



DEMAND SURVEY FOR ALLOTMENT OF LAND
AND CONSTRUCTION OF DWELLING UNIT UNDER THE
LAND POOLING POLICY FOR DDA IN L-ZONE
AS PER MASTER PLAN DELHI 2021

INFORMATION BOOKLET

ONLY THROUGH INVITATION

Name :

Membership No. :



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PARTA: L- ZONE LAND POOLING SCHEME**1) Introduction / Background**

As evident Delhi has seen a stabilized growth in real estate market ever since it's becoming the capital city and has continuously attracted Real Estate investors from all across the globe. DDA had opened a narrow window for private sector developers in Rohini, Janakpuri, Vikaspuri and Dwarka sub city that were developed on co-operative group housing society model. This model was extremely successful in terms of providing value for money to its members and hassle free possession of the house to its rightful owners. In addition to this, members got a robust return on their investments.

According to Master Plan of Delhi-2021 notified on 07.02.2007 National Capital Territory of Delhi has been divided into 15 planning zones. Thereafter, the Government of India through its Gazette notifications dated 5, September, 2013 has announced land pooling policy in zones including L-Zone.

L-Zone in particular has all the qualities to become a smart sub city given the fact that the IGI International airport, Metro network, National Highway, Expressways (UER-I, UER-II& KMP) and business hub like Gurgaon, Manesar being there in vicinity. L-zone has got long term Real Estate potential when compared to other zones in Delhi and also has the clear strategic edge over other parts of NCR as well.

2) Objective of Information Booklet:-

The object of this information booklet is to bring together potential members under the umbrella of Revanta Multistate Cooperative Group Housing Society Limited . The society will ensure a planned and well-managed platform to facilitate land pooling of land parcels at L-Zone as per the guidelines mentioned in MPD-2021. The tentative technical details of the scheme are not for sale / offer. No contents of this information booklet shall over rule or contradict with The Real Estate (Regulation and Development) Act 2016. This information booklet is strictly not a notice/circular or publicity in any form/offering for sale building or apartment or inviting persons to purchase in any manner such plot, building, apartment or to make advances or deposits for such purposes. Any further activity, construction, collaboration, development of land parcels as per land pooling policy of MPD-2021 or related things there after shall be subject to the approvals of Real Estate Regulatory Authority established under SubSection (1) of Section 20 of The Real Estate (Regulation and Development) Act 2016.

3) About Revanta Multistate CGHS Ltd

Revanta Multistate Cooperative Group Housing Society is registered under the Multistate Cooperative Societies Act 2002 with regd no: MSCS/CR/1049/2014. The Society Head Quarter is in New Delhi (Dwarka, sector - 23). The society aims to facilitate to its members to have access to the fastest growing and favourite Real Estate destinations in Delhi and Haryana.

Revanta Multistate CGHS Ltd has conceptualized its residential projects for each and every community of society.

Revanta Multistate CGHS Ltd has taken the initiative to tailor made a unique platform where members associate to participate in the land pooling scheme. The society through its platform will enable to create an investment tool ensuring the robust return and will enable its members to own a dream home in New Delhi.

4) Terms and Conditions of the Society:-**A) MEMBERSHIP**

An individual is required to pay a membership fee for registration by paying an amount of Rs 10,900/- (Ten Thousand Nine Hundred only) i.e. share money of Rs. 1000 and annual charges of Rs. 9900/-

B) MEMBERSHIP ELIGIBILITY

No Person shall be admitted as a member of the society except the following, namely :-

- . An individual competent to contract under section 11 of the Indian Contract Act 1872.
- . Any multi-state Co-oprative Society or any Co-operative Societies.
- . The Central Government.
- . The State Government.
- . The National Co-operative Development Corporation established under the National Co-operative Development Corporation Act 1962.

- Any other corporation owned or controlled by the Government.
- Any Government Company as defined in section 617 of the Companies Act 1956.
- Such class or classes of persons or association of person may be permitted by the Central Registrar having regard to the nature and activities of a multi-state co-operative society.

C) CONDITIONS FOR MEMBERSHIP

An applicant who is resident of India will be enrolled to ordinary membership upon fulfilling the following condition

- He has applied in writing in the prescribed form and agreed to abide, accordingly.
- He has paid share fee of Rs.1000/- and acquired at least one share of the society.
- He has fulfilled all other conditions laid down in the Acts, the Rules and the bye-laws of the society.
- The Board of Directors of the society shall approve the application to admit as a member and grant of membership is solely on their discretion.
- No person shall be eligible for admission as a member of the society if he:
 - Has not attained the age of 18 year.
 - Has been adjudged by a competent court to be an insolvent or an undercharged insolvent.
 - Has been sentenced for any offence, other than offence of a political character or an offence not involving, moral turpitude and dishonesty and a period of five years has not lapsed from the date of expiry of the sentence.

D) APPLICATION FOR MEMBERSHIP AND ITS DISPOSAL

- The application for membership of the society shall be admitted by the applicant, who is resident of India to the board of Directors/Chief Executive of the Society in the prescribed form, accompanied by admission fee. An applicant shall also subscribe at least one fully paid share at the time of application.
- The application of membership of the society found complete in all respects shall be disposed of within a period of four months from the date of receipt of the application by the society and the same shall be communicated within fifteen days of the decision.

E) VOTES OF MEMBERS AND MANNER OF VOTING

- Every member of the society shall have one vote in the affairs of the society.
- In case of equality of votes, the chairperson, shall have a casting vote.
- Every member of the society shall exercise his vote in person and no member shall be permitted to vote in proxy.
- Where any of the authorities, multi-state cooperative society or a cooperative society, each person nominated by such authority or society, on the board in accordance with provisions contained in this Act and the rules shall have one vote.

F) RIGHTS AND DUTIES OF MEMBERS

The member shall have the following rights and duties.

- A member shall be entitled to exercise his right as a member from the date of admission as a member.
- Right to vote in general body meeting.
- To receive notice of general body meeting as per the bye-laws of the society.
- To attend and take active part in the proceedings of the general body meeting.

- To transfer / sale his membership as per rules and regulations of the society.
- To take part in elections and contest for any post as per provision of the Act, Rules and bye-laws for participation in the management of the society.

G) DISQUALIFICATION FOR MEMBERSHIP

No person shall be eligible for being or continue to be a member of the society if:-

- His /her business is in conflict or competitive with the business of the society.
- He/she did not make annual transaction of the value of Rs. 5000/- for two consecutive years.
- Has not attended three consecutive general body meetings of the society and such absence has not been condoned by the members in the general body meeting of the society.
- He / she have made any default in payment of any amount to be paid to the society under bye-laws/rules and regulations of the society. Accordingly, such member causes to be beneficiary of the project as a welfare scheme taken by the society as per the main object and he/she cannot claim beneficiary rights in the society or its own assets acquired through the society and will not be eligible at any later stage also expect the board approval.

H) WITHDRAWAL AND RESIGNATION OF MEMBER

- A Member may withdraw and resign from the membership after two years (from the date as he considered member of Revanta multistate CGHS Ltd) by giving at least three months' notice in writing and withdraw his share capital with the approval of the Board of Directors. The approval shall not be given while such a member is indebted, to the society. Management can approve for a shorter period notice also for resignation at its sole discretion.
- A member, who, withdraws or resigns from the membership will not be allowed to become a member again for period of one year from the date of his resignation unless, he repays the amount with drawn by him from the society and duly approval is being taken by the Board of Directors.

D) EXPULSION OF A MEMBER

Society, may by a resolution passed by a majority of, not less than two thirds of the members present and voting at a general meeting held for the propose, expel a member for acts, which are detrimental to the proper working the society.

- On expulsion from the society, in accordance with the provision of the Act and Rules, a person will cease to be member. Such expulsion may involve for feature of shares at the sole direction of the society, provided, that the member concerned shall expelled unless he has been given a reasonable opportunity of making representation in the matter. However, if board think fit that it is to be detrimental to the proper working of the society of acts of any member board may expel a member on exception basis and place such expulsion before members for approval in next general body meeting.
- No member of the society, who, has been expelled shall be eligible for readmission as a member of the society for a period of one year from the date of such expulsion unless, specifically, approved by the Board of Directors.

J) CESSATION OF MEMBERSHIP

The membership of the society may cease automatically in case of:-

- Resignation or expulsion of membership is duly approved by the Board.
- Cancellation of registration or on death of the member of society.
- Transfer of all shares to another member of the society.
- Expulsion of member by the general body.
- Incurring any of the disqualifications of membership.

K) SHARE CERTIFICATE

- Every person admitted as an ordinary member of the society shall be entitled to receive a Share Certificate stating the number of share/shares and their distinctive number/numbers and the Chief Executive shall sign the Share Certificates. The Share Certificate shall bear the Society's Seal.
- If any certificate were worn out, defaced, mutilated, destroyed or lost new share certificates may be issued in lieu thereof on payment of a fee as prescribed by the Board per share certificate and upon the delivery of the worn out or defaced original for cancellation and in the case of destruction or loss of the share certificate and on giving indemnity to the Board of Directors as may be required and upon such terms and conditions as the Board of Directors may think fit.

L) NOMINATION

- A member may nominate a person to receive the member's interest in the society after his/her death. Nomination shall be made in the prescribed form and entered in the register kept by the society for the purpose. Prior approval of the Board shall be necessary if the person is to be nominated as an employee of the society.
- Nomination can be revoked and fresh nomination can be made on any number of times after due intimation in writing to the society and on payment of prescribed fee as may be determined by the Board from time to time for every subsequent nomination.

M) DEATH OF A MEMBER

On the death of a member, the society may pay or transfer to the person or persons nominated a sum representing the value of the member's interest in the society within six month from the date of death of the member. In the absence of nomination, the society may pay to such person as may appear to the Board of Directors to be entitled to receive the same as heir or legal representative of the deceased member on his or their executing an appropriate deed of indemnity in favour of the society.

N) LIABILITY OF A MEMBER

The liability of a member shall be limited to the share capital subscribed by him only.

O) LIABILITY OF PAST MEMBERS AND ESTATE OF A DECEASED MEMBER

- The Liability of a past member or of the estate of a deceased member of the society for the debt of the society will be as they existed.
- In the case of a past member, on the date on which he ceased to be a member or in the case of a deceased member, on the date of his death shall continue for a period of two years from such date.
- However, where the society is ordered to be wound up under section 86 of the Act, the liability of a past member who ceased to be a member or of the estate of a deceased member, who, died within two years immediately preceding the date of the order of winding up, shall continue until the entire liquidation proceedings are completed. But such liability shall extend only to the debts of the society as they existed on the date of cessation of membership or death as the case may be.

P) LIEN ON SHARES, DIVIDENDS AND DEPOSITS

The society shall have the first and paramount lien or charge upon all the shares dividends and deposits of any member or past member for all dues from him/her to the Society from time to time. The Society may set off any sum credited by or payable to the member or past member against Payment of any liability of such member or past member.

5) Definitions

- "MPD-2021"** Means master plan of Delhi-2021 notified on 07.02.07.
- Zonal development plan** means plan for each zones (division) containing information regarding social infrastructure, parks of open spaces, circulation system, etc.
- "Multi State CGHS"** means Multistate Cooperative Group Housing Society Limited.

- D. “Governing Council”** means member enlisted under the by-laws of the Society.
- E. “General body”** means member enlisted under Para 27 of the by-Laws of the Society.
- F. “Land pooling”** means the land parcels owned by Individual or group of owners. Usually by transfer of ownership right to the designated land pooling agency, which later transfer the ownership of the part of the land back to the land lords/landowners for undertaking of development of such areas on per the provision of the Delhi Development Act 1957 and the perceived proved one.
- G. “Land Pooling Agency” (LPA)** means the Delhi Development Authority, designated to implement the land pooling policy as per MPD-2021 and zonal development plans.
- H. “DDA”** means Delhi Development Authority.
- I. “Developer Entity” (DE)/Private Entity (PE)** means an individual land owner or a group of land owners (who has grouped together of this own volition/will for this purpose).
- J. “Residential”** means area set apart for developers residential on per the standards and norms as per the land pooling policy, Master Plan / Zonal Development Plan.
- K. “Land Transfer Certificate” (LTC) in the context of land pooling policy** means the certificate issued by the Competent Authority (LPA) in respect of exchange of the land parcels between the DE/PE and the land policy agency.
- L. “Original Plot” in the context of land pooling** means the parcel of land vesting with the developer Entity (DE)/ Private Entity (PE) as per revenue record as on the day of application for land pooling.
- M. “Final Plot” in the context of land pooling** means the parcel of land carved out within the land pooling scheme which in to be returned back to DE/PE as per the LTC provision.
- N. “Layout Plan”** refers to the tentative lay out of the flat/s plan as per the plot size and location under MPD 2021.
- O. “Floor Layout”** means tentative layout as per the conceptualized built up area / tower plan based on the guidelines issued by the competent authority and as mentioned in the building codes.
- P. “LSC”** means Land Share Certificate and refers allotted share from total specific land given to member of society.

6. Master Plan 2021

- A.** MPD-2021 was brought out by the government vide Notification No. SO 141 dated 07/02/2007. The plan projects the requirement of nearly 24 lakh residential units, for an estimated 2.3 million people by 2021 to cover the huge gap in the demand and supply of housing units.
- B.** In the Master plan 2021, Govt / DDA have defined its role as only of a facilitator to speed up integrated planned development. DDA proposes that while internal development of the project is to being taken care by the private developer, DDA shall be responsible for external development in a time bound manner. This is the first time that the DDA has invited the private sector to partner its efforts in this revolutionary manner.

7. Land Pooling Policy

Land owners or group of land owners (who have grouped together of their own Violation / Will for this purpose) or a developer referred as DE / PE, shall be eligible to participate in the land pooling scheme as per prescribed norms and guidelines stipulated in chapter 19.0 of MPD 2021.

Revanta Multi CGHS Ltd will take the role of DE to Facilitate/Organize/Manage the purchase and aggregation of land parcels through self financing scheme through its members.

Revanta Multi CGHS Ltd will ensure that the purchased and aggregated land parcels meet the permissibility norms of the land pooling policy announced by DDA, through its gazette notification dated 05th Sept 2013. The society will also ensure that the land parcels are:-

- (A) Free of any encumbrances

- (B) Land is not under any litigation and devoid of any illegal trespassing / construction.
- (C) Land is not a part of any unauthorized colonies /built up areas/notified Lal Dora village land.
- (D) Land does not fall under low density residential area or green belt.

Later, the Society will ensure timely submission of all required documents based on the prescribed format by DDA/when declaring the zones open for land pooling.

Revanta Multi Sate CGHS Ltd will sign the development agreement with the DDA/LPA to ensure the grant of LTC and there after obtaining the development license within the prescribed format and time limits.

The Development works will completed in accordance with the development policy of DDA and Revanta Multi State CGHS Ltd.

8. Role of DDA/Government

- A. Declaration of area under land pooling and preparation of layout plans and sector plans based on the availability of physical infrastructure.
- B. Superimposition of Revenue maps on the approved zonal plan.
- C. Time bound development of identified land with Master Plan roads, provision of physical infrastructure such as water supply, sewerage and drainage, provision of social infrastructure and traffic and transportation infrastructure including Metro Corridors.
- D. DDA shall be responsible for external development in a time bound manner.
- E. Acquisition of left out land pockets in a time bound manner shall only be taken up, whenever, the persons are not coming forward to participate in development through land pooling.
- F. The land returned to Developer Entity (DE) in category II (2 Ha to less than 20 Ha) will be 48% and land retained by DDA 52%.
- G. The distribution of land returned to DE (60%) in terms of land use in category I will be 53% gross residential, 5% city Level Commercial and 2% PST (Semi Public)
- H. DE shall be returned land with minimum distance 5 km radius of pooled land subject to upcoming planning requirements.

9. Role of Revanta multistate CGHS ltd.

- A. The Revanta multistate CGHS ltd shall purchase / buy land for its members from farmers , owners of land parcels and parties who are having clear title of land in their names.
- B. Assembly and surrender of land as per policy in the prescribed time frame to be specified in the regulations.
- C. Preparation of the layout plans/detailed plans as per the provision of Master Plan and the policy.
- D. Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned authority within the assembled area and seek approval of Layout plans/detailed plans from the DDA.
- E. Develop sector roads/internal Roads/infrastructure/services (including water supply lines, power supply, rain water harvesting, STP, WTP, etc.) falling in its share of the land.
- F. DE shall be allowed creation of infrastructure facilities, roads, parks, etc., at city level subject to approval of competent authority.
- G. Return of the prescribed built up space / dwelling units for EWS / LIG Dwelling Unit component to the DDA as per the policy.
- H. Timely completion of development and its maintenance with all the neighbourhood level facilities i.e., open spaces, road and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges, if any shall be borne by the DE at the time of handling over of the services to the corporation.

10. Development Control Norms

- Development control Norms under the policy are :
- A. Residential FAR 400 for group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential Land.
- B. FAR for city Level commercial and city Level PSP to be 250.
- C. Maximum Ground coverage shall be 40%.
- D. Density of 15% FAR for EWS Population shall be considered over and above the permissible Gross Residential Density of 800-1000 pph.
- E. Adequate parking as per norms of 2 ECS/100 sq. of BUA to be provided for Residential development by the DE. However, in case of the housing for EWS, the norms of 0.5 ECS/100 sq of BUA to be provided.
- F. Incentives for green Building norms as per MPD-2021 to be applicable to group housing developed under this policy.

11. Framework for Implementation of the Policy

- A. The draft for operationalization of the Land Pooling Policy draft has been finally approved by MOUD on 26th May 2015 .
- B. A Land Pooling Agency for dealing with approvals of Land pooling Application have been created in DDA, which will deal with the legality of application and online submission of building plans.
- C. Now, this draft for operationalization of Land Pooling Policy is to be notified under the section 57 of DDA Act 1957.

12. Salient Features

- A. This zone is the largest zone of 15 zones of Delhi.
- B. This zone shares the common boundary with Zone “K” comprising of Dwarka Sub City.
- C. UER-1 & UER-2 Dwarka Express highway will move through the zone which is easily accessible from any part of NCR.
- E. 3 km from the International Airport.
- F. Wide green belt along the National Capital Territory of Delhi.

13. Location and Boundaries

- A. The Zone “L” covers an area of 21933 Hectares.
- B. Delhi Rohtak Railway line in North.
- C. Zone “K” mainly comprising Dwarka Sub city in the east.
- E. The National Capital of Delhi Boundary with Haryana on its Southern and Western sides.

PART B
TENTATIVE TECHNICAL DETAILS OF LAND POOLING SCHEME
OF REVANTA MULTISTATE CGHS LTD

1) Introduction: -

Designed and conceptualized for openness and grandeur that defines true mix of European and Roman style living. The project will be developed on lavish line, with broad avenues, extensive greens and up market residences. The township will be a below density township with 70% green areas emphasis on large sizes and well spaced residences. It will be a serene and exclusive neighbourhood reminiscent of true European and Roman style living loaded with all modern amenities.

Pleasant drives, freedom from congestion and enjoyable walks to the well appointed amenities in a secure environment. It shall be residential destination complete in all respects for those seeking a higher standard of living.

A) Only Through Invitation:-

The society wish to invite those individual who are eligible according to bye laws of society. The Society reserves the right to offer the scheme to Individuals it deems to be fit and fulfill all the conditions to become the member of the society.

B) Location:-

Located next to Proposed Diplomatic Enclave and 10 minutes drive from the Dwarka sector 21 Metro Station. Location may vary/differ as per approvals of Land Pooling Policy and MPD-2021 implementation for DDA.

C) Connectivity :-

- 10 mins from IGI Airport & NH-8
- 5 minutes from Sector-21 Metro Station
- 2 mins from upcoming Diplomatic Enclave
- 5 mins from upcoming Dwarka- Gurgaon express way

2) Documentation-Should be categoriesd as main applicant/Join applicant Nominee**(A)** Membership application form**(B)** Affidavit as per the format prescribed in the Revanta Multistate CGHS ltd.**(C)** PAN card copy**(D)** Adhaar Card / Voter I-card for Address proof**(E)** Office ID**3) How to Apply**

The membership of the society is open to any person of repute & good conduct, who, fulfils the term & conditions of the Society. Membership will be finally approved by the Governing Body & as per bye-laws of the Society.

4) Membership Registration

On scrutiny of the Application Form, the applications will be registered for the membership of the society.

5) Mode of Payment

All payments will be made by Bank Drafts & cheque on any Bank in New Delhi, drawn in favour of

Revanta Multi State Cooperative Group Housing Society Limited.

6) Withdrawal / Surrender of Membership

A). If a Member wants to Withdraw, Surrender or Transfer from Membership of the Society, then he/she should submit a written request to Revanta Multistate CGHS ltd along with the following documents.

a) Letter of allotment in original (if issued).

b) Original receipt(s) issued by this office against the payment (s) made by the beneficiary.

- c) Pre-receipt as per Proforma placed.
- d) Any other relevant/related documents as issued and required by the Governing Council of the Society.

B). Members who wants to withdraw, surrender or transfer from the membership will not be refunded their Share Application & Membership Fee, nor will they be entitled to any interest payment. However, they will provided assistance, support and advisory for transfer / surrender to the persons who will be interested to become new members of the society at the time of transfer/surrender of membership. The Society will tie up/enter into agreement with such Agency, Authority, Third Party or person or group of persons as the case may be for the benefit of the members to transfer their membership. Any surrender or transfer from membership shall be subject to approvals and resolutions passed in the meetings of Governing Council of the Revanta Multi state CGHS Ltd. and bye-laws of the society. Revanta Multi State CGHS Ltd. shall have no liability on the transfer of the membership it will act as a facilitator platform to the transferer.

7) Undertaking

An undertaking covering the following aspects will be given by all the beneficiaries:

- A) Abide by the laws, bye-laws, rules and regulations of the Revanta Multi state CGHS Ltd, Multi state Cooperative Societies Act 2002, Surrender or Transfer from Membership, Civic bodies, MPD-2021, Central and State Govt. Guide lines and any other relevant authorities as the cases may be.

8) Succession

In the event of death of the Member, his / her nominee in the Application, will be eligible to continue in the land pooling scheme and to avail of the benefits under the land pooling scheme.

9) Amendments to the Rule of the Revanta Multi state CGHS Ltd

The Governing Body/Council of Revanta Multi state CGHS Ltd is empowered to amend, alter or delete any of the rules and bye -laws of the Society.

10) Acceptance of Applications for Membership

The Chief Executive Officer/Governing Council of Revanta Multi state CGHS Ltd has the right of final acceptance of an application, its registration, booking and allotment of the dwelling unit and garages.

11) Payment of Interest

- (A) No interest would be payable by the Revanta Multi State CGHS Ltd to the members on any installment paid after the payment for land pooling scheme. Beneficiaries, to whom confirmed allotment has been made, shall also not be entitled to any interest on installments paid, in the event of cancellation / withdrawal.
- (B) No interest would be payable by the Revanta Multi State CGHS Ltd on the Membership Application Fee, which is non-refundable.

12) Loan Arrangements

- (A) Beneficiaries, who, are still in Central Government Employment may be entitled to loans as admissible to Central Government employees in accordance with the rules of the Government of India.
- (B) The Revanta Multistate CGHS Ltd will liaise with Nationalized Banks, Housing Development Financial Corporation and other financial institutions and endeavor to secure financial assistance by way of loans for its members subject to agreement with/of the institutions, loans on second mortgage may be possible.

13) Disclaimer

The details and information provided in PART – B in this information booklet is not in contradiction or overruling the Real Estate (Regulation and Development) Act 2016. The Technical Details of Revanta are subject to approvals from Real Estate Regulatory Authority established under The Real Estate (Regulation and Development) Act 2016. On grant of approvals from the authority Revanta Multistate CGHS Ltd shall comply with terms and conditions mentioned thereat and shall change/amend/alter the details of the land pooling scheme term & conditions, accordingly.

III

REVANTA MULTI STATE CGHS LTD**MEMBERSHIP APPLICATION FORM**

**To,
The President/ Secretary,**

REVANTA MULTI STATE CGHS LTD.
Regd. Off. : 16/14, 17/2, Opp. Rama Krishna Apt.,
Sec-23, Dwarka, New Delhi - 110077

Passport Size
Photograph of
the Applicant
Self attested

Passport Size
Photograph of
the Joint Applicant
Self attested

Dear Sir/Madam

I/We hereby apply for membership in "Revanta Multi State Co-operative Group Housing Society Ltd" and request you to enroll me/us as Ordinary Member /Ordinary Cum Joint Member of your society. I/We acknowledge that I/we have read the rules and regulations/ bye-laws of the Society and I/we agree to abide by them. I/We understand that acceptance or rejection of membership is solely on discretion of the governing body of the society.

I/We remit herewith a sum of Rs. _____ (Rupees _____ only) by RTGS/NEFT / Demand Draft / Cheque No. _____ dated _____ drawn on _____ issued in favour of "**REVANTA MULTI STATE CGHS LTD**", payable at New Delhi towards Rs.. 1000/- as Share money (Refundable). I understand that the cost of application is non refundable and non adjustable. And in any event only the part of the amount given on the account of share money shall be entitled for refunded or adjusted.

I understand that if my application is not selected, full amount shall be refunded to me. I further understand if my application is selected and I wish to surrender it to the society in that case society shall refund my full money after deducting Rs. 9900.

A) My Particulars are as under:-

1. Name of Applicant: _____
2. Father/Husband name: _____
3. Gender: Male Female
4. Date of Birth:

D	D	M	M	Y	Y	Y	Y
5. Employment Details: Central / State Govt. /Public Sector Undertaking - officers only.

SIGNATURE OF APPLICANT

SIGNATURE OF JOINT APPLICANT

6. PAN NO.:*

7. Addresses:

a) Permanent: _____

b) communication: _____

8. Email ID: _____ Mobile: _____ Tel No _____

B) Particulars of Joint Applicant are as under:-

1. Name of Joint Applicant: _____

2. Father/Husband name: _____

3. Gender: M F
D D M M Y Y Y Y

4. Date of Birth:

5. Employment Details: Central/State Govt./Public Sector Undertaking - officers only.

6. PAN NO.:*

7. Addresses:

a) Permanent: _____

b) communication: _____

8. Email ID: _____ Mobile: _____ Tel No _____

C) Details of Nominee:

a) Name: _____

b) Relation: _____

c) Date of Birth: _____

d) Address: _____

Note:-*Marked information is mandatory

TYPE _____

AREA _____

SIGNATURE OF APPLICANT

SIGNATURE OF JOINT APPLICANT

D) Membership Fee:-

- a) Share Money: Rs. 1000/-
- b) Annual Charges: Rs. 9900/-

Check list of documents to be attached with the Application Form		
S.No.	Type of Documents	Tick (√) (×)
1	Payment	
2	Passport Size Photograph	
3	Address Proof	
4	Pan Card/ I.D. Proof	
5	Office I.D	

I/we declare that the particulars given herein above are true and correct to my/our knowledge. If any particulars found to be false at any stage, the society has the right to cancel my/are membership at its discretion.

Date _____

Date _____

Place _____

Place _____

Signature of First Applicant

Signature of joint the Applicant

Note:- This application form for Membership does not entitle the Member/Joint Member to participate or having any right in dwelling unit unless he/she has separately been approved by the management committee for dwelling unit on filling of dwelling unit form and fulfilling the criteria mentioned therein. The dwelling unit scheme shall be applicable upon _____ of revelatory athourity as prescribed in The real estate regulation and develoment at 2016.

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Revanta Multi State Co-operative Group Housing Society Ltd Membership Share Money received Rs. _____
in our account on _____ as per details above mentioned. Membership granted as per
resolution passed by Management Committee vide Membership No. _____.

REG. No. - MSCS/CR/1049/2014
HOUSING SCHEME APPLICATION FORM

Revanta Multi State Membership No: Group Housing Scheme:

Type of Membership Total Land Cost :

I remit here with a sum of Rs.....

(Rupees..... only by Cheque/NEFT/Bank Draft/Pay Order no..... dated

..... Drawn on Bank towards Housing Scheme amount in Favour of "Revanta Multi State CGHS Ltd"

PAYMENT PLAN

TYPE	Built-up Area*		No. of Membership available	Booking Amount	Society Land Cost	Society Construction Cost (Approx*)	Total Cost of Apartment (Land Cost + Construction Cost*)
	In Sq.Ft	In Sq.Mtr.					
Type-I	415	38.5	60	21,000	747000	996000	1743000
Type-II	715	66.5	60	31,000	1287000	1716000	3003000
Type-III	1015	94.2	120	41,000	1827000	2436000	4263000
Type-IV	1315	122.1	120	51,000	2367000	3156000	5523000

Payment Plan

Within 90 days of draw - 66% of land cost .

At the time of LTC - 34% of land cost. *(LTC = Land Transfer Certificate)

Annual Operation Charge

I understand that each member of the Group Housing Society shall pay Annual Operation Charges, which have been fixed at Rs. 9,900/- per annum by the Management Committee of Revanta Multi State at the present rate and which may be revised at the discretion of the Management Committee of Revanta Multi State CGHS Ltd.

Surrender of Membership

A member can surrender their membership by written application and the amount shall be refunded as follow:

Share Money : Rs. 1000

Refund: Full amount including Land Cost, Construction Cost etc, shall be refunded to the member as and when any new member replaces him/her.

Transfer: The member can transfer his/her membership in the Group Housing Scheme without any interest/appreciation without paying any charges.

***An NOC will be required before the transfer of membership.**

DECLARATION CUM EXPRESSION OF INTEREST

I affirm and declare as under:

- (1) That this dwelling unit option scheme shall be applicable up on all necessary approval sanction by Real Estate Regulatory Authority established under sub section (1 of section 20 of the real estate regulation of development act 2016)
- (2) That I have read the information booklet and shall abide by the contents specified there at.
- (3) That my business or occupation (if any) is not in conflict or in competition with the business of the Revanta Multi state Co-operative Group Housing Society Ltd.
- (4) That I will use at least for two consecutive years the services of the minimum level specified in the bye-laws of the Society.
- (5) That I will attend requisite number of the General Body Meetings of the Revanta Multistate Co-operative Group Housing Society Ltd. unless such absence is not been condoned by the members in the general body meeting.
- (6) That I will not make any default in payment of any amount to be paid to the Revanta Multistate Co-operative Group Housing Society Ltd under the bye-laws of the Society, in case of default I will cease to be member of the Society and the decision of Revanta Multistate Co-operative Group Housing Society Ltd in this regard shall be final and binding.
- (7) That I/we am/are major, an individual and competent to contract under section 11 of the Indian Contract Act, 1872 (9 of 1872).
- (8) That I will purchase the minimum number of shares and pay the value thereof in full as may be laid down in the bye-laws of the Revanta Multi State Co-operative Group Housing Society Ltd.
- (9) That I will fulfill all other conditions laid down in the MSCS Act 2002, the Rules and the bye-laws of the Revanta Multi State Co-operative Group Housing Society Ltd.
- (10) That I have not been adjudged by a competent court to be an insolvent or an un-discharged insolvent.
- (11) That I shall pay Annual Fee of Rs. 9900/- on yearly basis i.e. year ending on 31st March as Administrative charges for running and maintenance of the society. Fee is subject to change without any prior notice.
- (12) That I have not been sentenced for any offence, other than offence of a political character or an offence involving moral turpitude and dishonesty.
- (13) That I am fully aware about the Land Pooling Policy of the Delhi Development Authority and provision contained in Delhi Master Plan 2021, I am also aware that the society is intended to purchase the land in L Zone to meet the objective of the society. I also agree to pay the land cost along with application and other demands raised by the society.
- (14) That developed/actual plot will be allotted by Delhi Development Authority (DDA) as per Land pooling Policy.
- (15) That I have read the regulations and Bye Laws of the society.
- (16) That I am in agreement with the floor plan.
- (17) That I authorize the management of society to buy the land and to construct on behalf of me and i am fully aware that construction cost/car parking cost is variable as per market conditions and the governing body has right to take decisions on it.
- (18) That the allotment of units will be purely on draw basis.
- (19) That I am a citizen of India.
- (20) That I understand that any change in plan brought about by change in regulation / compliance as set by the government Authorities shall be binding on me.
- (21) That any change brought about by the management of the society in the common interest of the society and its members shall be binding on me.
- (22) That any increase / decrease in costing due to any change in regulation / compliance shall be binding on me.
- (23) That any Govt. charges levied by any competent authority shall be binding on me.
- (24) I / We undertake to pay the Society, the full land cost of this application as per the payment plan provided to me. I/We hereby agree and confirm that the payment made to the society by me with this application as land cost shall stand refunded/adjusted/ transferred/forfieted. If I/We am/are not able to pay the balance land cost in the stipulated time , or if I/We fail to abide by any of the terms & conditions of this application and bye-laws of the Society, then any decision of the governing body shall be binding on me. I/We also agree to pay the Stamp Duty, Registration Charges, Services Taxes & construction cost / EDC/ IDC and all other charges/taxes/dues as demanded by the Society from time to time in future.
- (25) I/We have completely understood that Revanta Multistate CGHS will appoint a member facilitation agency for better working and services of society towards respective members. A certain amount will be paid to member facilitation agency and this amount is already included in land cost.
- (25) That the demarcation, zone & building plan for the said scheme/project are yet to be sanction by the competent authority and the other terms & conditions as stated in this application / brochure and any representation by society are entirely tentative and liable to change, alter, modify, revise, add, delete, substitute or recast at the sole discretion of the society as it may deem fit in the best interest of the project/ scheme and to achieve the aims and object of the society. I/We shall have no objection to same.
- (26) I/We have clearly understood that the society reserves the right to increase or decrease the number of members at its discretion as and when considered necessary in the best interest of the projects/ scheme as per the provision of proposed/final land pooling policy of DDA or due to any other unforeseen reason/circumstances. I/We shall have no objection to same.
- (27) My particulars as mentioned in this form and membership application form may be recorded for reference, record and communication and any changes shall be communicated by me well on time regarding communication details.

SIGNATURE OF APPLICANT**SIGNATURE OF JOINT APPLICANT**

DECLARATION

I/We have fully read and understand the above mentioned terms & conditions and agreed to abide by the same. I/we understood that the terms & conditions given above are of indicative nature with a view to acquaint me with the terms & conditions comprehensively set out in Allotment Letter, when issued, which shall supersede the terms & conditions set out in the application. The terms & conditions of the present Application Form shall continue to be in operation and shall be binding upon the Applicant/Intending member till the final allotment letter is issued. I/We am/are fully conscious that it is not incumbent on the part of the Society to send us reminders/notices in respect of our obligations as set out in this application as per payment plan/schedule and/or Allotment Letter and I/We shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms & conditions contained in the application and/or application letter. I/We have signed this application form and paid the amount thereof fully conscious of my liabilities and my obligation levy of interest, panel charges as may be imposed upon me. I/We further undertake and assure this society in the event of cancellation of my allotment either by way of forfeiture or refund of my amount or in any manner, whatsoever including but not limited to as set out in the terms & conditions provided in this application. I/We shall be left with no right, title, interest or lien on the DU applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

Yours faithfully

Date _____

Date _____

Place _____

Place _____

Signature of Applicant

Signature of Joint Applicant

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Application approved in the Management Committee as per resolution passed and approved vide membership number _____.

President / Vice-president

Secretary

Application form serial no.....

Acknowledgment (Office copy)

Received an application from Mr./Ms. _____
s/o, w/o, d/o _____ for type _____ built-up area measuring _____
Sq. Ft to be developed by Revanta Multi State CGHS Ltd. along with booking amount of Rs. _____
(Rupees) _____ vide
cheque/RIGS/NEFT/Demand draft no. _____ drawn on _____
towards booking amount subject to the terms & conditions attached with said application

For RMC GHS.

Date _____

Authorized Signatory

Application Form Serial no. _____

Application form serial no.....

Acknowledgment (Customer copy)

Received an application from Mr./Ms. _____
s/o, w/o, d/o _____ for type _____ built-up area measuring _____
Sq. Ft to be developed by Revanta Multi State CGHS Ltd. along with booking amount of Rs. _____
(Rupees) _____ vide
cheque/RIGS/NEFT/Demand draft no. _____ drawn on _____
towards booking amount subject to the terms & conditions attached with said application

For RMC GHS.

Date _____

Authorized Signatory

Application Form Serial no. _____