



Live in the most desirable place in Delhi !

Not just a Flat.

It's a lavish and
happening lifestyle...

DDA

invites tenders in the
prescribed form for the
sale of 110

**COMMONWEALTH
GAMES 2010**

F L A T S

on
"as is where is" basis



**Sale of Tender Document
From
26.4.2012 to 21.5.2012**

Price : ₹ 1050/- (including VAT)



For further details please contact :

Director (Housing) - I

3rd Floor, 'D' Block, Vikas Sadan, INA, New Delhi-110023

Phone : 24617396

DELHI DEVELOPMENT AUTHORITY

Visit DDA's Website : www.dda.org.in or dial 39898911

Tender Form No.

DDA I N V I T E S

**Sealed Tenders for 110 Flats
at Commonwealth Games 2010 Village**

TENDER DOCUMENT

(Please read instructions and terms & conditions carefully before filling)

Submission of Tender

On 21.05.2012 between 10.00 a.m. to 2.00 p.m.

Opening of Tender

On 21.05.2012 at 2.30 p.m. onwards

Venue

DDA Auction Hall

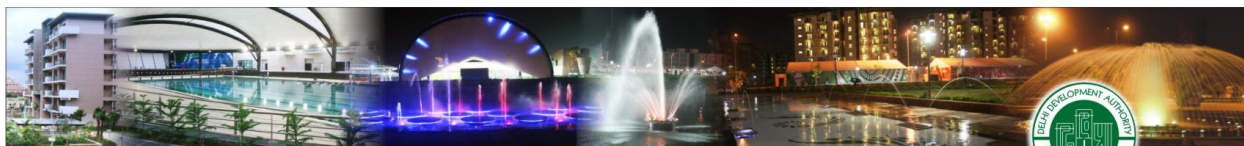
'D' Block, Vikas Sadan, INA, New Delhi



DELHI DEVELOPMENT AUTHORITY

Please visit DDA's Website : www.dda.org.in or dial 39898911

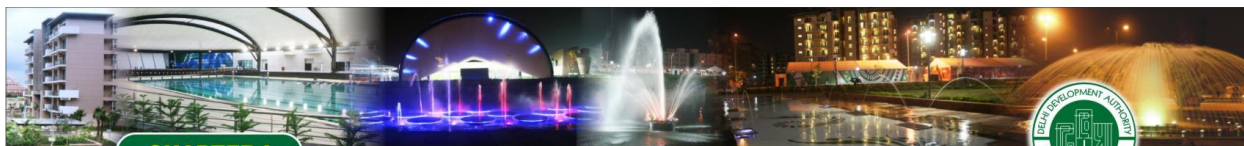




For Flats at Commonwealth Games 2010 Village

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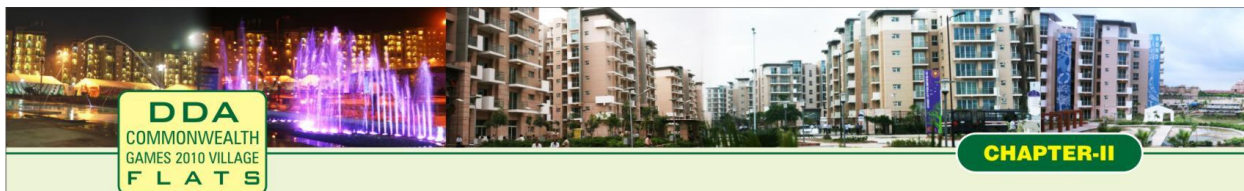
INTRODUCTION

The Delhi Development Authority (DDA) was constituted under the provisions of Section 3 of Delhi Development Act, 1957. It is the nodal agency for urban planning and implementation in Delhi. DDA has been the primary organization undertaking urban development projects in Delhi. As per the Master Plan of Delhi, social infrastructure such as Shopping Complexes, Hospitals, Sports Complexes, Hotels etc. not only provide support function to the resident population of Delhi but are also essential to ensure the integrated development of the city.

In exercise of the Powers conferred by Clause (1) of Sub-Section (1) of the Section-57 of the Delhi Development Act, 1957 (61 of 1957) read with Clause (j) of that sub-section, Delhi Development Authority with the previous approval of the Central Govt. hereby made the Delhi Development Authority (Management & Disposal of Housing Estates) Regulations, 1968.

The objectives of DDA include, among other things, to facilitate the development and provision of requisite housing infrastructure in the city and to develop high standard of facilities in the areas that enhance the image of the city and contribute to the development of the area. This includes development of premium destinations for Housing facilities in the entire area of National Capital Territory of Delhi.

Housing activity has been taken up by DDA since 1967-68. The 1st Registration Scheme was opened in 1968 and thereafter 44 housing schemes have been launched till 2011. Total 3,94,738 residential flats have been allotted which is itself a great achievement for the Authority.



Introduction to the Scheme/Location

Prestigious Scheme, Prime location

The Commonwealth Games Village 2010 epitomizes global living inspired by an International Event.

Developed by DDA in collaboration with Emaar MGF on Public Private Participation (PPP) mode contract, it has turned out to be one of the architecturally, aesthetically and luxuriously best residential complexes in Delhi. Minutes away from Delhi's central business district, Connaught Place and standing tall next to the Akshardham temple the place has already found a permanent place in the hearts of the people.

An architectural wonder in love with greens

The most envious feature of the Commonwealth Games Village 2010 is its surrounding greens. It proudly unveils a luxurious lifestyle nestled amidst 70% greens and open landscape. A feature that is undoubtedly impossible to find a match in Delhi.

Apartments that set you apart

Majestically spread over 27 acres, the village has 3.8 million sq.ft. of built up space. The complex houses 34 towers with 2 to 5 bedroom apartments of Area ranging from 1443 sq.ft. to 3405 sq.ft. (approximately). Every apartment is a showpiece of refined aesthetics that suits every attitude.

- Adjoining to the world famous Akshardham Temple
- Next to Metro Station
- Adjacent to DDA Sports Complex
- Option of 2, 3, 4 & 5 bed room flats
- Covered Car Parking Space
- Club & Swimming Pool facilities inside the Residential Complex
- Easy connectivity with South Delhi through Barapullah Flyover



CHAPTER-III



A View

Temple Side



River Side

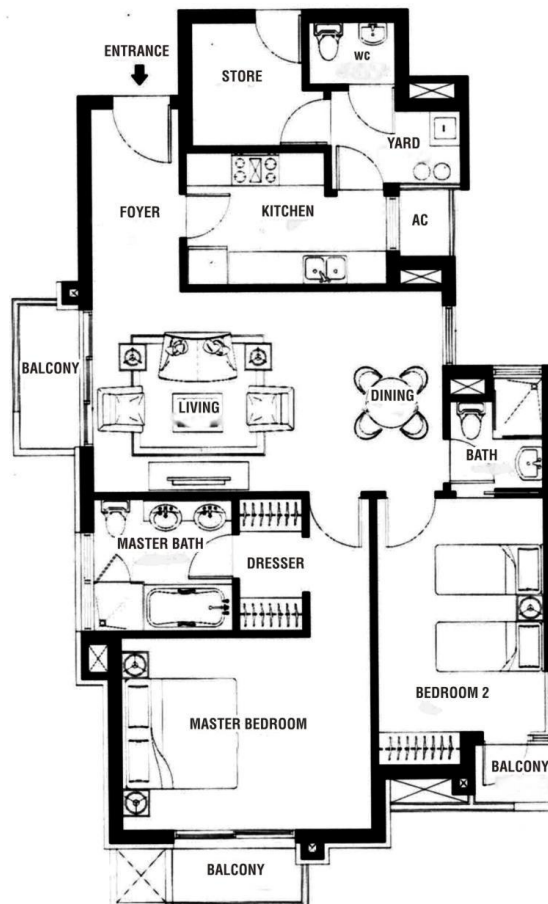


Disclaimer : All images and perspectives are tentative and not for legal offering



Typical Floor Designs of Flats

2 Bed Room



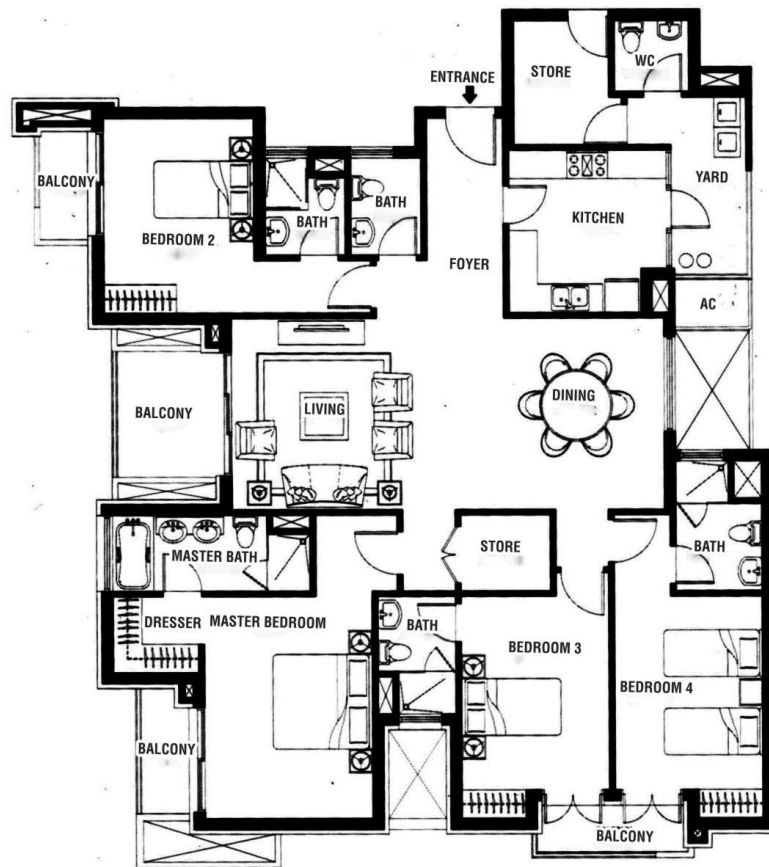


3 Bed Room





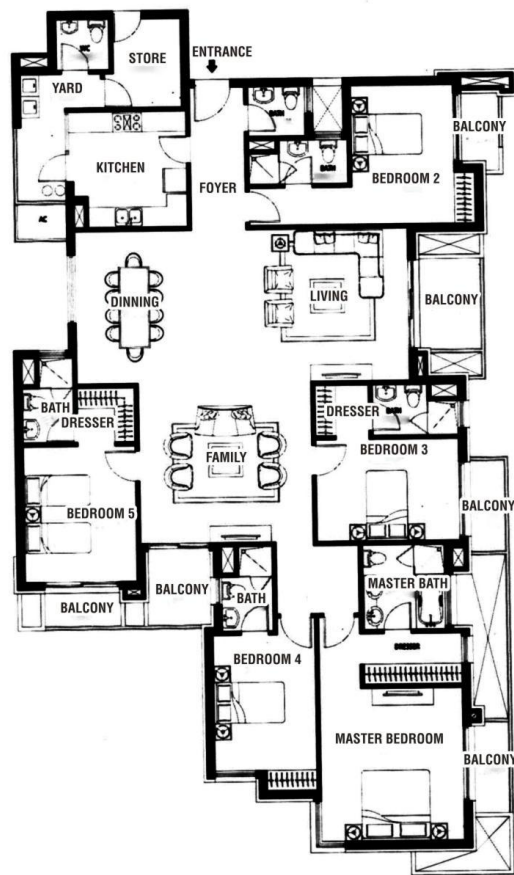
4 Bed Room

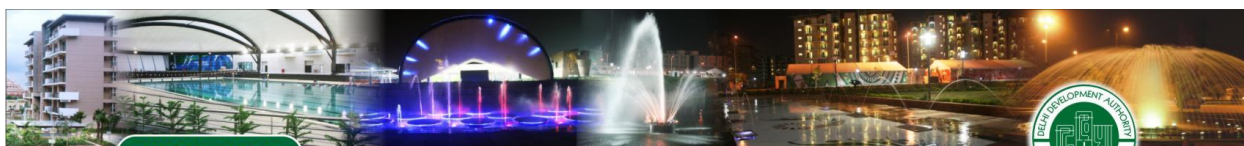




DDA
COMMONWEALTH
GAMES 2010 VILLAGE
FLATS

5 Bed Room





CHAPTER-VI



TENDERING SCHEDULE

ACTIVITY	VENUE	DATE & TIME
Sale of Tender	Form Sale Counter, Block-D, Vikas Sadan, Near INA, New Delhi-110023	From 26.04.2012 to 21.05.2012 on all working days between 11.00 a.m. to 3.00 p.m. (on 21.05.2012 only upto 1.00 p.m.)
Submission of complete sealed Tender Document	Tender box at Auction Hall, Block-D, Vikas Sadan, Near INA, New Delhi-110023	On 21.05.2012 between 10.00 a.m. to 2.00 p.m.
Opening of Tender	Auction Hall, Block-D, Ground Floor, Vikas Sadan, Near INA, New Delhi-110023	On 21.05.2012 at 2.30 p.m. onwards

CHAPTER-VII

Documents to be submitted alongwith Tender Form

To be submitted in all cases

- Affidavit (format as per Annexure-I)
- Letter of Intent and Application (format as per Annexure-II)
- Earnest Money Deposit
- Tender Documents (Annexure - III)
- Photographs
- Copy of PAN Card

NRI/PIO:

- Copy of the individual's passport.
- The Confirmation Letter from the Banker stating that the Demand Draft/Pay Order has been prepared from the proceeds of NRE/NRO account of the tenderer or foreign exchange remittance from abroad and not from the account of any third party.



Details of Flats

TOWER 01 (T-01)

FLOOR LEVEL	UNIT NO.	UNIT TYPE	(A) UNIT AREA (m ²)	(B) BALCONY AREA/COVERED PATIO AREA/AC LEDGE (m ²)	(C) UNCOVERED PATIO AREA (m ²)	(D) COVERED AREA (m ²) (A)+(B)	(E) COMMON AREA (m ²)	(F) SALEABLE AREA (m ²) (C)+(D)+(E)	(G) PLINTH AREA (m ²) (F)-(0.75*(C))
LL1	LL1-01	4C1-A	183.5	16.0	15.9	199.5	28.5	243.9	232
	LL1-02	3M1	145.8	6.7	9.7	152.5	21.8	184	176.7
	LL1-03	3L1	145.1	5.8	12.1	150.9	21.6	184.6	175.5
	LL1-04	2B1	116.1	9.2	22.5	125.3	17.9	165.7	148.8
	LL1-05	3P1	146.9	8.8	6.2	155.7	22.3	184.2	179.5
	LL1-06	4C1-A	183.5	16	15.9	199.5	28.5	243.9	232.0
1	01-01	4C2	183.5	16.0	0.0	199.5	28.5	228.0	228.0
	01-02	3M2	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	01-03	3L2	145.1	5.8	0.0	150.9	21.6	172.5	172.5
	01-04	2B2	116.1	9.2	0.0	125.3	17.9	143.2	143.2
	01-05	3P2	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	01-06	4C2	183.5	16.0	0.0	199.5	28.5	228.0	228.0
2	02-01	4C3	183.5	16.0	0.0	199.5	28.5	228.0	228.0
	02-02	3M3	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	02-03	3L3	145.1	5.8	0.0	150.9	21.6	172.5	172.5
	02-04	2B3	116.1	9.2	0.0	125.3	17.9	143.2	143.2
	02-05	3P3	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	02-06	4C3	183.5	16.0	0.0	199.5	28.5	228.0	228.0
3	03-01	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
	03-02	3M4	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	03-03	3L4	145.1	5.8	0.0	150.9	21.6	172.5	172.5
	03-04	2B4	116.1	9.2	0.0	125.3	17.9	143.2	143.2
	03-05	3P4	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	03-06	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
4	04-01	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
	04-02	3M4	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	04-03	3L4	145.1	5.8	0.0	150.9	21.6	172.5	172.5
	04-04	2B4	116.1	9.2	0.0	125.3	17.9	143.2	143.2
	04-05	3P4	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	04-06	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
5	05-01	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
	05-02	3M4	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	05-03	3L4	145.1	5.8	0.0	150.9	21.6	172.5	172.5
	05-04	2B4	116.1	9.2	0.0	125.3	17.9	143.2	143.2
	05-05	3P4	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	05-06	4C4	183.5	16.0	0.0	199.5	28.5	228.0	228.0
6	06-01	4C5	188.7	23.0	0.0	211.7	30.3	242.0	242.0
	06-02	3M3	145.8	6.7	0.0	152.5	21.8	174.3	174.3
	06-03	3L5	147.0	10.4	0.0	157.4	22.5	179.9	179.9
	06-04	2B5	118.1	5.8	0.0	123.9	17.7	141.6	141.6
	06-05	3P3	146.9	8.8	0.0	155.7	22.3	178.0	178.0
	06-06	4C5	188.7	23.0	0.0	211.7	30.3	242.0	242.0

TOWER NO.-9 (T-09)

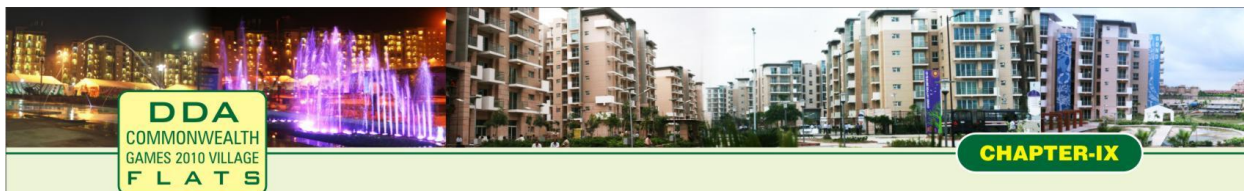
LL1	LL1-01	3H1	149.1	11.7	16.1	160.8	24.9	201.8	189.7
	LL1-02	3B1	154.7	11.7	16.3	166.4	25.8	208.5	196.3
	LL1-03	3E1-B	152.7	11.9	7.3	164.6	25.5	197.4	191.9
	LL1-04	5A1-A	210.6	16.8	22.6	227.4	35.2	285.2	268.3
1	01-01	3H2	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	01-02	3B2	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	01-03	3E2	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	01-04	5A2	210.6	16.8	0.0	227.4	35.2	262.6	262.6
2	02-01	3H3	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	02-02	3B3	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	02-03	3E3	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	02-04	5A3	210.6	16.8	0.0	227.4	35.2	262.6	262.6



3	03-01	3H4	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	03-02	3B4	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	03-03	3E4	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	03-04	5A4	210.6	16.8	0.0	227.4	35.2	262.6	262.6
4	04-01	3H4	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	04-02	3B4	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	04-03	3E4	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	04-04	5A4	210.6	16.8	0.0	227.4	35.2	262.6	262.6
5	05-01	3H4	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	05-02	3B4	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	05-03	3E4	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	05-04	5A4	210.6	16.8	0.0	227.4	35.2	262.6	262.6
6	06-01	3H3	149.1	11.7	0.0	160.8	24.9	185.7	185.7
	06-02	3B3	154.7	11.7	0.0	166.4	25.8	192.2	192.2
	06-03	3E3	152.7	11.9	0.0	164.6	25.5	190.1	190.1
	06-04	5A3	210.6	16.8	0.0	227.4	35.2	262.6	262.6
7	07-01	3H5	150.9	8.7	0.0	159.6	24.7	184.3	184.3
	07-02	3B5	156.5	8.7	0.0	165.2	25.6	190.8	190.8
	07-03	3E5	154.4	8.8	0.0	163.2	25.3	188.5	188.5
	07-04	5A5	213.9	14.0	0.0	227.9	35.3	263.2	263.2
TOWER 14 (T-14)									
1	01-01	3J1	142.9	9.6	16.4	152.5	20.3	189.2	176.9
	01-02	4A1-A	188.5	17.4	9.2	205.9	27.4	242.5	235.6
	01-03	5C1	228.0	20.7	14.7	248.7	33.1	296.5	285.5
	01-04	5A1-A	210.6	16.8	22.6	227.4	30.3	280.3	263.3
2	02-01	3J2	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	02-02	4A2	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	02-03	5C2	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	02-04	5A2	210.6	16.8	0.0	227.4	30.3	257.7	257.7
3	03-01	3J3	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	03-02	4A3	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	03-03	5C3	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	03-04	5A3	210.6	16.8	0.0	227.4	30.3	257.7	257.7
4	04-01	3J4	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	04-02	4A4	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	04-03	5C4	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	04-04	5A4	210.6	16.8	0.0	227.4	30.3	257.7	257.7
5	05-01	3J4	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	05-02	4A4	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	05-03	5C4	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	05-04	5A4	210.6	16.8	0.0	227.4	30.3	257.7	257.7
6	06-01	3J4	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	06-02	4A4	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	06-03	5C4	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	06-04	5A4	210.6	16.8	0.0	227.4	30.3	257.7	257.7
7	07-01	3J4	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	07-02	4A4	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	07-03	5C4	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	07-04	5A4	210.6	16.8	0.0	227.4	30.3	257.7	257.7
8	08-01	3J3	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	08-02	4A3	188.5	17.4	0.0	205.9	27.4	233.3	233.3
	08-03	5C3	228.0	20.7	0.0	248.7	33.1	281.8	281.8
	08-04	5A3	210.6	16.8	0.0	227.4	30.3	257.7	257.7
9	09-01	3J3	142.9	9.6	0.0	152.5	20.3	172.8	172.8
	09-02	4A5	192.0	11.4	0.0	203.4	27.1	230.5	230.5
	09-03	5C5	231.8	14.6	0.0	246.4	32.8	279.2	279.2
	09-04	5A5	213.9	14.0	0.0	227.9	30.4	258.3	258.3

Note:

1. THE SALEABLE AREA CONSTITUTES THE UNIT COVERED AREA WITH PROPORTIONATE COMMON AREA LOADING FOR THE APARTMENT.
2. THE SALEABLE AREA IS THE ONE BEING CONSIDERED TO CALCULATE THE COST OF THE APARTMENT.
3. COMMON AREA – AREA CONSTITUTE STAIRCASE LIFT, LOBBY & CIRCULATION AREA.



TENDER NOTICE

2.1 Delhi Development Authority (DDA) invites Tenders in the prescribed form for the sale of Commonwealth Games-2010 flats as per details described in Chapter-VIII under the Delhi Development Authority (Management & Disposal of Housing Estate) Regulation, 1968 on '**as is where is basis**' as per the Terms & Conditions described in the Tender Documents. It will be presumed that the bidder has visited the site and satisfied himself with the prevalent site conditions in all respects including status and infrastructural facilities available, etc. before participating in the tender and submitting the bid. DDA will not entertain any request for additions or alterations or any complaint, whatsoever regarding conditions/specifications with reference to the cost of flats, its design, the quality of material used, workmanship or any other defect.

2.2 Eligibility

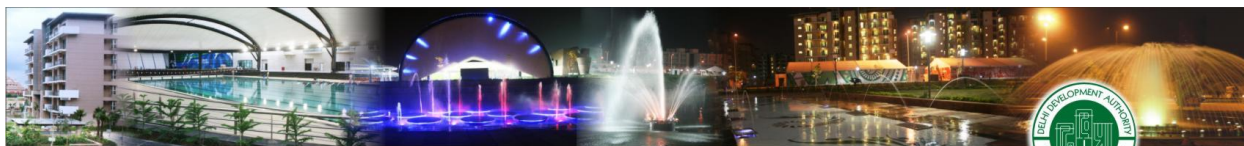
- i) Any person who has attained the age of majority.
- ii) The applicant must not own any residential flat or plot in full or in part on leasehold or freehold basis in the urban areas of Delhi/New Delhi/Delhi Cantonment either in his/her own name or in the name of his/her wife/husband or in the name of his/her minor or dependant children.
- iii) Central Govt., State Govt./their Subordinate Department and Public Sector Undertakings putting signature and seal of authorized Officer/Signatory.
- iv) In case of individual, the Bidder/Purchaser must be a Citizen of India and he/she should be competent to enter into a contract.
- v) No change in the name of Tenderer will be allowed under any circumstances.
- vi) NRIs/PIOs (Person of Indian Origin) may also participate in the tender programme as per the Notification No. FEMA/212000/RB dated 3.5.2000 issued by Reserve Bank of India.
- vii) An individual can submit one tender only.

2.3 Reserve Price for the Flats offered in Tender

- i) Details of flats available for Tender is indicated in Chapter-VIII.
- ii) All the flats are being offered on freehold basis.
- iii) Identified Car Parking Space will be charged extra at the rate of Rs. 4.50 lacs per parking space. For 2 bed room flats - 1 space parking, for 3/4 bed room flats - 2 space parking and for 5 bed room flats - 3 space parking are compulsory.
- iv) DDA however reserves the right to reject any bid offered at its sole discretion and will not be liable to explain the reasons thereof.

2.4 Issue of Tender Document

Tender Documents will be available from 26.04.2012 to 21.05.2012 between 11.00 a.m. to 3.00 p.m. (on 21.05.2012 only upto 1.00 p.m.) all working days from Sale Counter No.11, Block-D, Vikas Sadan, Near INA Market, New Delhi - 110023 on payment of Rs. 1050/- including 5% Vat (non refundable). No request for Tender Document by post shall be considered. In case of Central Govt./State Govt./their subordinate departments and Public Sector Undertakings, tenderer can tender for as many flats as wishes but would need to apply in separate tender form for each flat tendered for and supported with separate EMD for each flat. An individual can submit one tender only.



2.5 Earnest Money Deposit (EMD)

- i) The tenderers will submit each proposal alongwith Earnest Money Deposit in an envelope marked "Earnest Money Deposit". The EMD amounting to 25% of the tender premium is to be submitted in two stages as follows:
 - a) 5% at first stage by all bidders i.e. alongwith the tender.
 - b) 20% at second stage by successful bidders within 30 days of the acceptance of their tender by the Competent Authority.
- ii) If the successful bidder fails to deposit balance 20% EMD (second stage) in 30 days period, then EMD of 5% submitted alongwith tender would be forfeited.
- iii) The EMD shall be payable by Demand Draft/Pay Order drawn in favour of '**Delhi Development Authority, New Delhi. Cheques or Cash will not be accepted.**
- iv) No offer shall be accepted if not accompanied by earnest money deposit.
- v) This earnest money deposit will be adjusted in the payment against the premium payable to the Authority by the successful tenderer.
- vi) The earnest money deposit paid by the tenderers, whose offers have not been accepted shall be returned to them without any interest. The same shall be sent by registered post within 15 days of the opening of tenders. However, original draft/pay orders in respect of Earnest Money Deposit may be collected personally after five days on production of valid Identity Proof. The advance deposit shall not be adjusted against any other scheme.

2.6 Submission of the Tender

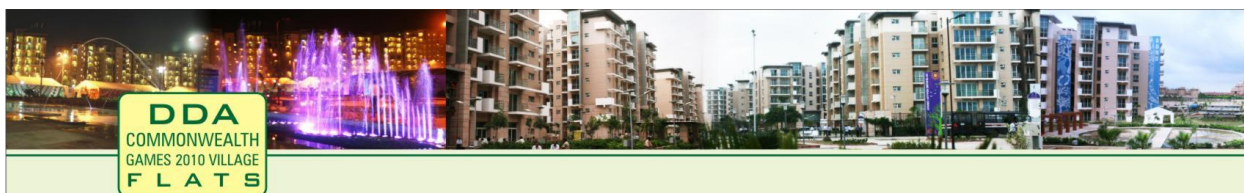
- 2.6.1 A tender should be submitted in a sealed envelope containing the application form for Tender (attached with this tender booklet). This document should be signed by the authorized signatory on every page. The sealed envelope containing the tender application form be marked "Tender for Flat No. _____ Tower No. _____ Floor _____ (2/3/4/5) Bed Room _____."
- 2.6.2 A sealed envelope marked '**Earnest Money Deposit**' containing a demand draft/pay order towards first stage earnest money deposit, shall also be placed in the Sealed Envelope. First stage Earnest Money deposit (EMD) is 5% of the premium offered by the tenderer. Demand Draft/Pay Order shall be drawn in favour of '**Delhi Development Authority, New Delhi. Cheque or cash will not be accepted.** No offer shall be accepted if not accompanied by earnest money deposit.

2.7 Lodgement of Tenders

- 2.7.1 ENVELOPE containing the TENDER FORM and other documents as given in Chapter-VII, XII and XIII alongwith the first stage Earnest Money Deposit (EMD) @ 5% of the bid amount shall be deposited in the tender box at Auction Hall, Vikas Sadan, INA, New Delhi-110023 on 21.05.2012 between 10.00 a.m. to 2.00 p.m.
- 2.7.2 Tenders received by post/courier shall not be entertained.
- 2.7.3 Tender of each flat is to be submitted separately with separate EMDs (Earnest Money Deposit) and all required documents.

2.8 Opening of Tenders

The Tenders will be opened on 21.05.2012 i.e. on the day of submission itself at 2.30 p.m. onwards in the Auction Hall, Block 'D', Vikas Sadan, New Delhi in the presence of tenderers who wish to remain present.



2.9 Evaluation of Tenders

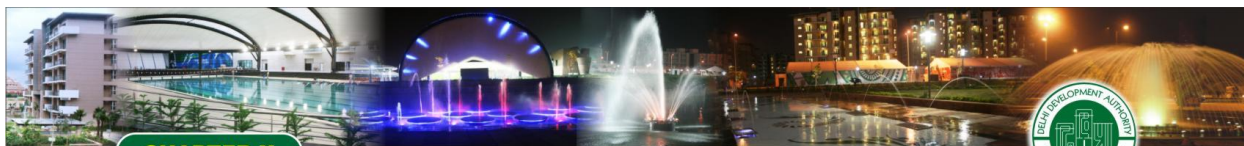
- 2.9.1 The accepting officer shall, subject to confirmation of the VC, DDA, normally accept the highest tender for a flat, provided that it is above the reserve price and found to be competitive enough to reflect the market value of the flat tendered for.
- 2.9.2 The confirmation of the highest tender shall be at the sole discretion of the Vice Chairman, DDA who does not bind himself to confirm the highest tender and reserve to himself the right to reject all or any of the tenders without assigning any reasons. Any tender not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.
- 2.9.3 After the bids are confirmed/accepted by the Competent Authority, a communication shall be sent to the successful bidder and the second stage EMD (20% of the premium offered) to be submitted within 30 days in the shape of Demand Draft/Pay Order drawn in favour of Delhi Development Authority, New Delhi. In case the second stage EMD is not submitted within the stipulated period, the first stage EMD (5% of the premium offered) submitted alongwith the tender shall be forfeited.
- 2.9.4 After deposit of second stage EMD, DDA shall issue a Demand-cum-Allotment Letter for the flat to the bidder whose bid has been accepted, calling upon him to remit the balance 75% amount/premium of the bid offered within 90 (ninety) days of issue of this letter. Extension of time for making payment for a further period of 90 days is allowed on payment of necessary interest charges @ 15% per annum.
- 2.9.5 In case the payment of balance premium is not received within the stipulated period as indicated above and in the Demand-cum-allotment letter, the Tender bid shall automatically stand cancelled and the entire EMD (25% of premium offered) shall stand forfeited without any notice. In that eventuality, DDA shall be compelled to re-tender the flat.
- 2.9.6 The V.C. or the Accepting Officer shall within 15 days of the date of the opening of the tenders, communicate to all other tenderers, non-acceptance of their tenders and return the earnest money received from them without any interest.
- 2.9.7 The tenderer after submission of tender shall not be permitted to withdraw, surrender or modify his tender on any ground whatsoever. If he withdraws or surrenders the tender, the entire amount of earnest money shall be forfeited absolutely. This shall be without prejudice to other rights or remedies that may be available to DDA.

2.10 Validity of Offer

The tenderers shall keep their offer valid for acceptance by the Competent Authority for a period of 180 days. If the bidder withdraws his offer within a period of 180 days, earnest money deposit paid by him shall be forfeited without any show cause notice. Demand-cum-Allotment letter will be valid for 180 days only from the date of issue and it will have ceased to be effective thereafter.

2.11 Right to reject bid

- i) Delhi Development Authority reserves the right to reject any/all bids without assigning any reason.
- ii) The confirmation of the highest bid shall be the sole discretion of the Vice Chairman, DDA who will not be bound to confirm the highest bid and reserves the right to reject all or any of the bids without assigning any reason.
- iii) The EMD paid by the bidders, whose bids are not accepted by the competent authority, shall be returned to them without any interest. The same shall be sent by registered post within 15 days of the rejection of the bid by the Competent Authority. However, original draft/pay orders in respect of Earnest Money Deposit can also be collected personally after five days on production of valid Identity Proof. The EMD shall not be adjusted against any other scheme.



DELHI DEVELOPMENT AUTHORITY

Conveyance Deed

(ALLOTTEE UNREGISTERED)

(Photograph)

This conveyance made on thisday ofbetween President of India, hereinafter called "The Vendor" (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Sh./Smt. son/daughter/wife/widow of Sh.R/o.hereinafter called "the Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS, vide allotment letter No. dt. issued by Delhi Development Authority, Flat No. Block No. Pkt. Sector No. situated in was allotted to the purchaser subject to limitation, terms & conditions mentioned therein.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said purchaser has applied to the Vendor to purchase freehold ownership rights in the said demised property allotment to him and physical possession handed over to him and the Vendor has agreed to convey freehold ownership rights of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. (Rupees paid at the time of allotment and Rs. (Rupees paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor doth hereby grants, conveys, sells, releases and transfers, assigns and assures unto the aforesaid purchaser freehold ownership, rights in the said Flat No. Block No. Pkt. Sector situated in (hereinafter referred to as the said property, more fully described in the Schedule hereunder together with all remainder, rents issues and profits thereof to have and to hold the same unto the purchaser absolutely and forever, SUBJECT to the exceptions, reservations, covenants and conditions hereinafter contained that is to say, as follows :

1. The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property to search for, win, make merchantable and carry away the said mines, and minerals under or upon the said property or any adjoining lands of the Vendor and to lay down the surface of all or any part of the said property and any buildings under or hereafter to be erected thereon making fair compensation to the purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
2. That notwithstanding execution of this deed, use of the property in contravention of the provisions of Master Plan/Zonal Development Plan/Lay-out Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority



shall be entitled to take appropriate action for contravention of Section-14 of Delhi Development Act or any other law for the time being in force.

3. The Purchaser shall comply with the building, drainage and other bye-laws of the appropriate Municipal or other authorities for the time being in force.
4. If it is discovered at any stage that this deed has been obtained by suppressions of any fact or by any mis-statement, mis-representation or fraud, than this deed shall become void at the option of the vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the purchaser. The decision of the vendor in this regard shall be final and binding upon the purchaser and shall not be called in question in any proceedings.

It is further declared that as a result of this present purchaser from the date mentioned hereafter will become absolute owner in fee simple of the said property and the Vendor doth hereby releases the Purchaser from all liability in respect of rent reserved by and the covenants and conditions contained in the said allotment letter required to be observed by the purchaser of the said demised property.

The stamp duty and registration charges, upon this instrument shall be borne by the purchaser.

This transfer shall be deemed to have come into force with effect from the date of registration of this deed.

In witness whereof Sh./Smt. for
and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand
Sh./Smt.the purchaser, has hereunto set his/her hand day and
year first above written.

THE SCHEDULE ABOVE REFERRED TO

All that Flat No. in Block No. Floor No. in the layout plan of
Housing Estate at
..... Category Floor

Signed by Shri/Smt.

Signed by Shri/Smt.

for and on behalf of and by the orders and direction of the President of India (Vendor).

In the presence of : (VENDOR)

(1) Shri/Smt.

Signed by Shri/Smt.

(PURCHASER)

In the presence of :

(1) Shri/Smt.

(2) Shri/Smt.



GENERAL TERMS & CONDITIONS OF THE TENDER

TERMS AND CONDITIONS OF TENDER/GRANT OF FREEHOLD RIGHTS OF COMMONWEALTH GAMES 2010 VILLAGE FLATS UNDER DDA (Management & Disposal of Housing Estates) Regulation, 1968.

3.1 Eligibility of Allottee

- i) Any person who has attained the age of majority.
- ii) The applicant must not own any residential flat or plot in full or in part on leasehold or freehold basis in the urban areas of Delhi/New Delhi/Delhi Cantonment either in his/her own name or in the name of his/her wife/husband or in the name of his/her minor or dependant children.
- iii) Central Govt., State Govt./their Subordinate Department and Public Sector Undertakings under them participating in tendering process will be required to put the tender under signature and seal of authorized Officer/Signatory.
- iv) The Bidder/Purchaser must be a Citizen of India and he/she should be competent to enter into a contract.
- v) No change in the name of Tenderer will be allowed under any circumstances.
- vi) NRIs/PIOs (Person of Indian Origin) may also participate in the tender programme as per the Notification No. FEMA/212000/RB dated 3.5.2000 issued by Reserve Bank of India.
- vii) An individual can submit one tender only.

3.2 Bidding for the Tender

- 3.2.1 The bid shall be for the amount of the premium offered for the freehold rights in the flat. The flat is being Tendered on 'as is where is basis'. It will be presumed that the intending purchaser has inspected the site and satisfied himself with the prevalent site conditions in all respects including status and infrastructure facilities available before participating in the tender and submitting the bid. DDA will not entertain any request for additions or alterations or any complaint, whatsoever regarding conditions/specifications with reference to the cost of flats, its design, the quality of material used, workmanship or any other defect. The tenderer cannot put any condition with bid. No conditional tender will be entertained.
- 3.2.2 The accepting officer shall subject to confirmation of the VC, DDA, normally accept the highest tender for a flat provided that it is above the reserve price and found to be competitive enough to reflect the market value of the flat tendered for.
- 3.2.3 The confirmation of the highest tender shall be the sole discretion of the Vice Chairman, DDA who will not be bound to confirm the highest tender and reserve the rights to reject all or any of the tenders without assigning any reasons. Any tender not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.
- 3.2.4 After the bids are confirmed/accepted by the Competent Authority, a communication shall be sent to the successful bidder and the second stage EMD (20% of the premium offered) to be submitted within 30 days from the date of issue of communication of acceptance in the shape of Demand Draft/Pay Order drawn in favour of Delhi Development Authority, New Delhi. In case the second stage EMD is not submitted within the stipulated period, the first stage EMD submitted alongwith the tender shall be forfeited.
- 3.2.5 The person after submission of tender shall not be permitted to withdraw, surrender or modify his tender on any ground whatsoever. If he withdraws or surrenders the tender, the entire amount of earnest money shall be forfeited absolutely. This shall be without prejudice to other rights or remedies that may be available to DDA.



3.3 Acceptance/Rejection of the Bid offered by the Competent Authority

- i) The Competent authority shall be entitled to reject any bid without assigning any reason whatsoever and the decision of the Competent Authority in this regard shall be final and binding and shall not be called into question in any part of the proceedings. The EMD submitted alongwith tender, shall be returned within 15 days of the rejection of the bid by the Competent Authority, without any interest. However, original draft/pay orders in respect of Earnest Money Deposit can also be collected personally after five days on production of valid Identity Proof.
- ii) The person shall not be permitted to withdraw/modify his bid after its submission.

3.4 Issue of Demand-cum-Allotment Letter to the Successful Bidder & Deposit of Balance Premium

- i) The Demand-cum-Allotment letter will be issued to the highest bidder after acceptance of the bid by the Competent Authority. The highest bidder is required to deposit the balance 75% amount of the premium offered (i.e., the bid offered) within 90 (Ninety) days of the issue of Demand-cum-Allotment letter through a bank draft/challan only in the branches of Central Bank of India/State Bank of India, Vikas Sadan, INA, New Delhi and submit a copy of challan to the Dy. Director concerned DDA as proof of having done so. Extension for payment for a further period of 90 days is permissible on payment of necessary interest charges @ 15% per annum as applicable. The interest is applicable only on the delayed payment of the total amount due and to be computed on every fifteen days basis e.g. if the payment is delayed for 1-15 days interest is applicable for 15 days. Similarly, if the delay is for 16-31 days, interest is applicable for 30 days and so on.

For calculation of interest, the delay will be computed in the manner that the calendar month comprising of 31 days and 30 days, as the case may be, would be taken as complete month. For broken period, the policy of 15 days for delay from 1 to 15 days and 30 days for delay from 16 to 31 days will be applied. Further clarified that broken days, if any at the start of month and in last month may be clubbed together to see whether interest for 15 days or 30 days to be levied.

- ii) Four copies of the Conveyance Deed indicating the amount on which the stamp duty is payable will also be issued at the time of the Demand-cum-Allotment letter to the successful bidder whose bid has been accepted by the Competent Authority to get the Conveyance Deed papers stamped from the Collector of Stamps.
- iii) In case the payment of balance premium along with interest is not received within the stipulated period as indicated above and in the Demand-cum-allotment Letter, the Tender bid shall automatically stand cancelled and the entire EMD (25% of the premium offered) shall stand forfeited without any notice. In that eventuality, DDA shall be compelled to re-tender/allot the flat.

3.5 Issue of Possession Letter

- i) The possession of the flat will be given after payment of the balance premium and submission of the conveyance Deed papers duly stamped by the collector of Stamps Office. For this purpose four copies of Conveyance Deed, indicating the amount on which stamp duty is payable, will be sent to the successful Bidder/allottee to get the Conveyance Deed papers stamped from the Collector of Stamps. It shall be the sole responsibility of the successful bidder/allottee to submit the Conveyance Deed papers duly stamped by the Collector of Stamps alongwith the proof of payment and other relevant documents indicated in the Demand-cum- Allotment Letter within prescribed period.
- ii) After making the payment of balance amount of premium offered, and submission of its proof as indicated in Para 3.4(i) above, the successful Bidder/Allottee shall appear before the Dy. Director concerned in his office in person or through an authorized representative alongwith the terms and



conditions of allotment of Tender duly typed on a Non-judicial Stamp Paper worth Rs. 100/- signed by the successful Bidder/Allottee and duly attested by a Notary Public, specimen signature of successful bidder duly attested by Notary Public/Gazetted Officer, 8 passport size photographs, one of which should be attested by a Gazetted Officer and Conveyance Deed paper duly stamped by the Collector of Stamps and other documents, if any, indicated in the Demand-cum-Allotment Letter. In case of allotment to Central Govt./State Govt./their subordinate department and Public Sector Undertakings, a letter from Competent Authority authorizing the person to sign on behalf of the concerned department is required. On submission of the above documents, the Possession Letter will be issued to the successful Bidder/Allottee. The Possession Letter so issued shall carry the date on which the physical possession of the flat will be handed over to the successful Bidder/Allottee at site.

3.6 Operations and Maintenance of common portions/services, etc.

Residents' Welfare Association

The Residents' Welfare Association shall be a Committee comprising of representatives from the owners of all the Residential Apartments including DDA's share of Residential Apartments. Initially this Committee shall comprise of the representatives of the Project Developer and DDA until a Residents' Welfare Association is formed by the residents of the Residential Apartment by an election process.

As an initial contribution to the operation and maintenance fund to be kept by the Residents' Welfare Association for the purposes of operation and maintenance of the Residential Facility, the Project Developer-EMAAR MGF shall contribute Rs. 2,00,00,000 (Rupees two crores only). This fund shall form a part of, and be named as, the Residents' Welfare Association Corpus. Interest free security deposits from the Residents' Apartment owner shall form a part of this Corpus. This Corpus shall be used by the Residents' Welfare Association only for post-games day-to-day operation and maintenance costs.

3.7 Payment and other charges

- i) Stamp Duty, other legal documentation charges, Electricity/Water and other charges, Property Tax are to be borne by the bidder/allottee.
- ii) Maintenance charges as applicable to be specified.

3.8 Provision for Settlement of disputes

Any dispute shall be subject to jurisdiction of Delhi Courts only.

3.9 Execution of Conveyance Deed and other main conditions of Tender

- i) The Bidder/Allottee shall execute the Conveyance Deed in the said form (Chapter-X of this document) within 30 days from the date of taking of the physical possession at site.
- ii) The flat will be tendered on freehold basis.
- iii) Any money due to DDA in respect of the flat thereupon shall be recoverable as arrears of land revenue.
- iv) The 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 Conveyance Deed. Provided that in the event of sale/transfer being made without execution of Conveyance Deed, such sale/transfer shall not be recognized by the Authority and it shall be opened to the Authority to cancel the allotment and resume the flat.

3.10 Misuse, Additions, Alterations, etc.

The flat shall be used only for residential purpose and cannot be put to other use. The allottee shall not be entitled to sub-divide the dwelling unit or amalgamate it with any other dwelling units or to make any structural additions/alterations without sanction or permission in writing of the proper Municipal or other Authorities concerned.



3.11 Other General Conditions

- i) DDA reserves the right to alter any terms and conditions/clause of the scheme at its discretion as and when considered necessary.
- ii) DDA reserves the right to increase or decrease the number of flats on offer in the scheme. DDA also reserves the right to withdraw some/all flats depending upon the circumstances.
- iii) The allotment under the Scheme shall be on the terms and conditions contained in this tendered document, demand-cum-allotment letter and the DDA (Management & Disposal of Housing Estates) Regulation 1968.
- iv) As per provisions contained in Regulation No. 17 of DDA (Management & Disposal of Housing Estate) Regulation 1968, all rates, fees, taxes, charges, assessment of municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee or the Registered Agency/Association of Apartment Owners as the case may be and shall be payable by the allottee or Association of Apartment Owners/Registered Agency within the period specified in this behalf

3.12 Mis-Representation or Suppression of Facts

If it is found that the bidder has applied although he was not eligible as per laid down condition of the tendered documents or has given false affidavit/information or suppressed any material facts whether at the time of application or at the time of taking over possession or at the time of execution of conveyance deed, the allotment will be cancelled summarily without issuing any show-cause notice for the same. In case of such cancellation, amount of earnest money deposit shall be forfeited.

3.13 Cost and Transfer Duties

The cost and expenses of preparation, stamping and registering the Conveyance Deed and its copies and all other incidental expenses shall be paid by the allottee/successful bidder. The allottee shall also pay the duty on transfer of immovable property levied by any other authority.

- 3.14 For any violation/breach of the terms and conditions as mentioned aforesaid, the allotment to the successful Bidder/Allottee shall be liable to be cancelled and the allottee/successful Bidder shall not be entitled to any compensation whatsoever nor to the return of any premium to them.

Signature

(of the Bidder/on his/her behalf/on behalf of the applicant/on behalf of the Central Govt./State Govt./their subordinate Deptt. and Public Sector Undertakings with Seal)

Date_____

Place_____

Countersigned by_____ (for & on behalf of DDA)

NOTE:

1. Late submission of documents for issue of possession letter shall be regularized on necessary charges as prescribed for delay in submission of documents. But no extension for making the payment will be allowed in any circumstances.
2. Further, these Terms & Conditions to be typed on non-judicial stamp paper worth Rs. 100/- and to be submitted before obtaining the possession of the flat by the successful bidder on his/her behalf.



CHAPTER-XII



ANNEXURE : 1

AFFIDAVIT

(To be given on non judicial stamp paper of Rs. 10/-)

Whereas I ----- S/o ----- resident of ----- bid for flat No. ----- at Commonwealth Village. Now, therefore, I, the undersigned do hereby solemnly affirm and declare that the information supplied is accurate, true and correct. The undersigned also authorise(s) and request (s) to any bank, person or firm to furnish pertinent information deemed necessary and requested by the Authority to verify our reputation.

The undersigned also understands and agrees that further qualifying information may be requested and agrees to furnish any such information at the request of the Authority.

The undersigned also understands that furnishing of false information could result in disqualification of tender for the allotment of the flat.

(Deponent)

(Signed by Bidder/Authorized Signatory on behalf of Central Govt./State Govt./their Subordinate Department and Public Sector Undertakings with Seal)

Verification

I, the above named deponent do hereby verify on this ----- day of -----2012 at New Delhi the contents of my above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

(Deponent)



Tender Form No.....

ANNEXURE : II

Letter of Application and Intent

To

The Dy. Director, SFS (Housing)
Delhi Development Authority
Vikas Sadan, Near INA Market,
New Delhi

Sir,

1. Being duly authorized to represent and on behalf of - (herein after the Applicant), and having studied and fully understood all the information provided in the tender document, the undersigned hereby apply as a tenderer for the flat at Commonwealth Games, Delhi according to the terms and conditions of the offer made by Delhi Development Authority for the said site.
2. Our Financial Bids as given in Annexure-III (Chapter XIV) duly filled and signed on each page and enclosed in separate sealed envelopes as specified in the Tender Document.
3. The Demand Draft/Pay Order towards the earnest money deposit is enclosed in an envelope marked 'Earnest Money Deposit'.
4. DDA and its authorized representatives are hereby authorized to conduct inquiries or investigation to verify the statements, documents and information submitted in connection with this application and to seek clarification from our bankers and clients regarding any financial and technical aspects. This letter of application will also serve as authorization to any individual or authorized representative of any institution referred to ; in the supporting information, to provide such information deemed necessary and requested by yourselves to verify statements and information provided in this application or with regard to the resources, experience and competence of the Applicant.
5. This application is made with full understanding that:
 - a) Tenders will be subject to verification of all information submitted at the time of tendering.
 - b) DDA reserves the right to reject or accept any Tender, cancel the tendering process and reject all Tenders.
 - c) DDA shall not be liable for any of the above actions and shall be under the obligation to inform the applicant of the same.
6. I/We undersigned declare the statement made, and the information provided in the duly completed application forms enclosed are complete, true and correct in every detail.
7. I/We have read the terms and conditions of the offer detailed in the tender document and the terms and conditions of conveyance deed and agreed to abide by them unconditionally.
8. The offer made by me/us is valid for the next six months.

Name ----- Name -----

Signed ----- Signed -----

(Signed by Bidder/Authorized Signatory on behalf of Central Govt./State Govt./their Subordinate Department and Public Sector Undertakings with Seal)



CHAPTER-XIV



(The tenderer is required to use this form only for tendering. Use of any other form in lieu thereof shall make him/her liable for disqualification)

Tender Form No.....

ANNEXURE : III

Delhi Development Authority Housing Department

Application Form for Tender

Application by the Tenderer For Grant of the Free Hold Rights of Commonwealth Village 2010 flats under the Delhi Development Authority (Management & Disposal of Housing Estates) Regulation 1968:

Photo

A. PARTICULARS OF THE TENDERER :

1. Name (in block letters) Shri/Smt.
2. Status of the Applicant (Individual/Govt. Body/NRI/PIO)
3. Name of the authorized Signatory & his Designation
4. Name of Father/Husband of the Applicant/authorized signatory
5. Age (Date of Birth)
6. Full Residential Address
7. Occupational Address
8. Telephone No. Mobile No.
E-mail.

B. PARTICULARS OF TENDER FOR FLAT

1. Flat No.
2. Location of the Flat Commonwealth Games 2010 Village Complex
3. Reserve Price per sq. mtr. for saleable area Rs. 1,85,195/- (Rupees One lakh eighty five thousand one hundred ninety five) inclusive of Conversion Charges
4. Rates per sq. mtr. of premium offered for saleable area

	Rs. (in figures)
	Rs.(in words)
(i) Total bid amount of flat	Rs. (in figures)
	Rs.(in words)
(ii) Amount of Ist Stage EMD	Rs. (in figures)
	Rs.(in words)



5. Details of first stage Earnest Money Deposit (equal to 5% of premium offered)

Draft No. & Date

Name of the Bank

Amount Rs.(in figures)

Rs.(in words)

6. (i) Bank A/c No.(for refund, if any)
- (ii) Name of Bank & Branch.....
- (iii) IFSC Code

I/We the undersigned being the tenderer as mentioned above, hereby apply to the DDA for allotment of the freehold rights in the flats described above in accordance with the terms/conditions of the allotment by tender under DDA (Management & Disposal of Housing Estates) Regulation 1968.

I/We have read and understood the terms & conditions of tender as well as those contained in the Proforma of the Conveyance Deed and hereby unequivocally accept the same and agreed to abide by them unconditionally.

I/We have inspected the flat for which tender is being submitted.

I/We shall pay the balance of the premium and other amounts and execute the conveyance deed in the form prescribed in accordance with terms & conditions of tender.

SIGNATURE OF THE TENDERER OR
ON BEHALF OF THE APPLICANT TENDERER

Date

Place.....

NOTE :

- Any correction in the Tender Application Form should be initialed by the applicant /duly authorized agent.
- All pages of the Tender Application Form should be signed and stamped by the applicant /duly authorized agent.
- The amount of premium offered (total bid amount) must be above the reserve price.
- Please write the Name, Address and Tender Form No. on the reverse of the Bank Draft / Pay Order.

Best Ambience - Greenest area of Delhi with 70% greens and open landscape

Best Connectivity through Metro & Road

Centrally Air-conditioned with Energy saving VRF (Variable Refrigerant Flow) system

Luxurious Freehold Flats free of all encumbrances for peace of mind

World-class Sporting Infrastructure both within and in the ambit of the complex

Golden Opportunity for NRIs and PIOs as they can also participate

Green Building with 2-Star rating



DELHI DEVELOPMENT AUTHORITY

Vikas Sadan, INA, New Delhi-110023

www.dda.org.in