

The Scheme of Conversion from Lease Hold System of Land Tenure Into Free Hold

In pursuance of orders issued by Govt. of India, Delhi Development Authority has decided to convert residential flats as well as residential built up plots irrespective of the size in Delhi from lease hold to free hold on payment of conversion charges. The prescribed conversion charges were applicable up to 31.3.2000 and the conversion from 1.4.2000 was to be permitted on the current market rates. It has now been decided to allow the conversion on the revised conversion charges as indicated in the brochure on provisional basis and the final rates will be determined by the Ministry of Urban Development & Poverty Alleviation.

The applicants shall have to pay the difference in conversion charges, if any, as may be finally fixed by the Ministry. The applicants shall have to submit an undertaking for the payment of difference in conversion charges in the prescribed format as given in Annexure-"R" The date of deposition of the conversion charges or the first installment thereof will be the crucial date for purposes of calculating the conversion charges.

Salient Features of the Scheme:

1. The scheme covers the following properties :-
 - All built up residential plots of except the plots having area up to 50 sq. m. where the lease/sub-lease has been granted on behalf of the President of India/Delhi Development Authority.
 - All fixed term residential built up properties where premium has not been charged.
 - LIG, MIG, HIG and SFS flats allotted by the Delhi Development Authority including the flats in Asian Games Village complex.
 - Flats constructed by Co-operative Group Housing Societies on land leased by the Delhi Development Authority.
2. The one time charges payable for conversion from leasehold to freehold are set out in Annexure-"A". These charges may

be paid in lump-sum or in equated annual installments spread over a period not exceeding five years. When the payment is made in installments, interest calculated @ 12% per annum shall be payable. The conversion shall be allowed only after all the installments have been dully paid. No extension of time for payment of any installments shall be granted under any circumstances. The liability to pay ground rent shall continue to accrue till the last installment is paid.

Original sub-lessees/allottees would be entitled to remissions in the conversion charges as specified in **Annexure-"A"**.

3. Conversion would be allowed only when the residential building on the plot has been constructed and completion certificate/'D' form for the building has been obtained. In the case of land allotted to Co-operative housing societies, conversion for individual flats would be permitted after completion certificate/'D' form has been obtained by the society and possession of flats given to the members.
4. The application for conversion shall not be entertained unless accompanied by prescribed documents.
5. The arrears of ground rent alongwith interest @ 10% per annum wherever applicable would have to be paid by the applicant before conversion can be permitted. In cases where revision of ground rent has become due, the revised amount of rent will be notified to the lessee for depositing the amount before the execution of the conveyance deed.
6. The conversion shall be applicable only for properties which are on land for which the land use prescribed in the lease deed/sub-lease deed/allotment letter is residential
7. In cases of mortgaged properties, conversion would be allowed only on submission of 'No Objection Certificates(s)' from all the mortgagee. If the property has been mortgage more than once.'No Objection Certificates' from all the mortgagees are required to be submitted. In case of flats allotted by a Co-op Group Housing Society, it would be essential to produce 'No Objection Certificates' from the institution with which the property has been mortgaged by the society.
8. In cases where lease deeds/conveyance deeds have not been

signed, conversion will be allowed provided that the non-execution of the lease deed has been on account of administrative reasons and not because of certain defaults on the part of the allottees. However in such cases the stamp duty would be payable on the amount of conversion charges and the surcharge wherever applicable as well as the price/premium of the property.

9. In case of any legal dispute relating to title of the property, conversion shall not be allowed until the legal dispute is settled.
10. In case of re-entered properties conversion would be allowed only when re-entry notice has been withdrawn and the lease/sublease/allotment restored.
11. In case of any dispute between the original lessee/sub-lessee/allottee and Power of Attorney holder, application for grant of freehold rights would be entertained only after the dispute is settled.
12. In cases where applications for mutation or substitution are pending with the lessor, conversion would be allowed only after the necessary mutation/substitution has been carried out.
13. The conversion shall also be allowed in the cases where lessee/sub-lessee/allottee has parted with the possession of the property, provided that :
 - Application for conversion is made by a person holding power of attorney from lessee/sub-lessee/allottee to alienate (sell/transfer) the property.
 - Proof is given of possession of the property in favour of the person in whose name conversion is being sought.
 - Where there are successive power of attorneys, conversion will be allowed after verifying the factum of possession provided that the linkage of original lessee/sub-lessee allottee with the last power of attorney is established and attested copies of power of attorneys are submitted.

In such cases, a surcharge of 33-1/3% on the conversion fee would be payable over and above the normal conversion

charges applicable for a regular lessee (no unearned increase will be recoverable).

- 14.** In case of the DDA residential flats on hire-purchase basis, conversion shall be allowed only after all the installments have been paid with interest, if any.
- 15.** The scheme of conversion is optional.
- 16.** The land rates for different areas have been given in Annexure 'B'. The localities for which land rates have not been given in Annexure 'B' and rates of the adjoining/comparable locality would be applicable.
 - However, in the case of Co-operative house building societies, the land rates of the localities specified in Annexure 'B' would be applicable.
 - In respect of DDA flats, the conversion charges mentioned in Annexure 'A' part (B) would be applicable. For the purpose of ascertaining the zone of a particular DDA housing estate, first the locality in which that particular estate is situated may be determined, then the zone of the locality can be determined by making a reference to Annexure 'C'.
 - For flats constructed by Group Housing societies on land allotted by DDA, the conversion rates would be as given in part (C) of Annexure 'A'. For Co-operative group housing flats upto 125 sq. mtrs. plinth area, the conversion charges are based on zone wise flat rates. The zone of Group Housing Society flats can be determined in the manner as mentioned for DDA flats above.
 - For CGHS flats of plinth area above 125 sq. mtrs. conversion charges as prescribed for plinth area of 125 sq. mtrs. shall be increased in proportion to the increase in plinth area of the flat.
- 17.** Model calculations of conversion charges, and surcharge have been given in Annexure 'D'
- 18.** The requisite conversion charges, and surcharge as applicable alongwith processing fee of Rs. 200/- are required to be deposited at the time of submission of application

form.

- 19.** Mode of remittance shall be preferably by cheque (subject to realization), pay order, bank draft payable at Delhi. For amounts less than Rs. 20,000/-, cash will also be accepted. The amount of remittance has to be rounded off to the nearest rupee. The payment is to be made through the prescribed challan form which is a part of application and is in quadruplicate. After depositing the application form and the conversion charges, applicants must ensure to obtain an acknowledgement from the bank together with a copy of the challan to serve as proof of payment for their future reference.

The conversion charges, and surcharge wherever applicable can be deposited either in lumpsum or in not more than five equated annual installments. (Annexure "E" gives the formula for working out the amount payable by way of first and subsequent installments. The exact amount of the equated annual installments can be worked out accordingly depending upon the payment plan chosen by the applicant).

- 20.** The original lease deed should be produced at the time of execution of the conveyance deed. The same will be cancelled and returned along with the conveyance deed.
- 21.** If the original lease deed was lost, the lessee/applicant must issue notice in a prominent news paper having circulation in the area where the property is situated and also execute an affidavit before the 1st Class Magistrate indicating there in how the original lease deed was lost. A copy of the public notice published in the news-paper and the original affidavit must be submitted at least 10 days before the date of execution of the conveyance deed.

PROCEDURE FOR SUBMISSION OF APPLICATIONS FOR CONVERSION

The brochure alongwith prescribed application form will be available for sale on payment of Rs. 50/- at the below mentioned branches of banks during their business hours.

Outstation applicants desirous of obtaining the brochure by post may remit an amount of Rs. 65/- by bank draft favoring 'Canara bank' payable at Delhi. Such request should be sent only to the Manager Canara Bank, Shahid Bhagat Singh Marg, Gole Market, New Delhi 110001.

Application forms in two different colours have been printed in respect of :-

- (i) Flats allotted by DDA (in blue)
- (ii) Flats and plots allotted by co-operative group housing societies/co-operative house building societies respectively and plots allotted by the DDA under its various residential schemes (in green)

Applicants are advised to ensure that the application form relevant to their properties in the DDA is procured and filled alongwith the prescribed documents and conversion and other charges.

The application forms duly complete in all respects alongwith prescribed conversion and other charges may be deposited at any of these branches.

CANARA BANK

1. 96 & 106, Shahid Bhagat Singh Marg,
(Bangla Sahib) Marg,
Gole Market
New Delhi 110001
2. Bahadur Shah Zafar Marg
New Delhi 110002
3. H-54, Connaught Circus
New Delhi 110001
4. Suraj Parbat, 1 & 2, Community Centre
East of Kailash
New Delhi 110065

5. 12/5 East Patel Nagar
New Delhi 110008
6. A-33, Ganesh Nagar
New Delhi 110018
7. C-1/A, Mehrauli Road,
Green Park Extn.
New Delhi 110016
8. C-16, Lawrence Road
Delhi 110035
9. 10201, Padam Singh Road
Karol Bagh
New Delhi -110005
10. 4, Sidharth Enclave
Okhla Commercial Complex
New Delhi 110014
11. Pkt-A, DDA Market
Phase-II, Mayur Vihar, Delhi-110092
12. F-66, Munirka,
New Delhi 110067
13. J-13/11, Patel Market,
Rajouri Garden
New Delhi 110027
14. 1551-B Rohtas Nagar (West)
Babur Pur Road, Delhi
15. Sector 12, Rao Tularam Marg
R.K. Puram,
New Delhi 110022
16. 29/8, Nangia Park

Shakti Nagar, New Delhi 110007

17. Room No.2, 4 &5 Phase-II First Floor LSC Shopping Complex Sheikh Sarai New Delhi 110017
18. G-23, South EXtn. Part-I
New Delhi 110049
19. No. B-7, 8&9, Shopping Complex
Tagore Garden,
New Delhi 110027
20. V-2, Market , Vivek Vihar
Delhi 110032
Additional Premises: B-15 & 1-2,
Jhilmil Ind. Area,
G.T. Road, Delhi 110032
21. 18 Community Centre,
Wazir Pur, Ashok Vihar, Delhi -10052
22. Plot No. 8 Kalkaji,
Balaji Estates, New Delhi
23. MP-4, Pitampura,
Maurya Enclave, New Delhi 110034
24. B-10/15, Najafgarh Road
Raja Garden, New Delhi 110027
25. DDA Housing Complex,
Rohini, Sec. III, Delhi.

CORPORATION BANK

1. BHIKAJI CAMA PLACE
Flat No. 124 to 130
3, Ansal Chamber No. 1
New Delhi 110066
2. CHANDNI CHOWK
1907-A, Chandni Chowk

Opp. Gurdwara Sis Ganj,
Delhi 110006

3. CONNAUGHT CIRCUS
M-41, Connaught Circus, New Delhi 110001
4. GREATER KAILASH
M-4, Greater Kailash, Part-II
New Delhi 110048
5. KAMLA NAGAR
Sunder Bhawan
28-E, Kamla Nagar, Delhi 110007
6. KAROL BAGH
13/32, W.E.A. (Gr. Flr.)
Main Arya Samaj Road
New Delhi 110005
7. LODHI COMPLEX
Block II, Gr. Floor, CGO Complex
Phase I, New Delhi 110003

CENTRAL BANK OF INDIA

1. Vikas Sadan (Nadal Branch)
INA, New Delhi
2. Vikas Minar, I.T.O. New Delhi.
3. Parliament Street, New Delhi
4. South Extension Part-II New Delhi
5. Jain Bldg, Railway Road, Shahdara Delhi
6. 188, Pandit Park, Patpar Ganj Road
7. B-1/29, Community Centre (Near Super Bazar)
Janak Puri
8. East Patel Nagar
9. Lawrence Road Industrial Area
10. Chandni Chowk

BANK OF BARODA

1. 90/0 G, Connaught Circus, New Delhi (Nandal Branch)
2. 9-Bharat Nagar, Friends Colony
3. 3-Community Centre, B-Block, Market, Janak Puri

4. Surya Kiran Bldg.-9, K.G. Marg (Curzon Road)
New Delhi
5. Village P.O. Nahar Pur, Sector-7, Rohini Delhi
6. V-198, Vikas Marg, Shakarpur, Delhi.
7. C-1, Main Market, Vasant Vihar, New Delhi.
8. ND-6, Vishakha Enclave, Pitampura, Delhi.
9. E-22, Hauz Khas, Main Market, New Delhi.

If any application is found incomplete or defective in any manner, the applicant shall be afforded an opportunity to furnish the prescribed documents not enclosed to the application and to remove the defects within a period of 30 days. On the failure of the applicant to remove the defects within the period specified, the application shall be deemed to have been rejected. Applications found in order will be disposed of within a maximum period of 90 days from the date on which the prescribed formalities are completed. Conveyance deed shall be sent to the applicant/person in whose name conversion is sought by registered post. The recipient shall then get it stamped from Collector of Stamps and submit it within 45 days from the receipt thereof at the specified counter located at 'D' Block, Vikas Sadan, INA. for signature of the authorised person. On receipt of the conveyance deed, a date will be given on which the signed conveyance deed can be collected from the specified counter at "D" Block, Vikas Sadan. Thereafter the recipient shall get the conveyance deed registered with the concerned sub-registrar. Stamp duty and registration charges shall be borne by the person in whose favour the conversion is allowed.

In case the conveyance deed is not received by the applicant/person in whose favour conversion has been sought within a period of 90 days, he/she may contact the Nodal Officer for the scheme, concerned Director of Lands/Housing of Delhi Development Authority on the public hearing days. (Monday & Thursday from 2.30 P.M. to 5.30 P.M.)

DOCUMENTS REQUIRED TO BE SUBMITTED

The applicant shall be required to furnish the following documents alongwith the application form :-

- (a) Undertaking in prescribed format duly attested by Notary Public/First Class Magistrate. (Annexure "M")
- (b) Affidavit in prescribed formate duly attested by Notary Public/First Class Magistrate. Annexure "N")
- (c) Indemnity bond(s) in prescribed format(s) duly attested by Notary Public/First Class Magistrate (Annexure "O" and "OO")
- (d) Copy of POA(s) alongwith copy of Sale Agreement (Where application is made by attorney), duly attested by Notary Public/Gazetted Officer.
- (e) Copy of Completion Certificate/ "D" form (in respect of all plots and flats allotted by Cooperative Group Housing Societies) duly attested by Notary Public/Gazetted Officer.
- (f) Proof of Physical Possession by the person in whose name the conversion is sought viz. copy of possession letter or slip/House Tax receipt/ration card/passport/driving licence/Identity card etc. duly attested by Notary Public/Gazetted Officer.
- (g) 4 attested passport size photographs and 4 attested specimen signatures of the person in whose favour the conversion is sought duly attested by a Gazetted Officer/Notary Public as per Annexure "P" (If the applicant is allottee/sub-lessee/lessee, then his/her photograph and in case of applicant being an attorney, photographs of person named in column "3" of the application form are required to be submitted.)
- (h) Copy of lease deed/sub-lease deed/conveyance deed/allotment letter/demand letter duly attested by Notary Public/Gazetted Officer.

- (i) Copy of N.O.C.(s) from the mortgagee(s) duly attested by Notary Public/Gazetted Officer.
- (j) Undertaking in the prescribed format duly attested by Notary Public/First Class Magistrate (Annexure "R").

GUIDELINES FOR FILLING-UP THE APPLICATION FORM

Column 1

If there is only one allottee/sub-lessee/lessee of the property sought to be converted into freehold, his name and other particulars should be given in sub-column(a). If there are two allottees /sub-lessees/lessees, the names and other particulars should be given separately in sub-column (a) & (b). If there are more than two lessees/sub-lessees/allottees, a separate sheet be attached giving the required particulars.

Column 2

If the application is submitted by an attorney duly authorised to seek sale permission, execute the Sale Deed and get it registered on behalf of the lessee/sub-lessee/allottee, his particulars should be given in this column. However, 1st column also shall be filled up in such cases. If there are successive power of Attorneys, the application shall be entertained only from the last Attorney provided that attested copies of all the Power of Attorneys establishing the linkage between the original lessee/sub-lessee/allottee and the applicant/last attorney are submitted.

Column 3

This column is applicable only in cases where conversion is sought in favour of a person other than the lessee/sub-lessee, allottee and the application is submitted by the Attorney. It would, however, be necessary that the person in whose favour the conversion is sought is in physical possession of the property under a valid Agreement to Sell executed in his/her favour.

Column 4

Under sub-column (ii), some authentic document viz. attested photostat copy of Ration Card, Passport, Driving Licence etc. should be submitted in proof of possession with the person

named in column 3. Under sub-column (iii), attested true copy of Agreement to sell or any other authentic document showing that the person named in column 3 has already agreed to purchase the property is required to be submitted.

Column 5

File number is given on the communications sent to the lessee/sub-lessee/allottee by the DDA and can be taken from there. In case of allotments of flats made by Co-operative Group Housing Societies, file number need not be given if not known to the allottee.

Column 16

It is necessary to pay up to date Ground Rent, along with simple interest @ 10% per annum for arrears,

if any, before applying for conversion. In cases of plots/flats allotted by Co-operative Societies shall be allowed only after the society has paid up-to-date Ground Rent alongwith interest on arrears, if any Proof of payment of Ground Rent by the Society to DDA as well as proof of payment made in respect of individual plot/flat is required to be submitted alongwith the application. In respect of flats allotted by the C.G.H. Societies, the above certificate from Secretary/President of the society should also contain details of the plinth area of the flat.

Column 17

The applicant is required to assess the conversion charges carefully. On the basis of the formula given in Annexure 'A'. The notified land rates, applicable in respect of plots have been given in Annexure 'B'.

Column 18

Surcharge is required to be paid in the cases where the application is submitted by the Attorney of the lessee/sub-lessee/allottee and conversion is sought in favour of a person

other than the allottee/lessee/sub-lessee. The amount of surcharge is $33\frac{1}{3}\%$ of the prescribed conversion charges.

Column 20

The applicant has been given option to pay the requisite charges. i.e. conversion charges and surcharge wherever applicable, in lumpsum or in equated yearly instalments. Simple interest @ 12% per annum will be payable if the applicant opts for payment in instalments. The yearly instalments can be 2,3,4 or 5 at the option of the applicant. First instalment shall be required to be paid alongwith the application. Second/subsequent instalments shall fall due exactly on the same date, of the next/subsequent year. Annexure 'E' gives the amount of equated yearly instalments, if the prescribed charges come to Rs. 100/-. The applicant can accordingly work out the amount of yearly equated instalments payable by him/her.

Note : Every possible care has been taken to give upto-date and correct information in this Brochure. If inspite of all this, any error or omission in the printing of the Brochure is detected by the concerned members of public, they should immediately bring the same to the notice of the Commissioner (Housing) in writing for rectification. Delhi Development Authority reserves unto itself the right to add, modify, substitute or delete any stipulation as contained in this Brochure which may, for any administrative/policy decision or for any other reason whatsoever, become necessary.

Statement showing one-time conversion charges for various sizes of plots/categories of flats allotted by Delhi Development Authority and flats constructed by Group Housing Societies on lands leased by Delhi Development Authority. The original sub-lessees/allottees would be entitled to remission in the conversion charges as given below :-

- (i) For the original allottees of ready built flats allotted by the DDA or by the Co-operative Group Housing Societies, the conversion charges would be less by $33\frac{1}{3}\%$ of the amount prescribed in the brochure.

- (ii) For original lessees of properties/plots allotted by the DDA or purchaser of the plots after obtaining sale permission, the conversion charges would be less by 25% of the amount payable as per the formula given below: -

(A) FOR PLOTS

Plot area in sq. Meters	Conversion Fee to be calculated on the following basis	Formula for calculating conversion fee
Above 50 and upto 150	7.5% of notified land rate per sq. mtrs. for area above 50 sq. mtrs.	$0.075 \times R \times (P-50)$
Above 150 and upto 250	Conversion charges applicable to 150 sq. mtr. plus 10% of notified land rate per sq. mtr. for area above 150 sq. mtr.	$(7.5 \times R) + (0.1 \times R \times (P-150))$
Above 250 and upto 350	Conversion charges applicable to 250 sq. mtr. plus 15% of notified land rate per sq. mtr. for area above 250 sq. mtr.	$(17.5 \times R) + (0.15 \times R \times (P-250))$
Above 350 and upto 500	Conversion charges applicable to 350 sq. mtr. plus 20% of notified land rate per sq. mtr. for area above 350 sq. mtr.	$(32.5 \times R) + (0.2 \times R \times (P-350))$
Above 500 and upto 750 sq. m.	Conversion charges as applicable for 500 sq. m. plus 25% of the notified	$62.5 \times R + (0.25 \times R \times (P-500))$

	land rates per sq. m. for areas above 500 sq. m.	
Above 750 and upto 1000 sq. m.	Conversion charges as applicable to 750 sq. m. plus 30% of the notified land rates for area above 750 sq. m.	$(125 \times R) + 0.30 \times R \times (P - 750)$
Above 1000 and upto 2000 sq.m.	Conversion charges as applicable to 1000 sq. m. plus 40% of the notified land rate for area above 1000 sq.m.	$(200 \times R) + 0.4 \times R \times (P - 1000)$
Above 2000 sq.m.	Conversion charges as applicable for 2000 sq.m. plus 50% of the notified land rates for area above 2000 sq.m.	$(600 \times R) + 0.5 \times R \times (P - 2000)$

P=Plot area in sq.mtr.

R=Land rate

Category of flat	East Zone	North/West Zone	South Zone	Central Zone
LIG	7000/-	20,800/-	27,800/-	34,700/-
MIG/SFS-I	9,900/-	29,500/-	39,300/-	49,100/-
SFS-II/HIG	14,500/-	43,400/-	57,800/-	72,200/-
SFS-III	17,400/-	52,000/-	69,300/-	86,700/-

**(B) FOR FLATS IN ASIAN GAMES VILLAGE COMPLEX
ALLOTTED BY DELHI DEVELOPMENT AUTHORITY :**

(a) Pinth Area upto 140 sq. m. Rs. 69,300/-

(b) Pinth Area above 140 and upto 175 sq.m. Rs. 92,400/-

(c) Pinth Area above 175 sq.m.
Rs. 1,15,500/-

(D) FOR FLATS CONSTRUCTED BY GROUP HOUSING SOCIETIES ON LAND ALLOTTED BY DELHI DEVELOPMENT AUTHORITY (figures in Rupees)

Pinth area of flat in sq. mitrs	East Zone	North/West	South Zone	Central Zone
Above 30 and upto 50	7000/-	20,800/-	27,800/-	34,700/-
Above 50 and upto 75	9900/-	29,500/-	39,300/-	49,100/-
Above 75 and upto 100	14,500/-	43,400/-	57,800/-	72,200/-
Above 100 and upto 125	17,400/-	52,000/-	69,300/-	86,700/-
Above 125*	Conversion charges would be on the basis of the formula for built up plots referred to in Part 'A' of the Annexure 'A' the plot area would be deemed to be 1.2x pinth area of the flat			

'P'=Pinth area is Sq. meters.

ANNEXURE -"B"

A) SHEDULE OF MARKET RATES OF LAND IN DELHI /NEW DELHI APPLICABLE FOR CONVERSION From 01-04-2000 Onwards

Sl. No.	Name of Locality	Residential (Rs. per sq. metre)
(1)	(2)	(3)

Zone-1
Central Zone

1.	CONNAUGHT PLACE	18,480/-
2.	CONNAUGHT CIRCUS	18,480/-
3.	CONNAUGHT PLACE EXTN. UPTO OCOMMERCIAL ZONE	
4.	BARAKHAMBA ROAD (BEYOND CONNAUGHT EXTN.) UPTO COMMERCIAL ZONE	18,480/-
5.	CURZON ROAD BEYOND CONNAUGHT PLACE EXTN. UPTO COMMERCIAL ZONE	18,480/-
6.	HANUMAN ROAD (COMMERCIAL ZONE)	18,480/-
7.	JANPATH BEYOND CONNAUGHT PLACE EXTN. UPTO WINDSOR PLACE	18,480/-
8.	BHAGWAN DASS ROAD	18,480/-
9.	HAILEY ROAD	18,480/-
10.	HANUMAN ROAD (RES. ZONE)	18,480/-
11.	BAIRD ROAD	18,480/-
12.	JAIN MANDIR ROAD	18,480/-
13.	JANTAR MANTAR ROAD BEYOND CONNAUGHT PLACE EXTN.	18,480/-
14.	LADY HARDING ROAD	18,480/-
15.	MANDIR MARG	18,480/-
16.	AREA OUTSIDE THE EXTENDED COMMERCIAL ZONE, PARLIAMENT STREET	18,480/-
17.	MINTO ROAD	18,480/-
18.	PUNCHKUIN ROAD	18,480/-
19.	BHAGAT SINGH MARKET	18,480/-
20.	BABAR ROAD	
21.	KRISHNA MARKET PAHAR GANJ	18,480/-
22.	MATHURA ROAD PRESS	18,480/-
23.	HANDEWALAN	18,480/-
24.	MOTIA KHAN (INCLUDING 'C' TYPE TENEMENTS)	18,480/-

N.B.The DDA flats located in the following localities would also fall under the central Zone :-

Zone-2
South Zone

1.	KHAN MARKET	13,860/-	
2.	DIPLOMATIC ENCLAVE	13,860/-	
3.	DIPLOMATIC ENCLAVE EXTN.	13,860/-	
4.	GOLF LINKS	13,860/-	
5.	AURNANGZEB ROAD	13,860/-	
6.	PRITHVIRAJ ROAD	13,860/-	
7.	TIS JANUARY MARG	13,860/-	
8.	RATENDON ROAD	13,860/-	
9.	HUMAYUN ROAD	13,860/-	
10.	JOR BAGH	13,860/-	
11.	SUNDER NAGAR	13,860/-	
12.	ANDREWS GANJ	12,760/-	
13.	SADIQ NAGAR	12,760/-	
14.	DEFENCE COLONY	11,550/-	
15.	R. K. PURAM	11,550/-	
16.	MOTI BAGH	11,550/-	
17.	LODHI ROAD	11,550/-	
18.	LODHI ESTATE	11,550/-	
19.	ALIGANJ	11,550/-	
20.	SEWA NAGAR	11,550/-	
21.	LAJPAT NAGAR FACING RING ROAD	11,550/-	
22.	LAJPAT NAGAR (1 TO 5)	9,240/-	
23.	NIZAMUDDIN	9,240/-	
24.	JANGPURA	9,240/-	
25.	KALKAJI	9,240/-	
26.	MALVIYA NAGAR EXTN. AND OLD	8,360/-	
27.	M. B. ROAD	8,360/-	
28.	VASANT VIHAR (DDA LAND)	13,283/-	
29.	ANAND NIKETAN	13,283/-	
30.	SHANTI NIKETAN	13,283/-	
31.	ANAND LOK	13,283/-	
32.	PANCHSHEEL PARK	13,283/-	
33.	GULMOHAR PARK	13,283/-	
34.	WEST END	13,283/-	
35.	NITI BAGH	13,283/-	
36.	MAHARANI BAGH	13,283/-	
37.	NEW FRIENDS COLONY	13,283/-	
38.	FRIENDS COLONY		13,283/-
39.	GREATER KAILASH		13,283/-
40.	SAFDARJUNG AREA/ENCLAVE		11,955/-

41.	MASJID MOTH	10,626/-
42.	CHIRAG ENCLAVE	10,626/-
43.	E.P.R. COLONY	10,626/-
44.	EAST OF KAILASH	10,626/-
45.	SARVODAYA COLONY/ENCALVE	10,626/-
46.	SADHNA ENCLAVE	9,587/-
47.	COSMOPOLITAN HOUSE BLDG. SOCIETY	9,587/-

N.B. The DDA Flats located in the following localities would also fall under the South Zone :

Alaknanda, Badar Pur, Basant Gaon, Ber Sarai, Bhim Nagari, Chirag Enclave, Dakshin Puri, E.P.D.P. Colony, Friends Colony, Gautam Nagar, "Greater Kailash, Hauz Khas, Jasola, Kalkaji, Katwaria Sarai, Khirki, Kishan Garh, Kilokri, Lado Sarai, Madangir, Madanpur Khadar, Malviya Nagar, Mandakini Enclave, Masjid Moth, Munirka, Niti Bagh, Panchsheel Marg, Pul Pehlad Pur, Safdarjung Development Area, Safdarjung Enclave, Saket, Sarai Julaina, Sarita Vihar, Sarvapriya Vihar, Sunlight Colony, Tamoor Nagar, Tigri, Sidharth Extn. Sukhdev Vihar, Vasant Kunj, Vasant Vihar, Vijay Mandal Enclave, Yusuf Sarai, Kalu Sarai, Shahpur Jat, Sheikh Sarai, Usha Niketan.

Zone-3

West Delhi

1.	AJMAL KHAN ROAD	11,550/-
2.	GAFFAR MARKET	11,550/-
3.	KAROL BAGH	11,550/-
4.	MM ROAD	11,550/-
5.	RANI JHANSI MARKET	11,550/-
6.	LINK ROAD (KAROL BAGH)	11,550/-
7.	DESH BANDHU GUPTA MARKET	11,550/-
8.	PATEL NAGAR (EAST WEST AND SOUTH)	11,550/-
9.	RAJINDER NAGAR (OLD & NEW)	11,550/-
11.	NAJAFGARH INDL. AREA	6,930/-
12.	RAMESHWARI NEHRU NAGAR	6,930/-
13.	MOTI NAGAR	6,930/-
14.	SARAI ROHILLA	6,930/-
15.	TILAK NAGAR	6,930/-
16.	TIHAR 1 & 2	6,930/-
17.	RAMESH NAGAR	6,930/-
18.	INDUSTRIAL AREA EXTN	6,930/-

19.	TAGORE GARDEN	5,706/-
20.	NARAINA	6,076/-
21.	VIKAS PURI	2,287/-
22.	JANAKPURI	3,419/-
23.	PASCHIM PURI (PASCHIM VIHAR)	3,050/-
24.	CHAUKHANDI	3,050/-
25.	NANGLOI	3,050/-

N.B. The D.D.A. flats located in the following localities would also fall in the West Zone :-

Bodella, Hari nagar, Hastal, Jaidev Park, Jwala Puri, Khyala, Madipur, Pankha Road, Peera garhi, Possangi Pur, Prasad Nagar, Punjabi Bagh, Raghubir Nagar, Rajouri Garden, Rehgar Pura, Sultan Puri, Tagore Garden, Toda Pur, Madipur, Rohtak Road, Mansarover Garden.

Zone-4 North Delhi

1.	KAMLA NAGAR	6,930/-
2.	ROOP NAGAR	6,930/-
3.	SHAKTI NAGAR	6,930/-
4.	QUTAB ROAD	6,930/-
5.	ROSHNARA ROAD	6,930/-
6.	LAJPAT RAI MARKET	6,930/-
7.	ANSARI MARKET	6,930/-
8.	JAWAHAR NAGAR	6,930/-
9.	KHURSHID MARKET	6,930/-
10.	TELIWARA	6,930/-
11.	AZAD MARKET	6,930/-
12.	MALL ROAD	6,930/-
13.	RAJPUR ROAD	6,930/-
14.	MALKA GANJ	6,930/-
15.	ALIPUR ROAD	6,930/-
16.	GOKHALE MARKET	6,930/-
17.	HATHI KHANA	6,930/-
18.	KHANNA MARKET (NEAR TIS HAZARI)	6,930/-
19.	LAHNA SINGH MARKET	6,930/-
20.	NICHOLSON ROAD	6,930/-
21.	VIJAY NAGAR	6,930/-
22.	ASHOK MARKET	6,930/-

23.	SUBZI MANDI	6,930/-
24.	INDIRA NAGAR	5,830/-
25.	AZAD PUR	5,830/-
26.	ANDHA MUGHAL	5,830/-
27.	BAND STAND AREA EXT. (BSA)	5,830/-
28.	BHARAT NAGAR	5,830/-
29.	GUR KI MANDI	5,830/-
30.	GULABI BAGH	5,830/-
31.	KINGSWAY CAMP	5,830/-
32.	TIMAR PUR	5,830/-
33.	ANGOORI BAGH	5,830/-
34.	EDWARD LINES	5,830/-
35.	HAKIKAT NAGAR	5,830/-
36.	HUDSON LINES	5,830/-
37.	WAZIR PUR/ASHOK VIHAR	7,450/-
38.	SRI NAGAR	7,450/-
39.	SHALIMAR BAGH	5,475/-
40.	PITAMPURA	3,488/-
41.	HAIDERPURI (PRASHANT VIHAR)	3,488/-
42.	BHAROLA	3,488/-
43.	ROHINI	3,488/-
44.	G T KARNAL ROAD	6,930/-
45.	MALIK PUR CHHAWNI, RAJPUR CHHAWNI	6,930/-
46.	TAGORE PARK	5,706/-

N.B. The D.D.A. flats located in the following localities would also fall in the North Zone :-

Ashok Vihar, Avantika, Jahangir Puri, Lawrence Road, Mangol Puri, Ram Pura, Sarai Rohilla, Shakur Pur,

Zone-5 East Delhi

1.	JHEEL KURANJA	2,805/-
2.	GEETA COLONY	2,805/-
3.	JHILMIL	3,073/-
4.	YAMUNA VIHAR	3,073/-
5.	ZAFRABAD	3,073/-
6.	OTHER COLONIES OF TRANS YAMUNA AREA	3,073/-

N.B. The DDA flats located in the following localities would also under

the East zone.

Anand Vihar, Bhat Nagar, Chilla Village, Dilshad Garden, East of Loni Road, Gazipur, Himmat Puri, Kondli Gharoli, kalyan Puri, Mayur Vihar, Mansarovar Park, Nirman Vihar, Nand Nagri, New Seelampur, Priyadarshni Vihar, Shastri Park, Trilokpuri, Vivek Vihar.

Per sq. Meter
1980/-

NARELA& OTHER OUTLYING COLONIES

Note : The localities for which no market rates of land have been indicated above the market rates of land shown as above for the adjoining/comparable locality may be made applicatable.

B)FOR FIXED TERM RESIDENTIAL BUILT UP PROPERTIES WHERE PREMUM HAS NOT BEEN CHARGED.

Name of the Locality Mater	Rs. Per sq.
Karol Bagh	26681/-

Annexure "c"

LIST OF CO-OPERATIVE HOUSE BUILDING SOCIETIES AND THEIR LOCALITIES		
S.No.	Name of Co-operative House Building Societies Ltd.	Locality as specified In Annexure 'C'
1	Anand Niketan	Anand Niketan
2	Anand Lok	Anand Lok
3	Chiragh	Chirag Enclave
4	Cosmopolitan	Cosmopolitan House Bldg. Society
6	Diplomatic Enclave Extn.	Vasant Vihar
7	Delhi Union Journalist (Near Gulmojhar Park)	Gulmohar Park
8	The Govt. Employees Sarvodaya	Sarvodaya Enclave Colony

9	E.P.R.R.	Greater Kailash
10	Govt. Servant	Visant Vihar
11	The Kashmiri	Greater Kailash
12	Lok Sewak	Malviya Nagar
13	Maharani Bagh	Maharani Bagh
14	New Friends	New Friends
15	Navjeevan	Sarvodaya
16	Panchshila	panchsheel
17	Press Trust India (Gulmohar park)	Gulmohar park
18	Press Association	Gulmohar park
19	Sarai Julliana	Maharani Bagh
20	Sarvahitkai (East of Kailash)	East of Kailash
21	The Supreme Court	Gulmohar Park
22	Sarvapriya/NDSE/Sarvodaya/Mohan Brothers	panchsheel
23	Time of India	Gulmohar Park
West Zone		
1	Hindustan	Paschim Puri
2	The Adarsh Bhawan	Paschim Puri
3	Bhirochi	Paschim Puri
4	Chander Nagar	Janakpuri
5	Delhi Housing	Paschim Puri
6	Industrial Worker	Paschim Puri
7	Janta	Paschim Puri
8	LIG Govt. Servant	Paschim Puri
9	Mianwali Distt.	Paschim Puri
10	Vardhman	Paschim Puri
11	North zone Insurance Employees	Paschim Puri
12	Narang	janakpuri
13	New Inderparastha	Paschim Puri
14	Reserve Bank Staff	Paschim Puri
15	State Bank of India New Delhi Staff	Paschim Puri
16	Laximi	Paschim Puri
17	Shanker Garden	Paschim Puri
18	DCM Employees	Sarai Rohilla
19	Shakur Basti	Sarai Rohilla
20	Swalambi	Sarai Rohilla
21	Ambica	Paschim Puri
22	Shakti	Paschim Puri
North zone		

1	Central Water and Power Commission	Pitampura
2	Central Govt. Industrial Work	Pitampura
3	CPWD Govt. Employees	Pitampura
4	Chander Lok and Model ARP	Pitampura
5	DMC Staff	Raipura Chhawani
6	The Displaced Jain	G.T. Karnal Road
7	Dera Ismail Khan	Shakti Nagar
8	Delhi Corpn. Engineers	Pitampura
9	Dehi University Teachers	Pitampura
10	Dera Gazi Khan Distt. Refugges	Pitampura
11	Delhi Sainik	Pitampura
12	DMC School Teachers	Pitampura
13	Gujaranwala	G.T. karnal Road/Malik Pur Chhawani
14	Govt. School Teachers	Pitampura
15	Harsh Vihar	Pitampura
16	Kalyan	Kingsway Camp
17	Kohat	Pitampura
18	Kailash Enclave	Pitampura
19	Maulana Azad	Pitampura
20	National Defence Workers	Pitampura
21	Public Sector Employees Sector	Pitampura
22	Pahari Dhiraj	Pitampura
23	Rohtash	Pitampura
24	Rajdhani	Pitampura
25	Raj Nagar	Pitampura
26	State Bank of India Employees	Raj Pur Chhawani
27	Shiva	Pitampura
28	UP Samaj	Pitampura
29	Delhi Union	Pitampura
30	M/o Commerce and Industiries	Pitampura
31	Supply and Audit	Pitampura
32	Dehati	Pitampura
33	Timarpur	Pitampura
34	Delhi Bengali Hindi	Tagore Park
East Zone		
1	American Employees Indian CHBS Ltd.	Geeta Colony
2	All India Govt. Employees	Other Colony of Trans Yamuna

3	Aviation Employees	-do-
4	A.G.C.R.	-do-
5	Bharti	-do-
6	Bhatnagar	-do-
7	C.S.I.R	-do-
8	Central Revenue	-do-
9	C.A.G	-do-
10	Delhi Housing and Land Development	-do-
11	Daya Nand	-do-
12	Delhi officers	-do-
13	Delhi Northern Railway Accounts Employees	-do-
14	Darya Ganj Jama Masjid Teachers	-do-
15	Defence Headquarters Civilians Personnel	-do-
16	Friends Central Govt. Employees	-do-
17	Gujrat	-do-
18	Hargobind	-do-
19	India Metrological Deptt.	-do-
20	The Jagriti Nagar	-do-
21	I.S.I	-do-
22	Jain	-do-
23	Ministry of Health	-do-
24	Work & Housing Supply	-do-
25	Ministry of Scientific Research and Cultural Affairs	-do-
26	National	-do-
27	New Rajdhani	-do-
28	N.D.M.C.	-do-
29	New Ashoka	-do-
30	Preet Vihar	-do-
31	P.N.B. Staff (Geeta Colony)	Geeta Colony
32	Panjatani	Other Colony of Trans Yamuna
33	Railway Board Employees	-do-
34	Rastriya Jan	-do-
35	Shree Rishabh Jain	-do-
36	Saini	-do-
37	Sharad	-do-

38	Sareshtha	-do-
39	Central Excise	-do-
40	Planning Commission	-do-
41	Shyam	-do-

ANNEXURE-'D'

ILLUSTRATIVE CASES FOR CALCULATION OF CONVERSION CHARGES

Illustration-1 :

Suppose an allottee is having a plot of 125 sq. mtr. in Safderjung Enclave and the possession of the plot has always remained with the original allottee.

The formula for working out conversion charges in this case is the one prescribed for the plots of above 50 sq. mtr. and upto 150 sq. mtr. This formula.

$$0.075XR(X - 50)$$

Where P= Plot area in sq. mtr.

R = The land rates for residential purposes in Rs. Per sq. mtr. for the locality in question as notified from 1998-2000

As per Annexure-B, the residential land rate for Safderjung Enclave as were applicable from 1.4.2000 is Rs. 11,955/- sq. mtr. Substituting these figures in the above formula, the conversion charges worked out to :

$$.075 \times 11955 \times (125 - 50) =$$

$$.075 \times 11955 \times 75$$

$$= \text{Rs. } 67,246.87 \text{ rounded off to Rs. } 67247/-$$

Illustration-2

Suppose an allottee was leased out plot of 400 sq. yds. in Vivek Vihar colony the conversion charges in this case can be worked out as follows: -

- (i) One sq. yd. = .836 sq. mtrs.
 -Thus 400 sq. yds. = 334.40 sq.mtr.

A Formula for conversion charges in this case is :-

$$(17.5XR) \text{ plus } (0.15XR(X (P-250)))$$

Where P=Plot area in sq. mtr.

R= The land rates for residential purposes in Rs. per sq. mtr. for the locality in question as notified for 1998-2000.

From Annexure-B, the residential land rate for Jhilmil which is also known as Vivek Vihar, as applicable is Rs. 3073/- per sq. mtr.

Substituting these figures in the above formula, the conversion charges work out to :-

$$\begin{aligned} & (17.5 \times 3073) + (0.15 \times 3073 \times (334.40 - 250)) \\ & = (53777.5) + (460.95 \times 84.40) \\ & = 53777.5 + 38904.18 = 92,681.68 \end{aligned}$$

Rounded off the Rs.92,682/-

$$= 226160 \text{ Rs. } 17440 = 43 \text{] } 600 @ \&$$

Illustration-3

An allottee 'X' was allotted a plot of 250 sq. mtr. in Swasthya Vihar. He executed a general power of attorney in favour of 'Y' with an agreement to sell in favour of 'A' 'Y' applied for grant of free hold rights in favour of 'A'

(A) The conversion charges will be worked out as follow: -

Formula applicable in this case is: -

$$(7.5XR) + (0.1XR(X (P-150)))$$

Where P = Plot area in sq. mtrs.

R= Res. Land rate (Annexure-B) for Swasthya Vihar, Since Swasthya Vihar does not find place in the schedule of rates (Annexure-B), the land rate applicable in this case will be those applicable for colonies in East Zone as Swasthya Vihar falls in Trans-Yamuna (East Zone) area. Thus the land rate applicable in this case is Rs. 3073/- per sq. mtr.

Substituting these figures in the above formula, the conversion charges worked out to :-

$$(7.5 \times 3073) + (0.1 \times 3073 \times (250 - 150)) \\ = 23047.5 + 3073 \times 100$$

$$23047.5 + 30730 = \text{Rs. } 53778/-$$

B Surcharge

These are recoverable @ 33.1/3% of the conversion fee. The conversion fee worked out in this case is Rs. 53,778/-

Thus the surcharge would work out to: -

$$53,778 \times 33\frac{1}{3}\% \text{ or } \frac{53,778 \times 33.33}{100}$$

Rs. 17924.20 Rounded off to Rs. 17924/.....(B)

Total of (A)+(B) would be chargeable in this case i.e. Rs. 53778/+17,924/-=Rs. 71,702/-

Illustration-4

An allottee was allotted a plot of 200 sq. mtr. in Pitampura Residential Scheme. He executed a power of attorney in favour of 'X' who in turn executed a power of attorney in favour of 'Y'. Original allottee also entered into sale agreement with 'A' also in turn executed sale agreement with 'B'. Now 'Y' applies for grant of free hold rights in favour of 'B' is in possession of the property.

The total charges payable in this case for grant of free hold rights will be worked out as follows: -

The formula for working out conversion charges in this case is the one prescribed for the plots of above 150 sq. mtr. and upto 250 sq. mtr. The formula is: -

$$(7.5 \times R) + (0.1 \times R(P - 150))$$

Where P = Plot area in sq. mtr.

R = The land rates for residential purposes in Rs. per sq. mtr. for the locality in question as notified for 1998-2000.

From annexure 'B' the residential land rate for Pitampura is Rs. 3488/- per sq. mtr.

Substituting these figures in the above formula, the conversion charges work out to: -

$$(7.5 \times 3488) + (0.1 \times 3488 \times (200 - 150)) \\ = 26160 + (348.8 \times 50)$$

B Surcharge

These charges are recoverable @ 33-1/3% of the conversion charges. The conversion charges worked out in this case are Rs. 43600/-. Thus the surcharge would worked out :-

$$43,600 \times 33\frac{1}{3}\% \\ = 43,600 \times 33.33$$

$$100$$

Rs. 14532/-

Total of (A) + (B) would be chargeable in this case i.e. Rs. 43600 + 14532 = Rs. 58,132/-

Illustration-5

Suppose an allottee is having a plot of 683 sq.mtr. in Safderjung Enclave and plot remained with the original allottee. Formula applicable in this case is : $62.5 \times R + \{ (0.25) \times R(P - 500) \}$ P = Plot

area in sq.mtr. R=Res. Land Rate for Safderjung Enclave (Annex.B).

The conversion charges in this can be worked out as under :

- 1) One sq.yds.=.836 sq.mtr.-Thus 683 sq.yds.
=570.98 sq.mtr.
 $(62.5 \times 11955) + (.25 \times 11955(570.98-500))$
 $7,47,187.5 + 2,12,141.47 = \text{Rs. } 9,59,328.97/-$
Say Rs. 9,59,329/-

Illustration-6

Suppose an allottee 'x' was allotted a plot of 1000 sq.yds. at Ashok Vihar. He executed a general power of attorney in favour of 'Y' with an agreement to sell in favour 'A'. 'Y' applies for grant of free hold rights in favour of 'A'

- The conversion charges will be worked out as follows :-
- 1) One sq.yds.=.836 sq.mtr.-Thus 1000 sq. yds.
=836 sq.mtr.

- (A) Formula applicable in this case is
 $(125 \times R) + [.30 \times R \times (P-750)]$
 $(125 \times 7450) + [.30 \times 7450 \times (836-750)] = \text{Rs. } 11,23,460/-$

B Surcharge

Sucharges are recoverable @ 33.33% of the conversion fee. The conversion fee worked out in this case is Rs. 11,23,460/-/-. Thus the surcharge works out to: -
 $11,23,460 \times 33.33 = 3,74,449/-$

100

Total of (A)+(B) i.e.

C.C.+S.C. would be chargeable in this case

Illustration-7

An allottee was allotted a plot of 1500 sq.yds. in East of Kailash Residential Scheme. He executed a power of attorney of 'X' who in turn executed a power of attorney in favour of 'Y'. Original allottee also entered into sale agreement with 'A' also in turn executed sale agreement with 'B'. Now 'Y' applies for grant of free hold right in favour of 'B' in possession of the property.

The total charges payable in this case for grant of free hold rights will be worked as follows :-

- (a) The formula for working out conversion charges is as under :-

$$(200 \times R) + [0.4 \times R \times (P - 1000)]$$

Where P = Plot area in sq.mtr.

R = The land rates per sq.mtr. for the locality in question.

From Annexure 'B' the residential rate for East of Kailash is Rs. 10626/- per sq.mtr. The conversion charges works out to :-

$$\begin{aligned} \text{(j)} \quad & \text{One sq.yds.} = .836 \text{ sq.mtr.} \text{-- Thus } 1500 \text{ sq.yds.} \\ & = 1254 \text{ sq.mtr.} \\ & (200 \times 10626) + [0.4 \times 10626 \times (1254 - 1000)] \\ & 21,25,200 + 10,79,602 = 32,04,802/- \text{ (A)} \end{aligned}$$

Surcharge

- (B) 33.33% of conversion charges

$$= 32,04,802 \times 33.33 = \text{Rs. } 10,68,160.5$$

$$\begin{array}{r} \hline 100 \\ \text{Say Rs. } 10,68,161/- \end{array}$$

Total of (A) + (B) would be chargeable in this case i.e. Rs. 32,04,802 + 10,68,161

$$= \text{Rs. } 42,72,963/-$$

Illustration-8

Suppose an allottee is having a plot of 2500 sq.yds. in Maharani Bagh and plot remained with the original allottee

The conversion charges in this case can be worked out as under :

One sq.yds. =.836 sq.mtr.

Thus 2500 sq.yds. =2090 sq.mtr.

As per Annexure-'B' the land rate is Rs. 13,283/- per sq.mtr.

The formula for working out conversion charges is as under :

$$(600 \times 13,283) + [0.5 \times R \times (P-2000)]$$

Conversion charges works out as under :

$$(600 \times 13,283) + [0.5 \times 13,283 \times (2090-2000)]$$

ANNEXURE 'E'

CALCULATION OF EQUATED ANNUAL INSTALMENT

Given below is an illustration of calculating equated annual instalments if an applicant does not wish to pay in lumpsum. Suppose the liability to pay conversion charges additional conversion charges and surcharge if any works out to Rs. 100/- in lumpsum, equated annual instalments payable by way of first and subsequent instalments will be as follows :-

- | | | |
|------|--|-----------|
| i) | If you plan to pay in two (2) instalments | |
| | Amount of 1st instalment payable alongwith application | Rs. 52.83 |
| | Amount of 2nd annual instalment | Rs. 52.83 |
| ii) | If you plan to pay in three (3) instalments | |
| | Amount of 1st instalment payable alongwith application | Rs. 37.18 |
| | Amount of 2nd and 3rd annual instalment each | Rs. 37.18 |
| iii) | If you plan to pay in Four (4) instalments | |
| | Amount of 1st instalment payable alongwith application | Rs. 29.40 |
| | Amount of 2nd, 3rd and 4 annual instalment each | Rs. 29.40 |
| iv) | If you plan to pay in five (5) instalments | |
| | Amount of 1st instalment payable alongwith application | Rs. 24.77 |

Amount of 2nd, 3rd, 4th and 5th annual instalment each

Rs. 24.77

It may be noted that if first instalment is paid on 1.6.2001, the second and subsequent instalments will be payable strictly on 1.6.2002, 1.6.2003 and so on as the case may be.

(Amount paid by way of equated instalments carries an interest of 12% per annum).

ANNEXURE - "M"

UNDERTAKING

(To be submitted by the person in whose favour conversion is sought on non-judicial stamp paper of Rs.10/- duly attested by Notary Public/First Class Magistrate.)

I.....
....S/o,W/o,D/o Sh.....

.....
Resident of.....

.....
...do hereby undertake as under :-

1. That I shall pay to Delhi Development authority, immediately on demand, such amount as may be demanded by it on account of arrears of ground rent and /or interest thereon, in respect of plot/flat/tenement
no..... in Block
no.....pkt.....
in.....
.
2. That I shall pay to Delhi Development Authority, immediately on demand, such amount, as may be

demanded by it on account of maintenance/service charges (applicable only in case of flats).

3. That I shall pay, within such time such additional sum or sums towards premium of the above referred property, as may be decided upon by the lessor on account of compensation awarded by the Land Acquisition Collector being enhanced on reference or in appeal or both and the decision of the lessor in this behalf shall be final and binding on me (applicable only in case of plots other than those sold in auction).
4. That on my failure to pay any sum referred above the conversion of lease hold rights into free hold rights in respect of the above referred property shall be deemed to be null and void and the lessor / Authority shall be entitled to recover the same as arrears of land revenue.
5. That if it is found by Delhi Development Authority or any other local Authority, at any point of time, that the above referred property or any part thereof is being used for non residential purpose, in violation of the Master Plan of Delhi, I shall, forthwith, stop such use.

Executed by me at Delhi/New Delhi on
this.....
.....
day of.....200...

Lessee/sub-
lessee/Allottee/Purchaser.

In the presence of,

1.