

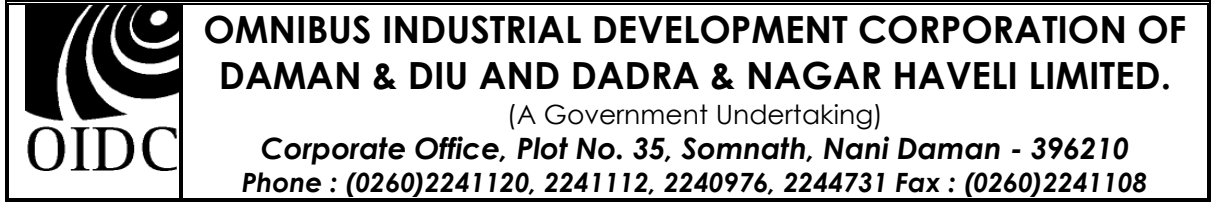


**OMNIBUS INDUSTRIAL DEVELOPMENT CORPORATION  
OF DAMAN & DIU AND DADRA & NAGAR HAVELI LTD.**

Corporate Office : Plot No.35, Somnath, Nani Daman - 396 210.  
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**READY TO OCCUPY FLATS**  
**AT**  
**SURVEY NO.261/P,**  
**VILLAGE DADRA,**  
**UT OF DADRA & NAGAR HAVELI**  
**FOR**  
**REGISTERED INDUSTRIES ESTABLISHED**  
**IN UTS OF DAMAN & DIU**  
**AND**  
**DADRA & NAGAR HAVELI**



**BROCHURE FOR SALE OF READY TO OCCUPY FLATS AT SURVEY NO.  
261/P, VILAGE DADRA, UT OF DADRA & NAGAR HAVELI FOR  
REGISTERED INDUSTRIES ESTABLISHED IN UTs OF DAMAN & DIU AND  
DADRA & NAGAR HAVELI**

**1. SCHEME:**

- i. The Scheme is called "READY TO OCCUPY FLATS AT SURVEY NO. 261/P, VILLAGE DADRA, UT. OF DADRA & NAGAR HAVELI FOR REGISTERED INDUSTRIES ESTABLISHED IN UTs OF DAMAN & DIU AND DADRA & NAGAR HAVELI".
- ii. The scheme shall remain open from **09.11.2016 to 11.12.2016** (Excluding holidays).
- iii. The cost and details of flats under the scheme are given at **Annexure I**.
- iv. The flats 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 Registered Industry / Company / Establishment in UTs of Daman & Diu and Dadra & Nagar Haveli.
- ii. Registration Certificate in UTs of Daman & Diu OR Dadra & Nagar Haveli should be submitted with Application Form.

**3. HOW TO APPLY:**

- i. Prescribed forms contained in the brochure will be available on sale on payment of ₹1,000/- by Demand Draft in favour of OIDC Ltd payable at Daman from **09.11.2016 to 11.12.2016** (except holidays) from Office

of the Manager (Projects), OIDC Corporate Office, Plot No. 35, Somnath, Nani Daman – 396210.

- ii. Any Company / Industry / Establishment located in UTs of DD & DNH can apply for one or more than one flats under the scheme subject to maximum 10 (ten) flats by one Company / Industry / Establishment.
- iii. A Company / Industry / Establishment shall have to obtain only one Application Form by submitting Demand Draft of ₹1,000/-. However, if application is made for more than one flat, extra fee for additional number of flats applied shall be payable at the time of submission of duly filled up Application Form. For example, if a Company is applying for one flat, application cum brochure fee shall be ₹1,000/-, if a Company is applied for 5 flats in a single application, the additional fee of ₹4,000/- shall be payable by that company by Demand Draft at the time of submission of Application Form, without which its application shall be considered for one flat only.

#### **4. MODE OF ALLOTMENT:**

- i. All eligible applicants will get the flats if applications received are within the available number of flats. In case, applications for flats are more than the available flats, Draw of Lots shall be held.
- ii. This draw will be conducted in the presence of the Committee nominated by the Managing Director, OIDC for the purpose.
- iii. List of successful applicants will be finalized as per the draw of lots held.
- iv. In case a Company / Industry / Establishment has applied for more than one flat under the scheme, its name for Draw of Lots shall be placed for number of flats applied. For example, M/s. ABC has applied for only 1 flat, M/s. PQR has applied for 3 flats and M/s. XYZ has applied for 5 flats. In this case, if applications received are more than

the available flats, the name of the M/s. ABC shall be consider for 1 (one) time, M/s. PQR for 3 (three) times and for M/s. XYZ for 5 (five) times.

- v. Further, it is to clarify that, during the draw of lots, name slip of M/s. ABC will be one only, name slips of M/s. PQR will be 3 (three) and name slips for M/s. XYZ will be 5 (Five). All these name slips including other applicants name slips say in total about 60 name slips will be kept folded in a box. Now, one by one slip will be taken from the box in presence of the applicants up to the number of flats available for offer. Those name slips which are lifted from the box will be successful applicants eligible for allotment of flat and those name slips which remained in the box will be treated as unsuccessful applicants.
- vi. In the above aforesaid draw of lots, it may be possible that, the applicant who have applied for only one flat may not get any flat as his name slip is not lifted from the box and the applicant who have applied for 4 flats may luckily get all 4 flats as his name slip is lifted for 4 times in a draw of lots.
- vii. After above draw of lots, another draw of lots among the successful applicants from the 1<sup>st</sup> draw of lots will be held for allotment of specific flat / flat number. In this draw of lots, flat numbers on offer will be kept in one box and in other box name slips of the successful applicants will be kept. Subsequently, one name slip and one flat number slip will be taken from the each box. The flat number which is taken from one box will be allotted to the applicant whose name is taken from the other box and so on.
- viii. 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 on or before **11.12.2016** upto 15:00 Hours.

- ix. Applications received by post / courier or any other mode after the specified date and time shall not be accepted.
- x. The application shall be signed only by the Authorized Person of the Company / Establishment.
- xi. Unsigned applications and applications found incomplete shall be summarily rejected without conveying any reason to the applicant. No conditional application forms will be considered.
- xii. 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.

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

- i. A Company / Industry / Establishment applying for a flat(s) under scheme at village Dadra will have to make a payment of ₹25,000.00 per flat towards initial deposit in form of Demand Draft in favour of OI DC Ltd payable at Daman along with the Application Form.
- ii. A Company / Industry / Establishment applying for more than one flat, shall have to make payment of initial deposit of ₹ 25,000.00 for each flat applied. For example, if applied for one flat, initial deposit shall be ₹25,000.00, if applied for two flats, initial deposit shall be ₹50,000.00, if applied for three flats, initial deposit shall be ₹75,000.00 and so on.
- iii. The initial deposit of ₹25000.00 per flat is in addition to the Application Form fee of ₹1,000.00 per flat.
- iv. Separate Demand Draft shall be made for initial deposit(s) and application form fee(s).

- v. Application Form fee is non-refundable. Initial deposit is refundable / adjustable / forfeitable as per the scheme
- vi. Initial Deposit is liable to be forfeited in the event of any breach of condition and / or other compliances.
- vii. Registration certificate of Industry / Company / Establishment with UTs of DD & DNH.

**6. SCHEDULE OF PAYMENT:** The successful applicants will be required to make full payment within 30 days of issuance of the Allotment letter, failing which the allotment is liable to be cancelled. The "initial Deposit" will be adjusted while raising demand at the time of allotment.

**7. MODE OF PAYMENT:** The payment has to be made by Demand Draft in favour of OI DC Ltd payable at Daman only.

**8. 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 on the website of OI DC – [www.oicd.nic.in](http://www.oicd.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. The result of Draw of Lots is final and binding on all applicants.
- iv. A waiting list for unsuccessful applicants shall be also prepared by draw. The unsuccessful applicant will be given waiting number. The wait-listed applicants will have the right of refusal to be on the Waiting List, which should be conveyed within 7 days of the date draw of lots.

- v. The amount of initial deposit in respect of Wait Listed applicants will be retained by OIDC and those who want to quit from the waiting list shall be refunded with their initial deposit(s.) without any interest.
- vi. Flats available on surrender / cancellation will be offered to the wait listed applicants as per their placement in the waiting list.
- vii. Only those flats which are surrendered within 1(one) months from the date of issue of demand cum allotment letters would be included for allotment to waitlisted applicants.
- viii. 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 1 month and hence, it doesn't create any right of the wait listed applicants, if they fail to get a flat from the surrendered ones.
- ix. Initial Deposit of the waiting list applicants will be refunded within three month from date of Draw of Lots without interest.

**9. SALE DEED:**

- i. To prevent speculative applications and to ensure that only genuine company / industry / establishment have applied 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 OIDC 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. Sale Deed will be made in the name of the Company / Industry / Establishment applied as per the original Application Form.
- iii. Sale Deed shall be executed only by the Authorized person of the Company / Industry / Establishment for which Authority letter and Resolution shall be submitted.

- iv. 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.

#### **10. 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. Simple interest @ 5% p.a. will be paid on the initial deposit beyond Six months after closure of this scheme.
- 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 initial deposit beyond Six months after closure of this scheme.

#### **11. Surrender / Cancellation :-**

- i. A successful applicant shall have the option to surrender the flat within one month of the issue of the allotment letter i.e. on or before the last date of making the payment for flat(s). 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 the company, it shall have to pay a penalty equal to 10% of the Initial Deposit in cases where the application of surrender / cancellation is made within 1 (one) month 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 flat is cancelled after making payment of flat(s) (either on the allottee's own request or due to the non-fulfillment of the terms and conditions of allotment etc.), 100% of the initial deposit raised by OI DC will be treated as penalty and deductions will be made accordingly from payments made by the allottee.

## **12. HANDING OVER POSSESSION :-**

- i. The allottee shall be entitled to take delivery of possession only on completion all the formalities, paid all dues within 30 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 1 months from the date of issue of possession letter, the allottee shall be liable to pay watch and ward charges at prescribed rates of ₹2,000.00 per month beyond a period of 1 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.
- ii. The Flat is being offered on "as-is-where-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.

## **13. MIS-USE, ADDITIONS AND ALTERATIONS ETC :-**

- i. The Flat shall not be used for any purpose other than that of residence for workers of the Company / Industry / Establishment applied.

- ii. 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.
- iii. In case of breach of above mentioned conditions, allotment of such flat will be cancelled and possession will be resumed by OI DC.

**14. RESPONSIBILITY FOR MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICE, ETC:**

- i. 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.
- ii. Till the time society is formed, allottee is liable to pay common maintenance expenses to OI DC as may be fixed by OI DC.
- iii. 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.

**15.** Allotment of houses will be subject to housing rules and regulations of OI DC as applicable from time to time.

**16.** Other General Conditions :-

- i. OI DC reserves the right to alter any terms and conditions of the Scheme at its discretion as and when considered necessary.
- ii. 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.
- iii. 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.
- iv. 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.
  - v. The cost of houses mentioned in the Annexure 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.
  - vi. 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.
  - vii. While corresponding with OI DC regarding allotment, etc. applicants shall quote their application number and address the letters to Managing Director, OI DC / General Manager (Projects), OI DC.
  - viii. Any dispute shall be subject to the jurisdiction of the District Court of Dadra & Nagar Haveli.
  - ix. OI DC reserves its right to make further constructions on the building and in open space as per law.

- x. The House can be mortgaged to any of the Institutions mentioned below after obtaining prior permission from OIDC.
  - I. Government of India
  - II. State Government
  - III. UnionTerritory 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	39	41.79	Living Room, One Dinning Room, One Bedroom, Kitchen, Separate w/c bath and balcony.	₹7,50,00.00 + Service Tax whichever is applicable.	Kota stone flooring in rooms, Kitchen, balcony and 6 mm thick glazed tiles in toilet W/L for flooring &dedo upto 0.9 mt.

**NOTE:-**

\*\*\* The tentative cost may vary.The applicant shall be abide to pay actual cost as decided by OI DC.



**(8) Bank Details (any one existing major operational account :**

Bank Account Holder Name : \_\_\_\_\_

Bank Account No. : \_\_\_\_\_

Name of the Bank : \_\_\_\_\_

Branch : \_\_\_\_\_ IFSC Code : \_\_\_\_\_

**(9) Number of flats applied:** \_\_\_\_\_,**(10) Application Form Fee** ₹ \_\_\_\_\_ by Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_**(11) Additional Application Form Fee, in case, more than one flat applied**

₹ \_\_\_\_\_ by Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_

**(12) Initial Deposit :**

₹ \_\_\_\_\_ by Bank Demand Draft No. \_\_\_\_\_, Dated \_\_\_\_\_ drawn on \_\_\_\_\_ (Name of the Bank).

**(13) List of Certificates / Documents enclosed :**

i) \_\_\_\_\_ ii) \_\_\_\_\_

iii) \_\_\_\_\_ iv) \_\_\_\_\_

v) \_\_\_\_\_ vi) \_\_\_\_\_

vii) \_\_\_\_\_ viii) \_\_\_\_\_

**(14) a) I solemnly declare that to the best of my knowledge and belief, the information given in this application form and the annexures, certificates and documents accompanying it is true, correct and complete and in accordance with the provisions of Scheme.**



b) I hereby further declare that I have carefully read and understood the terms and conditions of the scheme contained in the brochure and do hereby agree to abide by them.

[ \_\_\_\_\_ ]  
Signature of Authorized Person of the  
applicant / company[ \_\_\_\_\_ ]  
Name of Authorized Person of the  
applicant / company[ \_\_\_\_\_ ]  
Designation of Authorized Person of  
the applicant / company

Date : \_\_\_\_\_

Place : \_\_\_\_\_

[ \_\_\_\_\_ ]  
Seal of the Company

	<p><b>OMNIBUS INDUSTRIAL DEVELOPMENT CORPORATION OF DAMAN &amp; DIU AND DADRA and NAGAR HAVELI LTD</b> ( A Govt. Undertaking) CIN : U65923DD1992SGC001221 Corporate Office, Plot No.35, Somnath, Nani Daman - 396 210. Tel: (0260) 2241120, 2241112, Fax : (0260) 2241108.</p>	
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## ACKNOWLEDGEMENT

**(to be filled by the applicant)**

Received Application Form for "READY TO OCCUPY FLATS AT SURVEY NO. 261/P, VILLAGE DADRA, UT. OF DADRA & NAGAR HAVELI FOR REGISTERD INDUSTRIES ESTABLISHED IN UTs OF DAMAN & DIU AND DADRA & NAGAR HAVELI"

(1) Name and Address of the Applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) Number of flats applied: \_\_\_\_\_,

(3) Application Form Fee ₹ \_\_\_\_\_ by Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_

(4) Additional Application Form Fee, in case, more than one flat applied  
₹ \_\_\_\_\_ by Demand Draft No. \_\_\_\_\_ dated \_\_\_\_\_ drawn  
on \_\_\_\_\_

(5) Initial Deposit :

₹ \_\_\_\_\_ by Bank Demand Draft No. \_\_\_\_\_, Dated \_\_\_\_\_  
drawn on \_\_\_\_\_ (Name of the Bank).

(6) List of Certificates / Documents enclosed :

i) \_\_\_\_\_ ii) \_\_\_\_\_  
iii) \_\_\_\_\_ iv) \_\_\_\_\_  
v) \_\_\_\_\_ vi) \_\_\_\_\_  
vii) \_\_\_\_\_ viii) \_\_\_\_\_

Date : .....

(Signature with seal of the receiving official)