



एसपीएलएस आवासीय योजना

# उत्तर प्रदेश सरकार की अफोर्डेबल नीति में स्वीकृत पंजीकरण की अंतिम तिथि 31 अक्टूबर 2024



ALLOTMENT BY DRAW

UPRERA-PRJ3286 | [www.uprera.in](http://www.uprera.in)



सरकारी सहायता द्वारा गाजियाबाद में किफायती आवास

## सच्चा घर, सच्चे दाम

प्रोजेक्ट में

कनेक्टिविटी



क्लब



स्विमिंग पूल



बच्चों के खेलने का स्थान



साइकिलिंग ट्रैक



दिल्ली मेट्रो एक्सप्रेस वे  
5 मिनट



ईस्टर्न पेरिफरल एक्सप्रेस वे  
5 मिनट



नेशनल हाइवे 24  
5 मिनट



जॉगिंग ट्रैक



योग का स्थान



बैडमिंटन कोर्ट



अक्षयाम मंदिर  
20 मिनट



नोएडा  
10 मिनट



प्रमुख स्कूल और कॉलेज  
5 मिनट

# गाजियाबाद विकास प्राधिकरण द्वारा स्वीकृत





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## UNDER U.P. GOVT'S AFFORDABLE HOUSING POLICY

	3 Room Set 2BHK + 2T	3 Room Set 2BHK + 2T
TYPE	T1 (New) Tower-F,G,H	T5 Tower- A & L
*MSSA	775 sq.ft.	895 sq.ft.
BUILT UP AREA	553.48 sq.ft.	639.38 sq.ft.
CARPET AREA (RERA)	438.09 sq.ft.	516.99 sq.ft.
BASIC SELLING PRICE	26.35 L	30.43 L

### PAYMENT PLAN

1 sq. mtr. = 10.76 sq. ft.

Particulars	Tower: F,G,H BSP + Other charges
Within 10 days after Draw (Including application money)	10%
Within 45 days	10%
Start of Excavation	10%
Start of Foundation	7%
On basement roof slab	7%
On casting of 1st floor slab	7%
On casting of 3rd floor slab	7%
On casting of 5th floor slab	7%
On casting of 7th floor slab	7%
On casting of 9th floor slab	7%
On start of external plaster	8%
On completion of external plaster	8%
On offer of possession	5%

Particulars	Tower: A & L BSP + Other charges
Within 10 days after Draw (Including application money)	10%
Within 45 days	10%
Start of Excavation	10%
Start of Foundation	7%
On basement roof slab	7%
On casting of 2nd floor slab	5%
On casting of 4th floor slab	5%
On casting of 6th floor slab	5%
On casting of 8th floor slab	5%
On casting of 12th floor slab	5%
On casting of 15th floor slab	5%
On casting of 18th floor slab	5%
On start of external plaster	8%
On completion of external plaster	8%
On offer of possession	5%

Other Charges	T1 (NEW)	T5
External Electrification Charges (EEC)	77500	89500
Fire Fighting Charges (FFC)	77500	89500
Infrastructure Development Charges. (IDC)	77500	89500
1 KVA Power Backup	20,000/-	
Coverd Parking(Optional)	2,00,000/-	
IFMS	As Applicable	
Advance Maintenance	As Applicable	

### TERMS & CONDITIONS

- Price List & Payment Plan can be changed without notice at sole discretion of the company.
- The Flat booking price shall be firm. No Escalation on price once booked.
- The terms & conditions of sale herein are only indicative and are subject to detailed terms and conditions of application form and flat allotment letter.
- Cheque/ Pay order/ Bank Draft should be in the favour of "SDPLPPL SPS Awasiya Yojna Collection Escrow Account".
- Any charges levied or increased by the govt in future shall be payable by applicants.
- GST 1% (As this Project comes under Affordable housing policy of State Government)

### नोट

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

\*MSSA Is Indicative (Market Suggested Super Area) Of The Flat Given For Comparison. So That Customer Can Understand The Super Area Offered In General Practice In Normal Projects. The Price Offering Is Not On MSSA.

**Sign 1st Applicant**

**Sign 2nd Applicant**



## APPLICATION MONEY

T1 (New)	T5
30000/-	40000/-

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

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

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

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

## Required documents for Home Loan

### होम लोन वेफ लिए आवश्यक दस्तावेज

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

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

### Salaried

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

### Self-Employed

- Copy of PAN Card
- Copy of Aadhar Card / Voter ID Card
- 2 Years ITR with Computation of Income
- Last 12 Month's Bank Statement
- GST Certificate (if Registered)

### नोट

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

### Note

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





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## APPLICATION FORM

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

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

S/W/D of

Nationality  D.O.B.  Profession

Resident Status : Resident/ Non- Resident/ Foreign National of Indian Origin.

Income Tax Permanent Account No. (PAN NO.)

Occupation  Department (if any)

Annual Income  Email

Mobile  Phone

Present/ Communication Address:

City  State  Pin

Permanent Address:

City  State  Pin

Office Address:

City  State  Pin

FIRST APPLICANT  
PHOTO  
1.25x 1.5

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

S/W/D of

Nationality  D.O.B.  Profession

Resident Status : Resident/ Non- Resident/ Foreign National of Indian Origin.

Income Tax Permanent Account No. (PAN NO.)

Occupation  Department (if any)

Annual Income  Email

Mobile  Phone

Present/ Communication Address:

City  State  Pin

Permanent Address:

City  State  Pin

Office Address:

City  State  Pin

SECOND APPLICANT  
PHOTO  
1.25x 1.5

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sign 1st Applicant

Sign 2nd Applicant







एसपीएलएस आवासीय योजना

## TERMS AND CONDITIONS

### 1. Instruction for Booking.

- Applicant must be citizen of India and must be 18 years of age or older at the time of registration
- The registration application form will be available in on cash payment of Rs. 200.00 only and can also be downloaded from website [www.grihawas.com](http://www.grihawas.com). The duly filled and signed application form along with Cheque/DD CAN be deposited into Head/Branch offices or with a authorize selling agent or agencies. Cheque, Bank draft would be in favour of "SDPLPPL SPLS Awasiya Yojna Collection Escrow Account" and payable at the branches of the bank where forms are to be deposited. Downloaded application must be deposited with a draft of Rs.200.

### 2. Registration & Other Charges

- Registration Charges, Stamp Duty, Charges and incidental expenses there to as applicable at the time of registration shall be extra and is to be borne by the purchaser.
- Other Statutory Charges and taxes as applicable, Levied or Increased from time to time shall be extra and are to be borne by the purchaser.

### 3. Mode of Payment

- All payments from outstation locations are to be paid through Drafts/ Cheque/ local cheques are to be made payable to The "SDPLPPL SPLS Awasiya Yojna Collection Escrow Account" purchaser must insist on a duly signed receipt from authorized personnel. Developer shall not be responsible for any cash given by the applicant to any agent.
- That the schedule of installments under Payment Plan shall be final and binding on the intending Allottee(s). It is made clear that time for payment is the essence of this allotment.
- That in exceptional circumstances, the Builder may, in its sole discretion condone the delay In payment by charging interest @ 18% per annum. In the event of the Builder waiving the right of forfeiture and accepting the payment on that account, no right whatsoever, would accure to any other defaulter intending Allottee(s).

### 4. Delayed Payments

- Interest at the rate of MCLR +1% PER Annum shall be charged on all delayed payments of installments.

### 5. Cancellation Charges.

- In the case if the applicant doesn't accept the unit offered in draw or after accepting does not pay first installment within 10 days, his/her application money shall be forfeited and the said unit can be allotted to some other applicant.
- The cancellation charge will be 10% of total amount of the flat and interest if any.

### 6. Additions & Alterations

- Cost of any additions and alterations made over and above specification mentioned in the brochure at the request of the purchaser shall be charged extra.
- Name of applicant cannot be changed in registration form or processes thereafter if allotment is made.

### 7. Possession

- Since it is large project having number of buildings, the construction will be completed in phases. All the major common facilities will be completed only after completion of construction of all the phases. As such the intending Allottee(s) must take the possession of his/her/their own flats as soon as it is made available for possession.
- That the developer shall complete the development / construction of the Flat as per the date mentioned in Allotment Agreement with an extended period of 6 months thereof. In case of delay in construction of the said Flat attributable of delay of Developer, the Developer would pay a penalty at the time of possession as per UP RERA provisions for the delay beyond three months to the intending Allottee, provided however that the intending Allottee has made payment of all installments towards the sale consideration amount of the said Flat in time and without making any delay to the Developer.
- That in case the intending Allottee(s) fail to take possession of apartment within 'Fit-out-period', he/she/they will pay penalty as per clause mentioned herein after.
- That in case the intending Allottee(s) fail to take possession of Apartment within given "Fit-out-period", Rs 5/-per sq. ft. Per month will be charged as watch and ward charges and will be increased automatically by 10% every year from 1st April. in case the possession is not taken till three months from the due date, allotment can be cancelled and action can be taken as per clauses and the balance amount would be refunded without interest.
- The company shall handover the possession of the completed Flat to the purchaser only on payment of all dues to the company.

### 8. Changes in Drawings/ Designs

- Due to any unforeseen requirement of authority/company, company has every right to change the design/s and specification/s.

**Sign 1st Applicant**

**Sign 2nd Applicant**





**DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:**

1. Employment ID; 2. Copy of PAN Card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note: This registration form will be governed / superseded by a buyer agreement & the terms contained therein .

b) That if for any reason, whether within or outside the control of the Builder, the whole or part of the scheme is abandoned, no claim will be preferred, except that money received from the intending Allottee(s) will be refunded in full, without interests.

**9. Other Terms and Conditions**

a) Other terms and conditions mentioned in Allotment Agreement shall apply.

b) In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, notwithstanding the installments and due dates mentioned herein.

10. That the intending Allottee(s) has/have to pay monthly Maintenance charges as decided by the builder at the time of offer of possession to the Maintenance Body of the project Apartment or any other ground whatsoever.

a) That the Interest Free Security Deposit given by the intending allottee(s) to the Builder or nominee of the Builder is transferable to the intending Allottee(s) / Resident Welfare Association (RWA) at the time of termination of the "Maintenance Agreement" or transfer of maintenance to the RWA of the Complex. At the time of handing over of maintenance of the Project/Complex the charge over the following will be handed over to the RWA.

I) All existing lifts, corridors, passages, parks underground & overhead water tanks, fire fighting equipment with motors and motor room.

Note : Open spaces, lobbies, staircases, lifts, terraces, roofs, spaces for commercial, school, parking spaces (except what has been allotted by an agreement to intending Allottee(s) or tot-lots, space for public amenities. shopping centres or any other space will remain the property of the Builder.

11. That the intending Allottee(s) is aware that various apartment are being allotted to various persons under uniform terms and conditions. The intending Allottee(s) agrees that he will use the said apartment for residential purpose and shall not use the aforesaid apartment for any other purpose which may or likely to cause nuisance to intending Allottee(s) of other apartments in this Complex, to crowd the passages or to use it for any illegal or immoral purpose.

12. That the Apartment shall be used for activities as are permissible under the Law.

13. This is clear that this project is Developed by **SDPL Project Private Limited**.

14. In the event of any dispute whatsoever arising between the parties in any way connected with the allotment of the said apartment, the same shall be referred to the sole arbitration of a person to be appointed by the 'BUILDER' . The intending Allottee(s) hereby confirms that he/she/they shall have no objection to this appointment and the decision of the arbitrator will be final and binding on all parties. The arbitration proceedings shall always be held in the city of Ghaziabad, India. The Arbitration and Conciliation Act, 1996 or any statutory amendments/modifications shall govern the arbitration proceedings thereof for the time being in force. The Allahabad High Court and the Courts subordinate to it alone shall have jurisdiction in all matter arising out of or touching and/or concerning this allotment.

15. That in case of NRI/Foreign National intending Allottee(s) the observance of the provision of the Foreign Exchange Management Act 1999 and any other law as may be prevailing shall be responsibility of the intending Allottee(s).

16. That is case, the intending allottee makes any payment to any other person/company, except "**SDPLPPL SPLS Awasiya Yojna Collection Escrow Account**". against his/her/their booked flat, then the intending allottee will be solely responsible and liable for the said payment.

a) If applicant does not disclose full details or gives false information his registration may be cancelled and he will not be eligible for refund of deposit.

b) For income calculation, total income of family including that of spouse and children is considered.

17. Benefits under affordable housing policy of U.P. govt. are given by govt. only and they are not offered by developer and developer is not liable in case the customer will not get these benefits due to any change, revision or withdrawl of the policy and ineligibility of the customer.

**Sign 1st Applicant**

**Sign 2nd Applicant**

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

**Ghaziabad Office** : C-14, Second Floor,  
Rajnagar District Centre, Rajnagar,  
Ghaziabad - 201002, U.P.

### The Project Funded By Swamih Investment Fund I



यह योजना स्वामी इन्वेस्टमेंट फंड 1 द्वारा फंडेड है।

यह फंड वित्त मंत्रालय (भारत सरकार) द्वारा प्रायोजित एवं एस० बी० आई० कैप वेंचर्स द्वारा प्रबंधित है।

### Home Loan Facility Available From

