

Important Events and Dates

Scheme Opens	14.04.2018
Scheme Closes	16.05.2018
Uploading of applicants data on www.gmada.gov.in for verification by applicants	31.05.2018
Objections / Corrections to be intimated by	06.06.2018
Draw of Lots (if required)	14.06.2018
Uploading/declaration of result (or notice of postponement due to unforeseen circumstances) on the website www.gmada.gov.in	15.06.2018
Submission of documents of preferential / Reserve categories those successful in the draw of lots and those appearing in the waiting list	06.07.2018
Letter of Intent (LOI)s to be dispatched by	07-08-2018
25% of the price of the plot (minus earnest money paid with application) and 2% cancer cess to be deposited	30 days of dispatch of Letter of Intent (LOI)

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DETAIL OF PLOTS OFFERED FOR ALLOTMENT

Number of Plots	Size (Sq.Mtr.)	Size (Sq.Yds.)	Rate/Sq.Yds. (In Rs.)	Earnest Money (in Rs.)	Tentative Price
200	83.61	100	25,000/-	2,50,000/-	25,00,000/- (2% cancer cess extra)
100	125.42	150	25,000/-	3,75,000/-	37,50,000/- (2% cancer cess extra)
100	167.22	200	25,000/-	5,00,000/-	50,00,000/- (2% cancer cess extra)
129	250.84	300	25,000/-	7,50,000/-	75,00,000/- (2% cancer cess extra)
62	334.44	400	25,000/-	10,00,000/-	1,00,00,000/- (2% cancer cess extra)
162	418.06	500	25,000/-	12,50,000/-	1,25,00,000/- (2% cancer cess extra)
Total Plots =753 *					

* Total No of plots may vary.

Application money (Non-refundable): Rs. 1000/- (to be deposited extra)

Note: Registration under RERA for this scheme is not required as the partial completion of the area in which the plots are being offered has already been granted vide letter No. GMADA/C.E./2017/1136-50 dated 28-04-2017.

1. **ELIGIBILITY:**

The applicant must be a resident of India (**except for category No. 9 i.e. "persons settled abroad"**) and must be at least 18 years old as on the last date of submission of the application.

- 1.0 For the applicants of all categories including reserved categories, first preference in allotment shall be given to senior citizens (**possessing age of 60 years for male and female as on the date of submission of application**) who do not possess any plot/house anywhere in country, then to women who do not possess any plot/house anywhere in country and only when their list will be exhausted then others will be considered for allotment against the plots.

FOR RESERVE CATEGORIES:

- 2.0 The applicants applying for allotment under the reserved categories(categories at Sr.No.1 to 11 as below excluding 50% General category), should belong to the State of Punjab and they or their spouse/dependents should not possess any plot/house anywhere in the country.

- 3.0 The **applicants** who remain successful for the allotment of plots under the preferential or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issuance of Letter of Intent (LOI).

- 4.0 Where sufficient number of applications are not received against SC category of other reserved Categories such as Defence, **Freedom Fighter, Riot Affected and Terrorist Affected** etc. then available plots/houses of these categories shall be considered in SC Category(**Others**).

In case the above said plots are still available due to non-availability of applicants of such categories then these shall be considered in General Category.

Eligible Criteria/ documents Required For Reserve Categories:-

Sr. No.	Category	Eligible criteria / documents Required
1	Schedule Caste/Schedule Tribe	A valid certificate issued by the Competent Authority as prescribed by the Government of Punjab.
2	<p>Defence and Paramilitary forces</p> <p>i) Serving and Retired Defence Personnel & Paramilitary Forces,</p> <p>ii) (a) 100% Disabled soldiers of Punjab Domicile</p> <p>b) 40% & above Disabled soldiers of Punjab Domicile(In case plots/houses are left out after considering the application received from 100% Disabled soldiers).</p>	<p>In case of Serving and Retired Defence Personnel & Paramilitary Forces, and 100% disabled soldiers of Punjab domicile: - A valid certificate issued by Concerned Authorised Officer of the Sainik Welfare department is required.</p>
3	Gallantry Award Winners From Defence Services/ Paramilitary forces, who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab police Personnel awarded with President/Police Medals for Gallantry	<p>(a) The Gallantry award winners from the defence services, paramilitary forces who have distinguished themselves by acts of bravery and valour in the defence of our country, both in war and peace time and Punjab Police Personnel awarded with President Police medal for Gallantry and Police medal for Gallantry. They should not already have/ possess any such discretionary quota plot/house/flat in any other scheme in any other part of country.</p> <p>(b) In case of posthumous award, the next of kin shall be eligible to avail of this quota. The next of kin shall be construed as widow, if there is one, and in case the awardee was unmarried, the mother or father in that order.</p> <p>The following order of precedence will be adopted.</p> <p>(i) ParamVir Chakra</p> <p>(ii) MahaVir Charka</p> <p>(iii) Vir Chakra</p> <p>(iv) Ashoka Chakra</p> <p>(v) Kirti Chakra</p> <p>(vi) Shaurya Chakra</p>

		<p>(vii)President Police Medal for Gallantry</p> <p>(viii)Police Medal for Gallantry.</p> <p>(ix) Sena Medal/ NauSena Medal/ VayuSena Medal</p> <p>The higher category awardee shall get precedence over the lower category awardees.</p>
4	Legal Heirs(<i>including War Widows</i> of Army/Paramilitary forces, Punjab Police, Personnel Killed in action (war or on law & order duty)	<p>Legal heirs (<i>including War Widows</i> of Army / Paramilitary Forces, Punjab Police, Personnel killed in action (War or on law and order duty):- a valid certificate issued by the Concerned Authorised Officer of the Sainik Welfare department</p> <p>In case of Punjab police personnel, killed in action (war or law and order duty) a valid certificate issued by the D.G.P Punjab /Deputy Commissioner as the case may be required.</p>
5	Riot affected and Terrorist affected families.	<p>“Riot Affected means, a person who migrated to the State of Punjab from any other part of the country who has been issued a red card by any Deputy Commissioner of a District of the State of Punjab and who has not been allotted a house under the Riot</p>

		<p>Affected persons category at Delhi or any other place in the country.</p> <p style="text-align: center;">And</p> <p>Terrorist Affected means a person who belongs to State of Punjab holding valid certificate issued by any Deputy-Commissioner of the State of Punjab and has not availed the benefit for allotment of house/plot under this category.</p> <p>A valid certificate issued by the concerned Deputy-Commissioner regarding Riots Affected /Terrorists Affected is required as per Annexure A&B.</p>
6	Freedom Fighters	<p>Only those freedom fighters who are recipient of Freedom Fighter Reward Pension or Tamra Patra issued by Punjab Government/ Government of India for taking part in recognized movement shall be eligible to apply under this category. A valid certificate issued by the competent authority is required.</p>
7	<p>Specified Disabilities:</p> <p>1. Physical disability</p>	<p>1. Physical disability:-</p> <p>A. Locomotor disability (a person's inability to execute distinctive activities associated with movement of self and objects resulting from affliction of musculoskeletal or nervous system or both), including-</p> <p>(a) "Leprosy cured person" means a person who has been cured of leprosy but is suffering from-</p> <p>(i) Loss of sensation in hands or feet as well as loss of sensation and paresis in the eye and eye-lid but with no manifest deformity,</p> <p>(ii) Manifest deformity and paresis but having sufficient mobility in their hands and feet to enable them to engage in normal economic activity;</p> <p>(iii) Extreme physical deformity as well as advanced age which prevents him/her from undertaking any gainful occupation, and the expression "leprosy cured" shall construed accordingly;</p> <p>(b) "cerebral palsy" means a Group of non-progressive neurological condition affecting body movements and muscle coordination, caused by damage to one or more specific areas of the brain, usually occurring before, during or shortly after birth;</p> <p>(c) "dwarfism" means a medical or genetic condition resulting in an adult height of</p>

	<p>2. Intellectual disability</p>	<p>4 feet 10 inches (147 centimetres) or less;</p> <p>(d) "muscular dystrophy" means a group of hereditary genetic muscle disease that weakens the muscles that move the human body and persons with multiple dystrophy have incorrect and missing information in their genes, which prevents them from making the proteins they need for healthy muscles. It is characterized by progressive skeletal muscle weakness, defects in muscle proteins, and the death of muscle cells and tissue;</p> <p>(e) "acid attack victims" means a person disfigured due to violent assaults by throwing of acid or similar corrosive substance.</p> <p>B. Visual impairment-</p> <p>(a) "blindness" means a condition where a person has any of the following conditions, after best correction-</p> <p>(i) Total absence of sight; or</p> <p>(ii) Visual acuity less than 3/60 or less than 10/200 (Snellen) in the better eye with best possible correction; or</p> <p>(iii) Limitation of the field of vision subtending an angle of less than 10 degree;</p> <p>(b) "low-vision" means a condition where a person has any of the following conditions, namely:-</p> <p>(i) Visual acuity not exceeding 6/18 or less than 20/60 upto 3/60 or upto 10/200 (Snellen) in the better eye with best possible corrections; or</p> <p>(ii) Limitation of the field of vision subtending an angle of less than 40 degree up to 10 degree.</p> <p>C. Hearing impairment-</p> <p>(a) "deaf" means persons having 70 DB hearing loss in speech frequencies in both ears;</p> <p>(b) "hard of hearing" means person having 60 DB to 70DB hearing loss in speech frequencies in both ears;</p> <p>D. "Speech and language disability" means a permanent disability arising out of conditions such as laryngectomy or aphasia affecting one or more components of speech and language due to organic or neurological causes.</p> <p>2. Intellectual disability, a condition characterized by significant limitation both in intellectual functioning (reasoning, learning, problem solving) and in adaptive behaviour which covers a range of every day, social and practical skills, including-</p> <p>(a) "specific learning disabilities" means a heterogeneous group of conditions wherein there is a deficit in processing language, spoken or written, that may manifest itself as a difficulty to comprehend, speak, read, write, spell, or to do mathematical calculations and includes such conditions as perceptual disabilities, dyslexia, dysgraphia, dyscalculia, dyspraxia and developmental aphasia;</p> <p>(b) "autism spectrum disorder" means a neuro-developmental condition typically appearing in the first three years of life that significantly affects a person's ability to communicate, understand</p>
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	<p>3. Mental behaviour</p> <p>4. Disability caused due to</p> <p>(a) chronic neurological conditions, such as-</p> <p>(i) "multiple sclerosis";</p> <p>(ii) "parkinson's disease.</p> <p>(b) Blood disorder-</p> <p>(i) "haemophilia"</p> <p>(ii) "thalassemia"</p> <p>i) "sickle cell disease"</p> <p>5. Multiple Disabilities (more than one of the above specified disabilities)</p>	<p>relationships and relate to others, and is frequently associated with unusual or stereotypical rituals or behaviours.</p> <p>3. Mental behaviour-“mental illness” means a substantial disorder of thinking, mood, perception, orientation or memory that grossly impairs judgment, behaviour, capacity to recognize reality or ability to meet the ordinary demands of life, but does not include retardation which is a condition of arrested or incomplete development of mind of a person, specially characterized by subnormality of intelligence.</p> <p>4. Disability caused due to-</p> <p>(a) chronic neurological conditions, such as-</p> <p>(i) “multiple sclerosis” means an inflammatory, nervous system disease in which the myelin sheaths around the axons of nerve cells of the brain and spinal cord are damaged, leading to demyelisation and affecting the ability of nerve cells in the brain and spinal cord to communicate with each other;</p> <p>(ii) “Parkinson's disease” means a progressive disease of the nervous system marked by tremor, muscular rigidity, and slow, imprecise movement, chiefly affecting middle-aged and elderly people and associated with degeneration of the basal ganglia of the brain and a deficiency of the neurotransmitter dopamine.</p> <p>(b) Blood disorder-</p> <p>(i) “haemophilia” means an inheritable disease, usually affecting only male but transmitted by women to their male children, characterized by loss or impairment of the normal clotting ability of blood so that a minor would may result in fatal bleeding;</p> <p>(ii) “thalassemia” means a group of inherited disorders characterized by reduced or absent amounts of haemoglobin.</p> <p>(iii) “sickle cell disease” means a haemolytic disorder characterized by chronic anaemia, painful events, and various complications due to associated tissue and organ damage; “haemolytic” refers to the destruction of the cell membrane or red blood cells resulting in the release of haemoglobin.</p> <p>5. Multiple Disabilities (more than one of the above specified disabilities) including deaf blindness which means a condition in which a person may have combination of hearing and visual impairments causing severe communication, developmental, and educational problems.</p> <p>Any other category as may be notified by the Central Government.</p> <p>AS per THE RIGHTS OF PERSONS WITH DISABILITIES ACT,2016</p>
8	Sports person.	<p>The Allotment to sports person shall be made in the order of preference as given under :-</p> <p>(i) Medal winner of Olympic Games, World Cup and Asian</p>

Games & Mountaineers, who have scaled Mount Everest.

(ii) First three position holders of common Wealth Games, Afro Asian Games and Asian Championship.

(iii) Participants of Olympic Games, World Cup and Asian Games.

(iv) Participants of Common Wealth Games Afro Asian Games, Asian Championships*, International Cricket Test Matches** International Cricket One Day Matches** & International Cricket T-20 Matches**

*Provided that the sports persons falling under category (iii) and (iv) above shall be eligible only for plots measuring upto 250 sq.yds.

** Provided further that the eligible sports persons shall produce certificate issued by the Competent Authority of Sports Department regarding the recognition of such championships.

*** Provided further that the eligible sports persons shall produce certificate issued by the Board of Control for Cricket in India (BCCI) regarding the recognition of such International matches.

**** In the case of Mountaineers, a certificate awarded by the Indian Mountaineer Foundation duly countersigned by the Ministry of Youth Affairs & Sports Government of India is required.

In case any plot of a particular size remains un-allotted for want of required number of applications or otherwise then unsuccessful applicants of a bigger size of plot shall have the right to opt for such smaller size of plot, whichever is left un-allotted in the Sports Category. Such option will be taken at the time of submission of application.

The other eligibility conditions will be as under :-

1.The applicant should be a resident of State of Punjab as notified by the Punjab Government vide No. 1/3/95-3PP1/9619 dated. 06-01-1996 and

		<p>amended, thereafter, from time to time.</p> <p>2. The applicant should not have been allotted any plot or house earlier by the Directorate of Urban Estates, Punjab Housing Development Board, PUDA or other development authorities or any Improvement Trust or any other agency of the State Government or the Central Government anywhere in India, under the Sports Category.</p> <p>3. The applicant should not possess any plot or house in the Urban Estates of SAS Nagar and New Chandigarh.</p>
9	Persons settled abroad	<p>i)He/She is presently settled abroad and is a citizen of any other country.</p> <p>ii)He/she will be required to submit documentary proof regarding his/her, his/her father/mother, his/her grandfather/mother, his/her maternal grandfather/Maternal grandmother were original residents of State of Punjab in India. This documentary proof can be his/her birth certificate or birth certificate or his/her father/mother or his/her grandfather/mother, his/her maternal grand father/maternal grand mother to the effect that they were born in Punjab or it can be copy of their passport, driving license, Army License or any other such documents to show that they were original residents of the State of Punjab in India. Otherwise the applicant will be required to submit a certificate from the Sub-Divisional Magistrate which will be issued on the basis of agriculture property, house or plot of resident or any other ancestral property or documentary proof to this effect.</p> <p>iii)A person who is an Indian Passport holder but resides for 180 days or more in a year in any foreign country and is earning in that country would be eligible to apply under this category provided that the applicant submits Income tax returns filed in that country for the last three years along with a copy of his/her passport.</p> <p>iv)The person applying under this category will have to remit the entire price of plot/house in foreign exchange. Only Euro, Pound</p>

		sterling, US Dollars, Canadian Dollars and Australian Dollars will be accepted.
10	Government Employees	<ol style="list-style-type: none"> 1. Employees of Punjab Government, Employees of Boards/Corporations of Punjab Government, Employees of Punjab & Haryana High Court, Employees/officials of the Apex institutions working under the Department of Cooperation of Government of Punjab like Markfed, Milkfed, Punjab State Cooperative Bank, Housefed etc., Employees of Universities funded by Punjab Government (Except Private Universities). 2. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. 3. Persons on deputation in Punjab from Government of India or any other State will not be eligible to apply under this scheme 4. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or dependent. 5. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme. 6. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the Department.
11	PUDA Employees	<ol style="list-style-type: none"> 1. The applicant should be a regular employee of PUDA. The applicant should have completed at least 5 years of regular service or should have retired within the last 5 years from the date of commencement of the scheme. Persons on deputation in PUDA/Special Development Authorities from any department/Board/ Corporation/ Government of India or any other State will not be eligible. 2. Allotment will be made to those applicants who do not own any plot / flat in his / her name or in the name of his/her wife / husband or

		<p>dependent.</p> <p>3. The Applicant should not have ever been allotted residential plot/ house under discretionary quota or on the basis of preference in any scheme or under the employee quota or under the schemes launched by PUDA for its employees for providing plots/houses</p> <p>4. The applicant will submit the application with date of regular joining /retirement duly certifying him being in service from the concerned D.D.O of the Department.</p>
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The following order of preference *in Riot Affected and terrorist Affected Families category*, will be adopted :-

- i) Those families who have not availed any benefit of any type of allotment due to Riots Affected / Terrorists Affected victims.
- ii) Those families who have been already allotted commercial sites being Riots Affected / Terrorists Affected victims. They will be considered only if the plots are left after allotment to the Sr. NO (i) Category.

Note:-Those families who have been allotted Plot / Flat / House being Riot Affected / Terrorists Affected victims shall not be eligible under this scheme.

PRICING AND EARNEST MONEY TO BE PAID WITH THE APPLICATION

1. Application Money and Earnest money shall be payable either in the shape of Demand Draft in favour of Estate officer, GMADA, Payable at the stations mentioned in this brochure or shall be paid through online gateway/RTGS/NEFT mentioned on the GMADA's website.
2. In case, applicant seeks refund of his Earnest Money before draw of lots, the same shall be refunded with deduction of Rs. 10,000/- from the Earnest Money. However, no interest on the deposited amount shall be paid.
3. In case, applicant seeks refund of his Earnest Money after draw of lots but before issuance of Letter of Intent (LOI), the same shall be refunded with deduction of 1% amount of the total cost of the plot. However, no interest on the deposited amount shall be paid.
4. In case, applicant seeks refund of his Earnest Money after issuance of Letter of Intent (LOI) but within 30 days from the date of issuance of Letter of Intent (LOI), the same shall be refunded with deduction of 5% amount of the total cost of the plot. However, no interest on the deposited amount shall be paid.
5. In case, applicant seeks refund of his Earnest Money after 30 days from the date of issuance of Letter of Intent (LOI), action for refund of amount shall be taken after cancelling the allotment and forfeiting the 10% amount of total consideration money of plot etc as per the provision of Section 45(3) of the Punjab Regional Town Planning and Development Act, 1995.
6. 5% price rebate is admissible in case of allotments under the Specified Disabilities category.
7. All corner or park / play area facing plots will be charged 10% extra price, plots with both the features will be charged 15% extra.
8. Additional price on account of increase in area of plot as actual measurement being more than the indicated size, enhancement in compensation of acquired land by the court and / or increase in the cost of development works, or otherwise due to delays beyond the control of GMADA, will be charged extra on pro rata basis.
9. Construction, Zoning shall be regulated by Punjab Urban Planning and Development Authority Building Rules, 2013, as amended from time to time.
10. Plots are allotted on "as is where is basis" and GMADA shall not be liable to compensate for any extra expenditure that the allottee may have to incur to level the site.

HOW TO APPLY, DRAW DATES, MODE OF INTIMATION AND WAITING LIST

1. An applicant can apply only in one category and one size. Multiple applications from a single applicant shall be deemed to be rejected ab-initio and GMADA shall not be liable to pay any interest in this regard.
2. Husband and wife and children above 18 years, however, can apply separately. Only one plot will be allotted between husband and wife. Children above 18 years will be treated as independent individuals for the purpose of allotment. *In case If Husband and Wife, both are Government/PUDA employees, then both can apply under Government/PUDA employee's category separately. However, if both are successful for allotment of plots, then they will be given only one plot of their choice and they will have to surrender the other one before issuance of Letter of Intent (LOI). In that case complete earnest money deposited by either of them shall be refunded without any deduction and interest. In case they do not exercise this option and allotment of two plots to Husband and his wife is detected any time after the allotment, then entire deposited amount shall be forfeited besides initiating disciplinary as well as legal proceedings against them.*
3. No documents are to be submitted with the application form in the banks.
4. If the information/ documents supplied are found to be false or fabricated such allotment shall be cancelled and criminal proceedings shall be initiated against the applicant. Incomplete/ unsigned applications will be summarily rejected without conveying reasons.
5. In case number of applications are more than the plots available, then Public Draw of all applications will be held and result of draw will be uploaded/declared on the website as mentioned in this brochure. No individual intimations will be sent to those successful in the draw.
6. **Submission of Documents:** Those applicants who are successful in the draw of lots will be required to submit documents with the Estate Officer, GMADA in person or through registered post by the date mentioned in the brochure. Any

postal delay will not be entertained. The only proof of submission shall be the receipt issued by Estate Office, GMADA which shall be updated on the website www.gmada.gov.in. Applications for which supporting documents are not submitted by the applicants in time will be rejected and next applicant in the waiting list will be allotted the plot. No claims, whatsoever, shall be entertained thereafter.

7. Those opting to be in the waiting list must also submit their documents by the date mentioned in this brochure. Waiting list in each category in order of priority, equal to 10% of the number of plots in that category or 5 plots which ever is more, valid only for a period of twelve months from the date of draw shall be maintained. The date of operation of the waiting list will not be extended under any circumstances. At the end of 12 months from the date of draw, Letter of Intent (LOI) will be issued in the order of priority, in one go. In case any plots become available on account of the applicants surrendering or not furnishing requisite documents, no piecemeal allotments shall be made. No requests to extend the period of operation of the waiting list shall be entertained.

LETTER OF INTENT (LOI)

1. The Letter of Intent (LOI) to the successful applicants shall be dispatched through speed post and posted on the website of GMADA (www.gmada.gov.in) as per schedule given in this brochure.
2. Irrespective of the postal delays, it shall be the sole responsibility of the applicant to obtain a copy of Letter of Intent (LOI) from the office of Estate Officer, GMADA in time, if he/she does not receive it.
3. The Letter of Intent (LOI) shall be transferable by way of sale, gift or otherwise with the prior permission of Estate Officer, GMADA, SAS Nagar after payment of 25% of the price of the plot and in addition a transfer fee @ 2.5 % of the price of the plot **or as decided by PUDA/GMADA from time to time** plus processing fees and **G.S.T.** as applicable. However, The allottees under preferential or reserved categories shall not be permitted to transfer/sell the same for a period of 05 years from the date of issue of Letter of Intent (LOI).

PAYMENT SCHEDULE

(No individual notices shall be sent for payment of instalments)

For Initial 25%(10% + 15%):

- i) 10% price of plot as Earnest Money is to be deposited alongwith the application form.
- ii) 15% price of the plot is to be paid within 30 days of issuance of the Letter of Intent (LOI) to complete 25% price of plot. 2% cancer cess is also payable at the time of depositing 15% amount.
- iii) In case of failure to make the 15% payment along with 2% cancer cess within stipulated period, allotment is liable to be cancelled. However, this period can be extended up to 180 days subject to payment of penalty and surcharge as fixed by the Authority from time to time. However, prior written request stating reasonable grounds shall be required to be submitted by the allottee within 30 days from the date of issue of Letter of Intent (LOI).
- iv) Surcharge shall be @ 1.5% for 30 days, 2% for 60 days, 2.5% for 90 days and 3% for 180 days of delayed payment. In addition, penalty shall also be charged @14% compounded annually for the delayed period.

For balance payment of 75%:

- i) The balance 75% of the tentative price of plot, is payable either in lump sum without any interest within 60 days from date of issue of Letter of Intent (LOI) **OR** in 6 half-yearly equated instalments along with interest @ 9% compounded annually per annum. First instalment shall become due after six months from the date of issue of Letter of Intent (LOI).
- ii) In case balance 75% payment is made in Lump-sum within 60 days from the date of issue of Letter of Intent (LOI), a rebate @ 5% on this amount shall be admissible.
- iii) In case of non-payment of instalments by due date, allottee shall be liable to pay penalty on the amount due. However, before imposing penalty, Estate Officer shall issue a notice and provide an opportunity of being heard to the allottee, and pass an order in writing, provided that penalty so imposed shall not exceed the amount due.

On request establishing genuine grounds, delay up to 24 months in the deposit of instalments may be condoned by the Estate Officer, by charging 14% compounded annually penalty for the period of delay. Delays beyond 24 months shall not be condoned under any circumstances and shall result in cancellation/resumption of the plot and amount shall be refunded after deducting 10% of the total amount of the consideration money, interest and other dues payable in respect of plot in accordance with the provisions of Section 45(3) of the Punjab Regional and Town Planning and Development Act, 1995.

- iv) Additional price due to enhancement of compensation of the land by the courts, cost of development etc. shall be payable without any interest within 60 days of such demand **OR** in 3 equal six monthly instalments along with an interest @ 9% compounded annually. In case of reduction in area, the excess amount shall be refunded/ adjusted, as the case may be, on pro-rata basis

OWNERSHIP AND POSSESSION

1. Allotment shall be on free hold basis.
2. The physical possession of the plot shall be taken over by the allottee within **90 days** from the date of issuance of Letter of Intent (LOI), otherwise the same shall be deemed to have been handed over to him on 90th day.
3. The ownership of land shall continue to vest with Greater Mohali Area Development Authority until full payment of the price and all other dues in respect of said plot is made.
4. The allottee shall be required to execute a Deed of Conveyance in prescribed format and in the manner within 90 days of payment of entire money. The expenses of registration and execution of Conveyance Deed shall be borne by the allottee.
5. The conditions given in the brochure are not exhaustive. The allottee shall abide by the terms and conditions to be mentioned in Letter of Intent (LOI), which are based on the Punjab Regional and Town Planning and Development Act, 1995 & Rules & Regulations framed there-under and policies framed by **PUDA/GMADA** from time to time.

DISPUTE RESOLUTION: Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to the Sole Arbitrator appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA) Arbitration shall be governed by the Arbitration and Conciliation Act, 1996, as amended from time to time. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

CHIEF ADMINISTRATOR, GMADA

**SELF ATTESTED PHOTOCOPIES OF DOCUMENTS TO BE SUBMITTED TO
ESTABLISH ELIGIBILITY
(GMADA MAY ASK FOR THE ORIGINALS FOR VERIFICATION)**

Compulsory documents (For all categories):

1. UID Card.
2. PAN Number **OR Form 60A**

For Preferential / reserved categories :

Residence certificate of Punjab issued by Competent Authority (Tehsildar concerned)

OR

3 out of the following 9 documents to establish 5 year residence of Punjab as on last date of application:

1. Birth certificate
2. Voter I Card
3. Driving License
4. Passport with address of Punjab
5. Matriculation certificate
6. Proof of ownership of property in Punjab on the date of submission of application
7. Electricity Bill
8. Landline Telephone Bill
9. Registration certificate of a vehicle.

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
(PUDA BHAWAN, SECTOR 62,
SAHIBZADA AJIT SINGH NAGAR, MOHALI)**

ACKNOWLEDGEMENT

Form No.

CATEGORY.....

SIZE OF PLOT.....

Received application of Sh./Smt. under IT City Scheme 725/2018 bearing the number mentioned above for allotment of residential plot measuring Sq.yds. along with Bank Draft bearing No..... dated..... amount drawn on in favour of Estate Officer, GMADA, SAS Nagar.

Dated.....

Signature of the Receipt Clerk with Seal

CERTIFICATE OF SIKH RIOT AFFECTED

Certified that Sh./Smt. S/o/D/o/W/o Sh.
..... R/o is a riot affected person and his/her red card No. is
..... He/She has not availed any benefit of House/Plot/Flat/Commercial under
riot affected Scheme. He/She is eligible to apply in the scheme of Residential plots at IT
City, Sahibzada Ajit Singh Nagar (Mohali) launched by GMADA as per the instruction of
Government issued under letter No. dt

or

Certified that Sh./Smt. S/o/D/o/W/o Sh.
..... R/o is a riot affected person and his/her red card No. is
..... He came to Punjab from after the riots of 1984 and
now is residing in the Distt He/She has already been allotted Commercial
site No. at

Deputy Commissioner
.....

CERTIFICATE OF TERRORISTS AFFECTED

Certified that Sh./Smt. S/o/D/o/W/o Sh.
..... R/o is a terrorists affected person and his/her red card
No. is He/she came to Punjab from after the riots of
1984 and now is residing in the Distt He/She has not availed any benefit
of House/Plot/Flat/Commercial under terrorists affected Scheme. He/She is eligible to
apply in the scheme of Residential plots at IT City, Sahibzada Ajit Singh Nagar (Mohali)
launched by GMADA as per the instruction of Government issued under letter No.
..... dt

or

Certified that Sh./Smt. S/o/D/o/W/o Sh.
..... R/o is a terrorists affected person and his/her red card
No. is He came to Punjab from He/She has already
been allotted Commercial site No. at

Deputy Commissioner
.....

UNDERTAKING
(TO BE GIVEN BY THE APPLICANT WHO WANTS TO TAKE A PREFERENCE)
(PLEASE SEE ELIGIBILITY CLAUSE)

I, S/o/D/o/W/o Sh. R/o
..... solemnly affirmed and declare that I, my spouse or minor children
or dependent children do not own any residential house/plot / flat in anywhere in
Country.

That if at any stage, the information provided by me is found to be incorrect or
that I have concealed the facts which would make my application ineligible under
this scheme, then the allotment made to me shall be cancelled and the amount
deposited by me shall be forfeited and legal action against me shall be initiated.

(SIGNATURE OF APPLICANT)

UNDERTAKING
(TO BE GIVEN BY THE APPLICANT WHO WANTS TO TAKE A PREFERENCE AS
GOVERNMENT EMPLOYEES / PUDA EMPLOYEES)
(PLEASE SEE ELIGIBILITY CLAUSE)

I, S/o/D/o/W/o Sh. R/o
..... solemnly affirmed and declare that I, my spouse or minor children
or dependent children do not own any residential house/plot / flat in any Urban
Estate of Punjab, in Chandigarh, Panchkula nor have been allotted any
residential house / plot / flat by any Government / Semi Government Institutions /
Improvement Trusts / Board / Corporation /Municipal Committees/Corporation
/Registered Societies like Army Welfare Housing Organization or Cooperative
Societies.

That I, my spouse and my dependants have also not been allotted a residential
house/flat/plot under Employees quota/ Discretionary quota by Housing & Urban
Development Department, Punjab /Directorate/PUDA or any other department or
government agency and also not allotted a residential flat/plot under the scheme
launched by PUDA for its employees.

That if at any stage, the information provided by me is found to be incorrect or
that I have concealed the facts which would make my application ineligible under
this scheme, then the allotment made to me shall be cancelled and the amount
deposited by me shall be forfeited and legal action against me shall be initiated.

(SIGNATURE OF APPLICANT)