion.
- viii. Only one application per family (self, spouse and dependent children) will be accepted. Applicants will have to submit an affidavit (Proforma of Self Declaration enclosed) in this regard.

5. DOCUMENTS TO BE SUBMITTED ALONG WITH APPLICATION FORM :-

- i. A person applying for a house under EWS Housing Scheme at Dadra & Nagar Haveli will have to make a payment of 25,000/- towards initial deposit in form of Demand Draft in favour of OI DC Ltd payable at Daman. The deposit is liable to be forfeited in the event of any breach of condition and / or other compliances.
- ii. One recent passport size photograph of applicant is required to be affixed to the application form at the indicated space.
- iii. Residence Certificate duly issued from the Mamlatdar, Dadra & Nagar Haveli indicating the number of years the applicant has resided in DNH during a period of 10 years preceding the opening date of the scheme.

- iv. Self Declaration in the prescribed format indicating the income of the family during the financial year 2014-15 as per **Annexure II**. Self Declaration of income for EWS Category is to be furnished.
 - v. In case of reserved category, in addition to above, the applicant shall also submit self attested copy of Certificate issued by the concerned authority in case the applicant belongs to the Reserved Category of SC / ST.
 - vi. In cases where the applicant is seeking benefit of Reservation under Government Servant's Category, he / she should enclose with the application form a certificate from his Head of Office Certifying that he / she is a Government Servant eligible under the scheme.
 - vii. An applicant not submitting the requisite documents for reserved category will not be considered for allotment under the Reserved Category and will be treated under the general category.
6. **FINANCING:** OI DC will make efforts to co-ordinate with Financial Institution, Scheduled Commercial Banks / Public Sector Banks for extension of Housing Loan facility to desirous applicant.
7. **SCHEDULE OF PAYMENT :** The successful applicants will be required to make full payment within 60 days of issuance of the Allotment letter for the house along with acceptance letter, failing which the allotment is liable to be cancelled. The "initial Deposit" will be adjusted while raising demand at the time of allotment.
8. **MODE OF PAYMENT :** The payment has to be made by Demand Draft in favour of OI DC Ltd payable at Daman only.
9. **MODE OF ALLOTMENT :** All the eligible applicants shall be considered for allotment through a draw of lots. This draw will be conducted in the presence of the Committee nominated by the Managing Director, OI DC for the purpose.

10. RESULT OF ALLOTMENT:

- i. The result of the draw shall be displayed on the notice board of OI DC as well as shall be published in the website of OI DC– www.oidc.nic.in.
- ii. The demand cum allotment letters will be dispatched to the successful allottees by courier / registered / speed post. However, it will be the responsibility of the applicant to check the result of the draw. OI DC would not be responsible for delay/ non – receipt of the demand cum allotment letter by applicant / allottee.
- iii. A waiting list of 2 applicants in each category of reservation shall be prepared.
- iv. The wait-listed applicants will have the right of refusal to be on the Waiting List, which should be conveyed within 30 days of the date draw of lots for waiting list. The amount of initial deposit in respect of Wait Listed applicants will be retained by OI DC.
- v. Flats available on surrender / cancellation will be offered to the wait listed applicants as per their placement in the waiting list.
- vi. Only those flats which are surrendered within 2 months from the date of issue of demand cum allotment letters would be included for allotment to waitlisted applicants.
- vii. The wait list is created just to ensure that the surrendered flats (if any) are allotted to same registrants rather than keeping them vacant and the list will be valid only for 15 months and hence, it doesn't create any right of the wait listed applicants, if they fail to get a flat from the surrendered ones.

11. SALE DEED:

- i. To prevent speculative applications and to ensure that only genuine persons apply, as per demand cum allotment letter a successful allottee, upon payment of 100% of the cost of the flat and completion of other formalities/submission of documents, execute a Sale Deed with OI DC in the prescribed format which shall be registered with the Sub-Registrar as per law whereupon the possession of the flat shall be handed over to such allottee.
- ii. Allottee shall not be entitled to transfer or otherwise part with the possession of the whole or any part of the flat without execution of Sale Deed. In the event of sale / transfer being made without execution of Sale Deed, such Sale / Transfer shall not be recognized by the Authority and allotment of such flats will be cancelled and possession will be resumed.

- iii. The allottee shall not part with the possession of the whole or any part of the flat at any time prior to the expiry of 10 years from the date of actual delivery of possession failing which the allotment is liable to be cancelled.

12. INTEREST ON INITIAL DEPOSIT MONEY:

- i. No interest will be paid if the draw is held within six months from the last date of closure of the scheme in case of successful applicants.
- ii. In case of unsuccessful applicants, no interest will be paid if the amount is refunded within Six months from the closure of the scheme. Simple interest @ 5% p.a. will be paid on the registration money beyond Six months after closure of this scheme.

13. Surrender / Cancellation :-

- i. A successful applicant shall have the option to surrender the flat before the issue of the allotment letter. Allotment will be automatically cancelled in case payment is not made within the prescribed period without any notice.
- ii. In case the allotment of a house made to a successful applicant of this scheme is sought to be surrendered / cancelled by him / her, he / she shall have to pay a penalty equal to 10 % of the Initial Deposit in cases where the application of surrender / cancellation is made within 2 months of the declaration of result of draw of lots. In the event of cancellation of allocation in the aforesaid manner, the amount of penalty will be deducted from the Initial Deposit and the balance amount will be refunded to the concerned person without any interest. Such a person will be thus opting out of the scheme and shall not have any claim for a house under the scheme.
- iii. In other cases, where allotment of a house is cancelled (either on the allottee's own request after period of two months or due to the non-fulfillment of the terms and conditions of allotment or default on payments, etc.), 100% of the initial deposit raised by OI DC till the date of cancellation will be treated as penalty and deductions will be made accordingly from payments made by the allottee.

- 14. HANDING OVER POSSESSION :-** The allottee shall be entitled to take delivery of possession only after he / she has completed all the formalities, paid all dues (within maximum of 60 days of issuance of Demand-cum Allotment letter) and furnished / executed all the documents as required in the demand-cum-allotment letter. A possession letter shall thereafter be issued to the allottee. If the allottee does not take possession of the house within 2 months from the date of issue of possession letter, he / she shall be liable to pay watch and ward charges at prescribed rates of 1,000/- per month beyond a period of 2 months from the date of issue of possession letter upto a maximum period of 6 months from the date of issue of the possession letter. If the physical possession is still not taken over, then the allotment is liable to be cancelled at the discretion of OI DC. Any amount deposited towards the cost of house (excluding initial deposit & watch and ward charges) will be refundable without interest in such a case.
- 15.** The Flat is being offered on "as-is-where-is-basis". OI DC will not entertain any request for additions or alterations or any complaints, what-so-ever regarding design, cost of houses, the quality of material used, workmanship or any other defect.
- 16. MIS-USE, ADDITIONS AND ALTERATIONS ETC :-** The Flat shall not be used for any purpose other than that of residence. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling unit or to make any structural additions, alterations, without prior written permission of OI DC.
- 17. RESPONSIBILITY FOR MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICE, ETC:**
Every Successful applicant will be required to become a member of Association of House Owners to be formed for the purpose of maintenance of common portions and common services of the Housing Complex, in accordance with the provision of the law in this behalf before the possession of the house is handed over to him / her. The allottees of the houses shall be liable to pay the service charges for maintenance of roads, water supply, drainage, sewerage, street lighting and other civic services within housing colony to Concerned Local Body.
- 18.** Allotment of houses will be subject to housing rules and regulations of OI DC as applicable from time to time.

19. Other General Conditions :-

- a) OI DC reserves the right to alter any terms and conditions of the Scheme at its discretion as and when considered necessary.
- b) OI DC reserves the right to increase or decrease the number of houses on offer in the scheme. OI DC also reserves the right to withdraw offer on some / all flats depending on the circumstances.
- c) It is not possible to check the eligibility of applicant at the time of acceptance of the form. Therefore, those who are not eligible would apply at their own risk and would not be entitled for allotment of flats if at a later stage it is detected that they are not eligible under the scheme.
- d) The demand cum allotment letter will be issued after verification of the information / document furnished by the applicant in the application form for allotment of flat. In case, it is found at any stage that the documents / information furnished by the applicant are incorrect/false/untrue, the allotment shall stand cancelled automatically without any notice and the claim of the applicant in such cases will not be entertained. The initial deposit amount will also be forfeited.
- e) The cost of houses mentioned in the Annexure I is tentative and subject to revision on account of escalation in cost of construction, land and material etc. General details relating to area, construction specification and amenities are indicated in the Annexure I.
- f) All rates, fees, taxes, charges, assessment Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee, or the Registered Agency / Association of House Owners as the case may be and shall be payable by the allottee, or Association of House Owners or Registered Agency within period specified in this behalf.
- g) While corresponding with OI DC regarding allotment, etc. applicants shall quote their application number, file number and address the letters to Managing Director, OI DC / General Manager (Projects), OI DC.
- h) Any dispute shall be subject to the jurisdiction of the District Court of Dadra & Nagar Haveli.

- i) The House can be mortgaged to any of the Institutions mentioned below after obtaining prior permission from OI DC.
- I. Government of India
 - II. State Government
 - III. Union Territory Administration
 - IV. Public Sector Undertakings / Autonomous Bodies
 - V. Nationalized Banks
 - VI. Life Insurance Corporation of India
 - VII. Housing & Urban Development Corporation Limited (HUDCO)
 - VIII. General Insurance Corporation of India
 - IX. Housing Development Finance Corporation (HDFC)
 - X. Co-operative Banks

ANNEXURE I

Category	Number of Houses	Flat area (in Sq. Mtrs)	Description of Accommodation	Tentative Cost (in Rs.)	Quality Specification
Type-II	27	41.79	Living Room, One Dining Room, One Bedroom, Kitchen, Separate w/c bath and balcony.	₹ 7,50,00.00	IPS flooring in rooms, Kitchen, balcony and glazed tiles in toilet W/C for flooring & dedo upto 0.9 mt.

NOTE:-

*** The tentative cost may vary. The applicant shall be bound to pay actual cost as decided by O IDC.

ANNEXURE II**PROFORMA OF SELF DECLARATION**

I _____ Son / Daughter of
 Shri _____ aged about _____ years, Resident of
 _____, do hereby solemnly affirm as under :-

- (1) That my family (Self, Spouse and Dependent Children) has submitted only one application under the "READY TO OCCUPY FLATS FOR ECONOMICALLY WEAKER SECTION (EWS) AT SURVEY NO. 261/P, VILLAGE DADRA, UT. OF DADRA & NAGAR HAVELI" Scheme of OIDC.
- (2) That the Income of my family during the financial year 2014-15 was Rs. _____.
- (3) That my family does not own any Residential House or Flat at Dadra & Nagar Haveli, in full or in part, on lease hold or free hold basis (or) the individual share of my family in the jointly owned plot or land under residential house is less than 60 Sq. Mtrs.
- (4) I have not been allotted a plot / house / flat by the OIDC or any other land owing agency in Dadra & Nagar Haveli of any size.

(_____)
 Deponent


Verification :-

I, the above named deponent do hereby declare and verify that the facts mentioned above are true and correct to the best of my knowledge and belief.

(_____)
 Deponent

Place :

Date :

	Omnibus Industrial Development Corporation of Daman & Diu and Dadra & Nagar Haveli Limited
	(A Government Undertaking)
	<i>Corporate Office, Plot No. 35, Somnath, Nani Daman - 396210</i> <i>Phone : (0260) 2241120, 2241112, 2240976, 2244731 Fax : (0260)2241108</i>

ACKNOWLEDGEMENT

**Ready to Occupy Flats for Economically Weaker Section at
Survey No. 261/P, Village Dadra, UT of Dadra & Nagar Haveli Scheme.**

Received application form under "READY TO OCCUPY FLATS FOR
ECONOMICALLY WEAKER SECTION (EWS) AT SURVEY NO.261/P, VILLAGE
DADRA, UT. OF DADRA & NAGAR HAVELI" Scheme with following
particulars :-

(1) Name of the Applicant :

(2) Address :
.....
.....

(3) The initial Deposit of ₹25,000/- by Bank Demand Draft
No..... Dated

Date : (Signature with seal of the receiving official)



OIDC

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(A Govt. Undertaking)

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