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Army Welfare Housing Organisation  
South Hutments, Kashmir House  
Rajaji Marg, New Delhi – 110011

Dec 2018

**“VERY IMPORTANT DOCUMENT : ALWAYS ENSURE SAFE CUSTODY”**

**BOOKING LETTER FOR JAI JAWAN APARTMENT AT JAI JAWAN AWAS YOJNA  
BAHADURGARH, RAJIV VIHAR PROJECT**

1. You are registered with us for allotment of **Jai Jawan Apartment (JJA) in the Rajiv Vihar, Bahadurgarh** Project.
2. Please accept our heartiest **CONGRATULATIONS**. We are pleased to inform you that a Jai Jawan Apartment has been booked for you at Jai Jawan Awas Yojna, Rajiv Vihar, Bahadurgarh project, after taking into account your eligibility and seniority in accordance with the rules as laid down in the AWHO Master Brochure, Jul 87( as amended). You will be bound by all rules, terms and conditions as laid down in AWHO Master Brochure-Jul 87 (as amended) and bye-laws of the State Authorities concerned. This booking is also subject to any amendment that may be made to AWHO Master Brochure, Jul 87 (as amended) in future, as also to the applicable bye laws of the State/Land allotting Authorities. The tentative estimated cost of the dwelling unit (DU) including the land cost, amount already paid and balance amount payable is given below :-

Approx Estimated Cost (a)	Amount Already Paid (b)	Balance to be Paid (c)
Rs 28.00 lacs + 12% GST	Rs 30,000/-	Rs 27.70,000/- + 12% GST

3. Payment Schedule. The schedule of payment, as applicable to you is given below :-

<u>Instalment No</u>	<u>Type of Payment</u>	<u>Amount</u>	<u>Due Date (from issue of Booking Letter)</u>
1	20% Cost of DU + 12% GST	Rs 5,54,000/- + Rs 66,480/- = Rs 6,20,480/-	19 Mar 2019
2	15% Cost of DU + 12% GST	Rs 4,15,500/- + Rs 49,860/- = Rs 4,65,360/-	19 Jun 2019
3	15% Cost of DU + 12% GST	Rs 4,15,500/- + Rs 49,860/- = Rs 4,65,360/-	19 Dec 2019
4	15% Cost of DU + 12% GST	Rs 4,15,500/- + Rs 49,860/- = Rs 4,65,360/-	18 Jun 2020
5	15% Cost of DU + 12% GST	Rs 4,15,500/- + Rs 49,860/- = Rs 4,65,360/-	18 Dec 2020
6	10% Cost of DU + 12% GST	Rs 2,77,000/- + Rs 33,240/- = Rs 3,10,240/-	18 Jun 2021
7	10% Cost of DU + 12% GST	Rs 2,77,000/- + Rs 33,240/- = 3,10,240/-	On issue of Possession Letter

(a) Cost indicated above includes cost of a covered parking in stilt area. For those allotted an 'Open car parking' (OCP) (due to limited number of covered parking in stilt area) by a draw of lots, the tentative cost shall be Rs 26.5 lacs plus 12 % GST. The reduced amount shall be adjusted in the final installment.

(b) Interest accrued on the registration amount shall also be adjusted in the final installment.

**Notes:-**

1. If the due date happens to be a Saturday, Sunday or a Gazetted/ Closed holiday, the next working day will be treated as due date.
2. Amount shown against each installment has been rounded off to the nearest thousand rupees and balance cost will be adjusted in the 7<sup>th</sup> installment.
3. Notwithstanding the schedule of payments given out in para 2 above, it is mentioned that payment will be strictly construction progress linked for ease of the allottees.
4. Details of Dwelling Unit (No & Block etc.) will be intimated later after the computerised draw is held just prior to the project nearing completion. Your choice will be sought prior to the draw.
5. Allottees are requested to submit a self attested photocopy of their PAN Card at the earliest, if not already submitted.
6. The payment schedule has been designed to be construction linked and in seven instalments. However, AGIF will club above instalments in a manner to disburse loans to allottees in four instalments due to their own working restrictions and as intimated by them.
7. Additional liabilities of GST or any other taxes imposed on AWHO henceforth shall be borne by the allottees.
8. Any change in the payment plan shall be intimated to the allottees.

**Mode of Payment**

4. The following facilities for AWHO allottees for Payment of instalments are extended :-

- (a) The preferred mode of payment of installments by an allottee is through RTGS/ NEFT/ IMPS /Internet Banking or any online mode. Online payment of installments is to be made to the bank account of the project and details are as follows:-

Beneficiary account name	AWHO Bahadurgarh Project
Bank and Branch	ICICI Bank , 9A Phelps Building, Connaught Place ,New Delhi 110011
Account no	000701266854
IFSC code	ICIC0000007
Type of Account	SB

(b) After affecting such remittances from account the member will be required to inform through e-mail or letter, details of the remittance indicating the following which will enable linking of the remittance with the individual IRLA of the member :-

- (i) UTR No of transaction.
- (ii) Date of remittance.
- (iii) Amount of remittance.
- (iv) Bank from which remitted.

(c) Payment of installments can also be made through Demand Draft, Multi City cheques or cheques of bank branches in NCR. However, receipts will be issued only after the realization of the Cheques/Drafts through clearing. As clearing of other bank Drafts/ Cheques takes minimum three-four days , members to please note to dispatch Drafts /cheques well in advance of due dates. In no case, Cheques/ Drafts are to be deposited by allottee in any other Branch of Syndicate Bank except at Kashmir House, New Delhi Branch. As such outstation deposits cannot be monitored; hence all Cheques/ Drafts are to be deposited with HQ AWHO. As couriers are not permitted in AWHO, all Cheques/ Drafts are to be sent through Speed post/ Regd Post only.

(d) Outstation Cheques will not be accepted. Payment will not be accepted in cash under any circumstance.

(e) Allottees are advised to check their IRLA on AWHO website and ensure credit of the amount in their IRLA. AWHO is not responsible for late clearance of instrument by any agency due to any reasons whatsoever. Therefore, payments be made in such a way that the amount gets credited by due date of payment of instalment to avoid interest on delayed payment. Therefore, cheques should reach AWHO seven working days prior to the date of payment.

(f) The Project Code for Jai Jawan Awas Yojna Bahadurgrh project is JB1.

(g) Refund of excess amount paid by an allottee or loaning agency will be made on specific request only.

(h) All efforts are made to return a dishonoured cheque to allottees after these are received from our bankers. However, allottees are advised to check for debit in their bank accounts.p

5. **Probable date of completion (PDC) of the project is Dec 2022.**

6. Technical Brochure for Jai Jawan Awas Yojna, Bahadurgarh project is enclosed.

7. Acknowledgement as per Appendix A to this booking letter may please be sent latest by **31 Jan 2019**.

### **Withdrawal/Cancellation**

8. The allottee shall have the right to cancel/withdraw his allotment in the Project as provided in the Act :

Provided that where the allottee proposes to cancel/withdraw from the project without any fault of the promoter, the promoter herein is entitled to forfeit the booking amount paid for the allotment and interest component on delayed payment (payable by the customer for breach of agreement and non payment of any due payable to the promoter). The rate of interest payable by the allottee to the promoter shall be the State Bank of India highest marginal cost of lending rate plus two percent. The balance amount of money paid by the allottee shall be returned by the promoter to the allottee within ninety days of such cancellation.

9. Detailed instructions/Agreement for Sale will be issued separately.

10. Please always quote your registration number in all the correspondence and intimate change in rank, address, e-mail ID and mobile phone number on occurrence immediately. The onus of intimation of the changes rests solely with the registrants/allottees. AWHO will not be responsible in any way for representation at any level in this regard at later stage.

**Enclosures :-**

(Authorised Signatory)

1. Technical Brochure.

2. Appendix A.

**Appendix A**

(Refer to Para 7 of AWHO Booking  
Letter of Jai Jawan AwasYojna,  
Bahadurgarh Project

**The Managing Director  
Army Welfare Housing Organisation  
South Hutments, Kashmir House  
Rajaji Marg, New Delhi – 110011**

**ACKNOWLEDGEMENT OF AGREEMENT OF SALE OF JAI JAWANAPARTMENT  
AT JAI JAWAN AWAS YOJNA BAHADURGARH**

1. I acknowledge receipt of your booking letter No \_\_\_\_\_  
dated \_\_\_\_\_ regarding booking of Jai Jawan Apartment.
2. I unequivocally accept all the conditions given in your booking letter quoted  
above and in the Master Brochure Jul 87 (as amended).
3. I certify that I, my spouse or dependent children have not acquired any  
residential property on or after the submission of the affidavit by me.
4. I undertake to become member of the Registered Welfare Maintenance Society  
to be constituted under Rule 76 of the Master Brochure Jul 87 and will abide by its  
Rules and Bye-laws.

Signature \_\_\_\_\_

Registration No \_\_\_\_\_

Rank & Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel No \_\_\_\_\_