

FORM NO. _____ 2017



CHANDIGARH HOUSING BOARD

8 Jan Marg, Sector 9-D, Chandigarh-160009,

Phone No. 0172-4601822 to 4601828

Website :

Affix latest
passport size
photograph duly
attested by the
Gazetted
Officer/Notary
Public
(Size 3.5x4.5
cms.)

Applications for registration and allotment of Flats to the eligible Oustees of UT Chandigarh on **Lease Hold Basis/Free Hold Basis under "Chandigarh Allotment of dwelling units to the Oustees of Chandigarh, Scheme, 1996"**, in compliance of orders of Hon'ble Punjab and Haryana High Court dated 06.09.2012 and 05.12.2013 in various CWP's filed by Oustees of UT Chandigarh against the Chandigarh Administration and CHB, read with Chandigarh Administration letter dated 30.7.2014 and **dated 3.1.2017**.

- Notes:**
1. Please read instructions and terms and conditions in the brochure carefully before filling this Application Form.
 2. The applicant must mention his mobile/ landline telephone number.
 3. **Please (√) in the appropriate box (es).**
 4. Incomplete Application is liable to be rejected.

For Office use only			
a) Date of Draw of lots.		f) Allotment Letter No.& date	
b) Regn.No.		g) P/Slip No. & date	
c) Floor allocated		h) Date of Physical Possession	
d) Dwelling Unit No. allotted			

Please tick appropriate category of flat as per entitlement: -

Three Bed Room (HIG)	Two Bed Room (MIG)	One Bed Room (LIG)	One Room (EWS)

Applying for the following Category/Sector (Specify the details.)

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If entitled category of dwelling unit not available then option of category lower than entitled category: -

First Choice	Second Choice	Third Choice

8. Date of Birth of Applicant	DAY		MONTH		YEAR			

(Attach self attested copy of Birth Certificate or Matriculation Certificate in case the age of the applicant is less than 21 years.)

9. Detail of Oustees Certificate issued by the Land Acquisition Officer, Chandigarh Administration Chandigarh.

Name of the Oustee	Oustee Certificate No. & Date	Name of the issuing Authority	Village under which land/house acquired	Measurement of land acquired Acre/Kanal/ Marla etc.	Eligibility of category

10. Details of all legal heirs of applicant (including mother in case of male applicant).

Sr. No.	Name of the legal heirs	Male/ Female	Marital Status	Age	Relationship with the applicant

11 PAN Number of Applicant, (if any)

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12 Aadhar Card No. (if any)

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13 Please tick payment option Self Bank

A Bank details for refund to be filed by applicant in case of self finance:

B Bank details for refund to be filed by applicant in case of Bank finance:

14 Three specimen signatures of the applicant.

1. _____ 2. _____ 3. _____

Place _____

Date _____

(Full Signature of the Applicant)

DECLARATION

1. That I or my wife/husband or any of my minor children do not own on Free hold or Lease hold or on Hire-purchase basis or **on the basis of an Agreement to Sell, GPA, WILL etc. a residential plot/house, in full or in part in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula. (If, however, individual share of a person in the jointly owned plot or land under the residential house is less than 100 Sq.Yds, (83.62 Sq. meters) he/she will be eligible for allotment of a Dwelling Unit).**
2. That I have never been allotted a residential plot/dwelling unit in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula, through Government/Semi Government/Statutory Corporation/Board/Municipal Committee/ Corporation/Registered Society like A.W.H.O. or a Co-operative House Building Society, in my name or in the name of my spouse or any minor children.
3. No Oustee shall be eligible in case he has acquired a house/residential site anywhere in India through Govt./Semi-Government/Municipal Committee/Corporation/Improvement Trust at concessional rates i.e. at reserved/fixed price in his name or in the names of dependent members of his family.
4. No Oustee shall be eligible in case he or his spouse or any dependent member of his family has been allotted a residential site/dwelling unit under any scheme of the Chandigarh Administration.
5. That I am a Citizen of India.
6. That I have carefully gone through and understood the terms and conditions of the scheme as laid down in the brochure of the scheme and the provisions of the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979, as amended, and am eligible for the allotment of dwelling unit under the scheme. I do hereby undertake to abide by the terms of the scheme and Regulations and the terms and conditions of allotment, which may be altered by the Chandigarh Housing Board Chandigarh at any time and shall enter into such agreement with the Board and also furnish other documents required by the Board from time to time. I further undertake to accept any dwelling unit or any floor on different price, which may be allotted to me by the Board.
7. That I am an Oustees of UT Chandigarh and a certificate has been issued by the Land Acquisition Officer, Chandigarh Administration vide No. _____ dated_____.

8. That I undertake that I or my wife/husband or co-sharer in this Oustee certificate has not availed any benefit under the scheme from the Chandigarh Administration and in the schemes floated by the Chandigarh Housing Board from time to time.
9. That I am a petitioner in CWP No. _____/_____ year titled _____ Vs. U.T., Chandigarh and others and decided by the Hon'ble Court of Punjab and Haryana vide order dated _____.
10. That I further undertake that I shall not claim any interest on the amount of the deposit made in consideration of allotment of dwelling unit under the scheme.
11. That I undertake that if I ask for refund of the initial deposit before the acceptance of application/registration either by draw of lots or otherwise the refund shall be made after forfeiting 5% of the initial deposit by CHB and if I seek refund after the allotment of dwelling unit through second draw of lots but before issue of allotment letter, the amount shall be refunded after forfeiting 10% of the initial deposit to the Chandigarh Housing Board.
12. That the information furnished by me in the Application Form is correct and true and nothing has been concealed therein and I undertake that if the information furnished by me or furnished later on at any stage is found to be incorrect or false, the Board shall have the right to cancel the registration and allotment and to forfeit the entire amount paid, in addition to the penal consequences under the law.

Place _____,

Date _____.

(Full signatures of the applicant)

* Delete whichever is not applicable.

INSTRUCTIONS

1. **APPLICANTS TO USE CAPITAL LETTERS ONLY.**
2. While filling columns against Sr.Nos. 1 to 3, leave one blank between first name and middle name and last name.
3. While filling column against Sr.No.8 Date, Month & Year should be filled in two boxes, e.g. 01/08/61 should be filled as:

0	1	0	8	1	9	6	1
DAY		MONTH		YEAR			

4. The deposit is to be through a Bank Demand Draft making it "Payee's Account only" drawn on any scheduled bank located at Chandigarh in favour of "**Chandigarh Housing Board, Chandigarh**".
5. Any Application Form which is not signed by the applicant shall be treated as invalid.
6. Additions/Overwriting/Cuttings in the Application Form must be initialed and dated by the applicant.
7. Please read the relevant clause(s) in the Brochure carefully before filling in the Form.
8. In case of change, intimate your latest correspondence address to the Board immediately. The Board shall not be responsible for non receipt of communication due to Change of Address.

LIST OF DOCUMENTS TO BE ATTACHED WITH THE APPLICATION FORM:-

- 1) Latest Passport Size Photograph (Affixed) duly attested by a Gazetted Officer/Notary Public.
- 2) Self Attested copy of Birth Certificate or Matriculation Certificate in case the age of the applicant is less than 21 years.
- 3) Oustees Certificate duly issued by the Land Acquisition Officer, U.T., Chandigarh duly attested by the Gazetted Officer/Notary Public.
- 4) Bank Demand Draft of the Initial Deposit Amount.
- 5) Any other proof/information.

Form No. _____.

CHANDIGARH HOUSING BOARD8, JAN MARG, SECTOR 9-D,
CHANDIGARH-160009**ACKNOWLEDGEMENT**

(To be filled by the applicant)

Three Bed Room (HIG)	Two Bed Room (MIG)	One Bed Room (LIG)	One Room (EWS)

Received from Mr/Mrs./Ms _____ Son/wife/daughter of Shri _____, an application for registration and allotment of Flat under Special Housing Scheme for Oustees of UT Chandigarh-2017 along with Demand Draft No. _____ Dated _____ amounting to Rs. _____/- drawn on _____ on account of Initial Deposit Money.
(Name of Bank)

Dated _____

CHANDIGARH

Authorized Bankers'
Signature & stamp.



CHANDIGARH HOUSING BOARD
8, JAN MARG, SECTOR-9-D, CHANDIGARH

Date of opening of the scheme: 30.01.2017

Date of closing of the scheme: 28.02.2017.

Applications are invited for allotment of flats to the eligible Oustees of UT Chandigarh under self Financing Housing Scheme on Lease Hold/Free Hold Basis under “**Chandigarh Allotment of dwelling units to the Oustees of Chandigarh, Scheme, 1996**”, in compliance of orders of Hon’ble Punjab and Haryana High Court dated 06.09.2012 and 05.12.2013 in various CWP’s filed by Oustees of UT Chandigarh against the Chandigarh Administration and CHB, read with Chandigarh Administration letter dated 30.7.2014 and **dated 3.1.2017**.

Terms and Conditions for Registration and Allotment of flats

I SCOPE

The Registration and allotment of flats is only open to the Eligible Oustees of UT Chandigarh in cases of Land/House was acquired for which notification under section 4 of the Land Acquisition Act was issued **before 31.10.2007. This is the last and final opportunity to such Oustees of UT Chandigarh for allotment of flats/dwelling units. Thereafter no claim of Oustees whatsoever shall be entertained.**

II THE SCHEME

- The following categories of flats are to be allotted on Self Financing basis under which an allottee shall be required to make the 100% payment of the Chargeable price (as per the approval of the Chandigarh Administration) before possession of the flat:

<u>Category</u>	<u>Number of Dwelling Units (D.U.s).</u>
HIG (3BR)	= 27
MIG (2BR)	= 102
LIG (1BR)	= 60
EWS (One Room)	= 74
Total	= 263

The allotment shall be made under the provisions of Haryana Housing Board Act, 1971, as extended to U.T. of Chandigarh, the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979. It shall be subject to provisions of the Capital of Punjab (Development and Regulation) Act, 1952 and the Rules and Regulations made there-under as amended from time to time.

III ELIGIBILITY AND PROCEDURE

Eligibility for Allotment:

“Oustee” means a person whose land has been acquired for the development of Chandigarh and includes his legal heirs.

An oustee whose land has been acquired for the development of Chandigarh and Award of compensation under the relevant provisions of the Land Acquisition Act has been made on or after 1st November, 1966, shall be eligible for allotment under the scheme provided that:

(i) An oustee shall be entitled to the allotment of an L.I.G. dwelling unit if the land acquired measures between the ¼ acre and one acre.

(ii) An oustee shall be entitled to the allotment of an M.I.G. Dwelling Unit with the option for the lower category if the land acquired measures more than 1 acre but up to 3 acre.

(iii) An oustee shall be entitled to the allotment of an H.I.G. dwelling unit with the option for the lower category if the land acquired measures more than 3 acres.

(iv) **No oustee shall be eligible** for allotment of a dwelling unit under this scheme if he or his spouse or any of the dependent members of his family **owns a residential site/dwelling unit in Chandigarh**, Mohali or Panchkula sub divisions in Punjab and Haryana respectively on lease-hold basis or on free hold basis.

(v) No oustee shall be eligible in case he has acquired a house/residential site anywhere in India through Govt./Semi Government/Municipal Committee/Corporation/Improvement Trust at concessional rates i.e. at reserved/fixed price in his name or in the names of dependent members of his family.

(vi) No oustee shall be eligible in case he or his spouse or any dependent member of his family has been allotted a residential site/dwelling unit under any scheme of the Chandigarh Administration.

(vii) In case of a joint Khata, the entitlement shall be on basis of the holding under the joint Khata and co-sharers within the khata would not be taken into reckoning for the purpose of allotment of dwelling unit.

(viii) In the case of deceased oustee, the application for allotment of dwelling unit can be made by his/her all legal heirs or by one of the legal heir duly authorized by other legal heirs. The authority letter in the shape of affidavit shall be submitted in original alongwith Identity proof of all the legal heirs.

(ix) An oustees whose house has been acquired before or on or after 1.11.1966, for the purpose of the development of Capital of Punjab Project (Chandigarh), shall be entitled to a residential flat to be allotted by the Chandigarh Housing Board. The oustee will have the choice of a category of flat as between EWS, LIG, MIG or HIG. The Ousteess having small houses built on a plot area less than 200 square yards (08 marlas), choice will be restricted to EWS/LIG flats. The Ousteess shall have to pay the price of the dwelling unit as determined and in accordance with the terms and conditions of this scheme.

Further an oustee will be eligible for allotment of a dwelling unit in case he/she or his wife/her husband or any of his/her minor children does not own on free hold or lease-hold or on hire-purchase basis or on the basis of an Agreement to Sell, General Power of Attorney (GPA), Will etc. a residential plot/house, in full or in part, in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula. If, however, individual share of a person in the jointly owned plot or land under the residential house is less than 100 Sq.Yds, (83.62 Sq. meters) he/she will be eligible for allotment of a Dwelling Unit.

Further, an oustee who have been allotted a residential plot/dwelling unit in the Union Territory of Chandigarh or in any of the Urban Estates of Mohali or Panchkula, through Govt. /Semi Govt. /Statutory Corporation/Board/Municipal Committee/ Corporation/ Registered Society like AWHO or a Co-operative House Building Society, in their name or in the name of their spouse or any minor children, shall also not be eligible for allotment of a dwelling unit or flat.

The applicant shall further continue to fulfill these eligibility conditions from the date of opening of the scheme up to the date of delivery of possession of the dwelling unit by the Chandigarh Housing Board.

The eligibility and procedure for allotment shall be the same as defined under the scheme "The Allotment of Dwelling Unit to the Ousteess of Chandigarh 1996". The condition of being a bonafide residence on the date of opening of the scheme have been relaxed for the eligible Ousteess applicants in the present scheme in term of Board's decision taken in its 322nd meeting held on 28.06.2006.

The allotment shall be made by the Chandigarh Housing Board and the same shall be subject to the provisions of Haryana Housing Board Act, 1971 as extended

to Union Territory, Chandigarh and Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 as amended from time to time.

- (x) The applicant must be a citizen of India.
- (xi) The applicant must have completed 18 years of age on the date of opening of the scheme.
- (xii) The applicant can submit only one application in the entitled category as per certificate issued by the Land Acquisition Officer, UT Chandigarh.

Procedure for Allotment:

(i) An oustee shall make an application to the Chandigarh Housing Board for allotment of a dwelling unit in the prescribed form, duly certified by the Land Acquisition Officer, UT, Chandigarh that the oustee has been paid the compensation in respect of the area of land acquired for the development of Chandigarh.

IV) PROPOSED ACCOMMODATION:

The dwelling unit has an approximate covered area in the respective schemes are as under:-

180 Dwelling Units on Lease Hold Basis in Sector 63, Chandigarh.

Category-A	Three Bed Room Flats	G.F/F.F./S.F./T.F./4 th F/5 th F.	(G+5) 1406 Sq. ft.	(S+5) 1427 Sq. Ft.
Category-B	Two Bed Room Flats	G.F/F.F./S.F./T.F./4 th F/5 th F.	1095Sq. Ft.	1116 Sq.Ft.
Category-C	One Bed Room Flats	G.F/F.F./S.F./T.F./4 th F/5 th F.	715 Sq. Ft.	733 Sq.Ft.
Category-D	One Room Flats (EWS)	G.F/F.F./S.F./T.F (G + 3).	385 Sq. Ft.	

16 Dwelling Units on Free Hold Basis in Sector 26-E, Chandigarh.

EWS Flats	One Room Flats	G.F/F.F./S.F./T.F.	425.67 Sq.Ft. (39.546 Sq. Meters)
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14 Dwelling Units on Free Hold Basis in Sector 51-A, Chandigarh.

Two Bed Room Flats	G.F/F.F./S.F./T.F.	1027.42 Sq.Ft. (95.45 Sq.Meters).
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53 Dwelling Units on Free Hold Basis in Sector 49 & 38 (West) Chandigarh:

MIG (Two Bed Room) (Sector-49)	G.F/F.F./S.F./T.F.	1145.00 Sq. Ft.
LIG (One Bed Room) (Sector-49)	G.F/F.F./S.F./T.F.	648.00 Sq. Ft.
EWS (One Room) (Sector 49 & 38 West)	G.F/F.F./S.F./T.F.	425.00 Sq. Ft.

(V) PRICE AND MODE OF PAYMENT						
(Figures in Rupees)						
Sr. No.	Sector	Category of flat	No. of flats reserved	Cost of each flat	Earnest Money as per Brochure	
1.	63	A- 3 Bed Room Flats	17+10 =27	3665000	400000	There are three types of parking for these dwelling units and the price will vary accordingly.
2.	63	B- 2 Bed Room Flats	44+35 =79	2698000	300000	
3.	63	C- 1 Bed Room Flats	28+20 = 48	1649000	150000	
4.	63	D- One Room Flats (EWS)	16+10 =26	567000	50000	
5.	26-E	One Room Flats (EWS)	08+8 =16	549000	50000	
6.	51-A	MIG (Two Bed Room) Flats	07+7 = 14	G.F= 4405000 First/Second/ Third Floor= 4121000	300000	
7.	49	MIG (Two Bed Room) Flats	9	G.F= 3150000 F.F= 2600000 S.F= 2500000 T.F= 2400000	300000	
8.	49	LIG (One Bed Room) Flats	12	G.F= 1590000 F.F= 1290000 S.F= 1240000 T.F= 1190000	150000	
9.	49 & 38 (West)	EWS (One Room) Flat	32	G.F= 415000 F.F= 400000 S.F= 380000 T.F= 365000	50000	
		Total Flats	263			

Note: - The detail of 263 dwelling units may be seen at the website of Chandigarh Housing Board i.e. chbonline.in as well as Notice Board CHB Reception Counter.

MODE OF BALANCE PAYMENT	
a) Initial Deposit at the time of application	Prescribed earnest money
b) Within 90 days from the issuance of Acceptance-cum-demand letter (ACDL) (both days inclusive)	Entire balance amount of consideration/price of dwelling unit.
c) At the time of handing over the possession	Balance amount, if any.
<p>In case of a buyer taking loan from any Bank/Financial Institution, the conveyance of the dwelling unit in favour of the buyer shall be executed only upon the CHB receiving "No Objection Certificate" from such Bank/financial Institution and the Conveyance Deed shall be handed over to the lending institution, if so required by them.</p> <p>The earnest money shall be refunded on request with 5% deduction before issuance of ACDL and with 10% deduction of the earnest money in case allottee fails to deposit the balance consideration within 90 days (prescribed period) of issuance of ACDL and allotment shall be immediately cancelled.</p> <p>No extension of time will be given beyond the prescribed period and the ACDL will be offered to the next person in the concerned waiting list during the period of its validity on the revised consideration price, which shall include the interest amount for the said period from the date of issuance of original ACDL.</p> <p>The prospective purchaser/allottee will make payments strictly as per the ACDL without any excuse for delay and within the stipulated/prescribed period. The payment in the prescribed period is the essence of this allotment.</p>	
<p>Note :</p> <p>The balance payment can be made by way of Bank Draft/RTGS/NEFT in favour of Chandigarh Housing Board, Chandigarh in HDFC Bank, SCO No. 60-63, Sector 9-D, Chandigarh. In case payment is made through RTGS/NEFT, the applicant shall attach documentary proof i.e. UTR No., Application Form No., Category of flats and Sector for proper linkages.</p>	

Notes:

1. The price of each dwelling unit has been calculated without adding element of profit. The interest has also not been included in the price as per directions issued by the Hon'ble Punjab and Haryana High Court orders dated 5.12.2013. These prices are approved by the Chandigarh Administration. The Service Tax or any other Tax levied/to be levied by the authority shall be borne by the allottee.
2. The tentative price indicated is for a typical unit and may vary for non-typical units, i.e. for corner unit.
3. An applicant shall have the option to make full payment of the price of the dwelling unit at the time of issue of ACDL. In case payment of registration money or the subsequent installments are not made by the due date of the payment prescribed in the Acceptance-cum-Demand letter, the applicant shall have to pay interest @18% per annum for the first month, @21% for the 2nd month and @24% p.a. for the 3rd month. No extension will be allowed beyond three months and the registration shall be cancelled. However, the Chairperson, Chandigarh Housing Board may allow an extension beyond three months, or revive registration if the same has been cancelled, as the case may be, in case(s) of exceptional circumstances, on written request subject to payment of interest @30% p.a. beyond the period of 3 months.
4. The allotment shall be made on lease hold basis/free hold basis as mentioned in the relevant/respective scheme. The lease period is for 99 years. The applicant shall be required to pay the ground rent @ 0.25% per annum of the price of dwelling unit.
5. The final price of Dwelling Unit is chargeable before/at the time of handing over the possession.
6. The rate of interest of the scheme is **12% per annum.**
7. The applicant shall have the option of converting the lease hold land tenure into free hold tenure after a period of 5 years from the date of actual possession of the dwelling unit by paying conversion charges as may be prescribed by the Chandigarh Administration at the relevant time and on such terms and conditions as decided by the Chandigarh Administration under the Chandigarh Conversion of Residential Lease Land Hold Tenure into Free Hold Land Tenure Rules, 1996. However, this provision shall be governed by the existing as well as future instruction issued by Chandigarh Administration.
8. The applicant shall not sell, transfer his/her rights/interest, title or alienate/**part with the possession** of the dwelling unit either through the execution of **GPA, Agreement to Sell, Will etc. or otherwise within the period of FIVE YEARS** from the date of taken over the physical possession.

However, the right, title and interest of the allottee can be mortgaged with the prior permission of CHB in favour of the Government. Life Insurance Corporation or any

Scheduled Bank or any Corporate Body subject to first charge on the property for the unpaid portion of purchase price and other dues outstanding towards the allottee remaining in favour of the Board. Provided that such mortgage, lease, etc. can only be created with the prior permission of the Board and the Board will be competent to impose any condition(s) while granting such permission.

9. All rents, fees, taxes, charges, assessments, municipal or otherwise and other future levies or taxes whatsoever nature shall be borne by the allottee as the case may be and shall be payable by the allottee within the period specified in this behalf:

Provided that in every case of default of payment of rent or damages by the allottee, the Board shall have the power to recover the same as arrears of land revenue in accordance with the provision, of section 52 of the Haryana Housing Board Act, 1971.

VI BANKER TO THE SCHEME AND WHERE TO APPLY

- 1 The HDFC Bank, SCO No. 60-63, Sector 9-D, Chandigarh, State Bank of India branch, CHB branch, Sector 9, and State Bank of Patiala, SCO No. 99-107, Sector 8-C, Chandigarh would be the Banker of the Scheme. The application complete in all respects and duly signed by the applicant will be received by the Principal Banker of the scheme along with requisite earnest money/initial deposit.

VII MODE OF ALLOTMENT	
1	<p>(i) All applications will be arranged in order of seniority of oustees meaning thereby the Ousteers whose land have been acquired first will be given preference for allotment of DU under this scheme. Such seniority will be fixed by the Property Allotment Committee (PAC) of Chandigarh Housing Board which shall be binding on the applicants.</p> <p>(ii) For above purpose, the date of award shall be taken into consideration.</p> <p>(iii) Applicants will be considered one by one as per above list.</p> <p>(iv) If at any time during the allotment, if number of dwelling units of a category is less than the similarly placed eligible applicants (i.e. from same land acquisition award), then the selection will be made through draw of lots among these similarly placed eligible applicants. The eligibility of the applicants shall be determined by the Property Allotment Committee (PAC) of the Board as per provisions of the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 as amended from time to time and terms and conditions of the scheme. The complete list of all the eligible and ineligible applicants will be displayed on the Notice Board in Block 'C' of CHB as well as on the website of Chandigarh Housing Board i.e. chbonline.in under the tab 'public notices', after proper intimation through the daily news papers to enable the applicants to submit objection, if any, regarding non-inclusion of their names. The applicants who are not able to establish their eligibility shall not be considered for allotment of flats.</p>
2	The allotment of specific flat numbers with floors and sectors and price of dwelling unit shall be final and binding upon the applicants.
3	Waiting List, if any, shall also be prepared and intimation will be given to such applicants separately.

4	Refund of the unsuccessful applicants shall be made within 30 days of the draw of lots or Registered for allotment without any interest. In case refund is not made within the stipulated period, interest shall be allowed at the Savings Bank rate beyond the period of 30 days.
5	This is the last and final opportunity to the Oustees for allotment of flats/dwelling units and thereafter no claim of Oustees whatsoever shall be entertained.
6.	The allotment shall be subject to the provisions of Haryana Housing Board Act, 1971, as extended to U.T. of Chandigarh, the provisions of the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979 and the Capital of Punjab(Development and Regulation) Act, 1952 and the Rules and Regulations made there-under and amended from time to time.
7.	The allotment of flat made under the scheme is NOT FOR SALE UPTO FIVE YEARS FROM THE DATE OF POSSESSION.
VIII) SURRENDER/CANCELLATION	
1	If the refund of the initial deposit is sought before the acceptance of application/registration, either by draw of lots or otherwise, 5% of the amount of initial deposit shall be forfeited by the Board.
2	In case the refund of the initial deposit is sought after acceptance of application/registration, either by draw of lots or otherwise, but within one month of issue of acceptance-cum-demand letter, the amount shall be refunded after forfeiting 10% of the initial deposit by the Board.
3	In case payment of registration money or the subsequent installments are not made by the due date of the payment prescribed in the Acceptance-cum-Demand Letter, the applicant shall have to pay interest @ 18% per annum for the first month, @ 21% for the 2 nd month and @ 24% p.a. for the 3 rd month. No extension will be allowed beyond three months and the registration shall be cancelled. However, the Chairman, CHB may allow an extension beyond three months, or revive registration, if the same has been cancelled, as the case may be, in case(s) of exceptional circumstances, on written request subject to the payment of interest @30% p.a. beyond the period of 3 months.
4	If the registration and allotment is cancelled either on the applicant's own request or for non payment of registration money or any of the subsequent installments

with interest, if any, or due to any other reason, the amount deposited with the Board shall be refunded after forfeiting 10% of the initial deposit. However, where the surrender or cancellation is made after the expiry of 1,2 & 3 months from the due date, in addition, interest calculated @18%, 21% and 24% p.a. respectively, shall be charged on the due amount remaining unpaid, from the due date till the date of surrender or cancellation. Where the surrender/cancellation is made after 3 months, interest @ 30% p.a. shall be charged further for the period beyond 3 months in addition to the forfeiture of 10% of the initial deposit.

- 5 The registration/allocation of floor so cancelled will be offered to the next person in the waiting list in the respective category during the period of its validity provided he/she pays within 30 days of the issue of Acceptance-cum-demand letter, the total amount due so far, along with interest as per the scheme for the entire period concerned had he/she been required to pay the amount from time to time as in the case of other allottees under the scheme. Extension in the period of payment of the amount will, however, be allowed on the terms as contained in clause 3 above.

IX. MIS-REPRESENTATION OR SUPPRESSION OF FACTS.

6. If it is found at any stage that the applicant has furnished any incorrect or false information or suppressed any material facts in the Application Form for registration or later on, which makes him/her ineligible, the registration as well as allotment of dwelling units, if made, shall be cancelled and the total deposits made till date shall be liable to be forfeited. The applicant shall also be liable to penal consequences under the law.

X HANDING OVER OF POSSESSION

The allottee shall be entitled to the delivery of possession of the unit only after he/she has completed all the formalities and paid all dues and furnished/executed all the documents as required/prescribed under the scheme and in the ACDL. The dwelling unit will be handed over on 'as-is-where-is' basis and the Board will not entertain any claim for additions or alterations or any complaints, whatsoever, regarding the price of the unit or its design.

XI MISUSE, ADDITIONS, ALTERATIONS ETC

The Dwelling Units shall not be used for any purpose other than that for residence. The allottee shall not be entitled to subdivide the dwelling unit or amalgamate it with any other dwelling unit or to make any addition/alteration without the prior

written permission of Chandigarh Housing Board/Chandigarh Administration.

The allottee shall not sell, alienate, transfer or otherwise part with the possession of the whole or any part of the dwelling unit within a period of five years from the date of taken over the physical possession.

However, the right, title and interest of the allottee may be mortgaged in favour of the Govt., Life Insurance Corporation or any Scheduled Bank or any Corporate Body such as Corporation and Boards, subject to first charge on the property for the unpaid portion of purchase price and other dues outstanding towards the allottee remaining in favour of the Board. Provided that such mortgage, lease, etc. can only be created with the prior permission of the Board and the Board will be competent to impose any condition(s) while granting such permission.

XII. RESPONSIBILITY FOR THE MAINTENANCE OF COMMON PORTIONS AND COMMON SERVICES ETC.

Every successful applicant will be required to become a member of the Registered Agency to be formed for the purpose of maintenance of common portions and common services for these housing blocks in accordance with the provisions of the Regulations in this behalf before the possession of the unit is handed over to him, or later on, whenever required by the Board, and further to abide by the provisions made in the Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979.

XIII GENERAL

- 1 Chandigarh Housing Board reserves the rights to increase or decrease the number of units depending upon actual feasibility at site. The Board also reserves the right to make variation in the size of the individual rooms and over all covered area as per actual construction. The area as given in the Brochure is tentative and is meant for the general information and guidance of the intending purchasers of the units. The Board further reserves the right to make modifications in the design, scope of work, specifications and price without assigning any reason.
- 2 No interest to the unsuccessful applicants shall be allowed on the amount of initial deposit except in the case of delayed refunds as specified under **Clause VII(4)** under the heading 'Mode of Allotment'. No interest shall be allowed in the case of any other kinds of refunds claimed by an allottee or made by the Board.
- 3 Mere submission of an Application Form along with initial deposit and/or being

	successful in the draw of lots shall not entitle the applicant to the allotment of a unit. Inclusion of applicant's name in the draw of lots shall be subject to the eligibility as per the terms of the Scheme and inadvertent inclusion of the name of an ineligible applicant in the draw of lots shall not vest any right of allotment in the applicant and in case an applicant is found ineligible at any stage, the registration as well as allotment of the unit shall be cancelled.
4	The payment of Initial Deposit (Earnest Money) will be accepted through bank Demand Draft (PAYEES ACCOUNT ONLY) drawn on any scheduled bank located in CHANDIGARH , in favour of 'Chandigarh Housing Board, Chandigarh'. Application received along with Demand Drafts payable at any outstation Bank shall be treated as invalid.
5	The Board reserves the right to withdraw/amend the registration/allotment due to circumstances beyond its control.
6	Incomplete or defective or conditional applications are liable to be rejected. In case the requisite information is not furnished by filling in the necessary columns of the Application Form or if the necessary certificate is not furnished regarding the eligibility of the applicant or for any other purpose, the application shall be deemed to be incomplete and shall be liable to be rejected.
7	Additions/over writings/cutting in the Application Form must be initialed and dated by the applicant.
8	The applicant must affix the Latest Passport size photograph on the Application Form duly attested by a Gazetted Officer/Notary Public.
9	All disputes concerning allotment of Dwelling Units under the scheme shall be subject to Chandigarh jurisdiction only.
10	Last date of receipt of Application Form is 28.02.2017. Application received after the last date shall not be entertained.
	Chairman, Chandigarh Housing Board, Chandigarh.