Scheme Opens on 14.05.2022

Scheme Closes on 15.06.2022

HOUSEFED
PUNJAB

Offers

Built Up Flats for GENERAL PUBLIC
on Easy Instalments

At

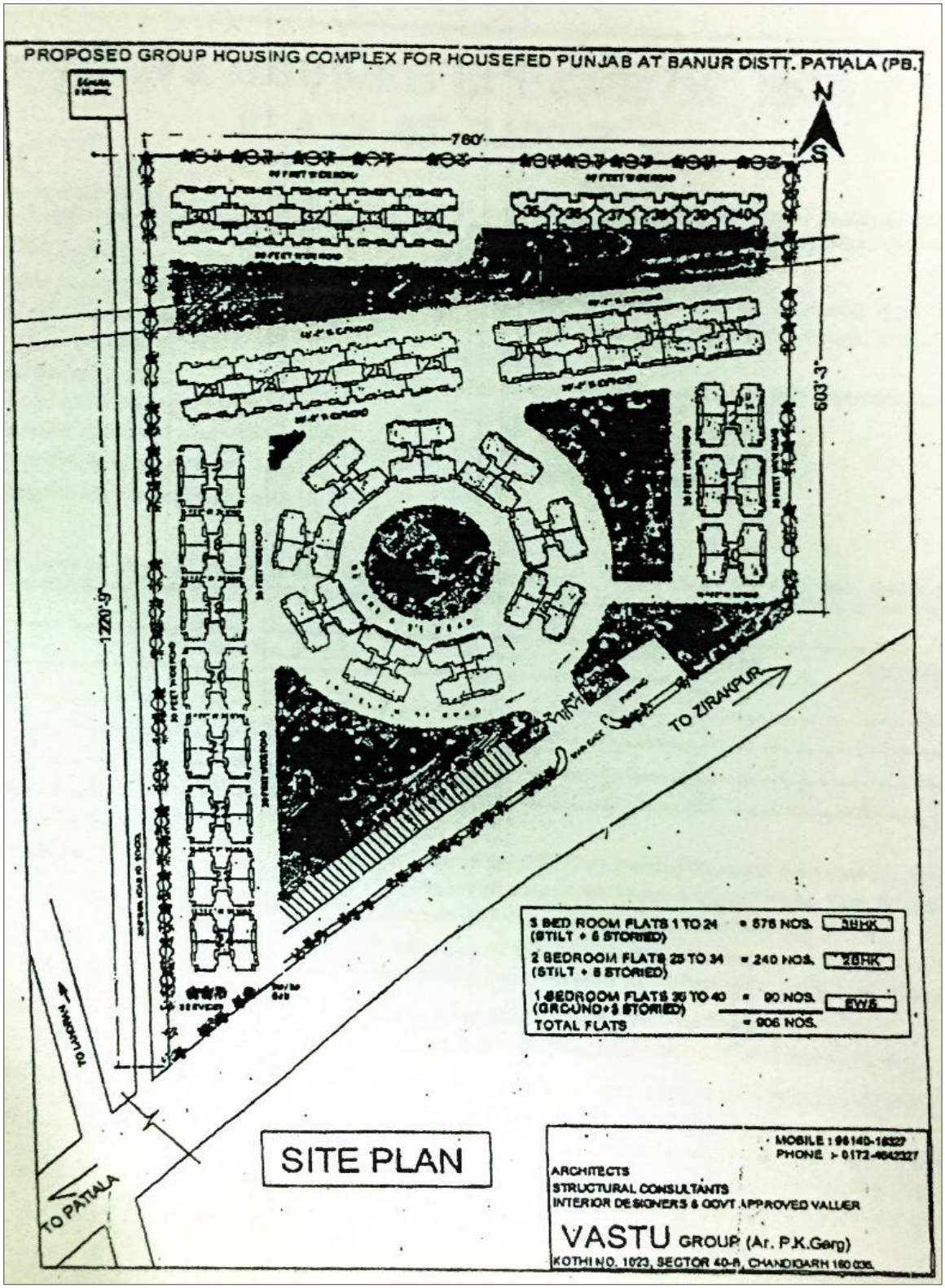
Banur

(Chandigarh-Rajpura Highway)

S.C.O.No. 150-151-152, Sector 34-A, Chandigarh
Phones : 0172-5029712, 5029721, 5029739

Form No.

Price : 100/-


PROPOSED GROUP HOUSING COMPLEX FOR HOUSEFED PUNJAB AT BANUR DISTT. PATIALA (PB.)
N
S
760'
603'-3"
1220'-9"
TO ZIRAKPUR
TO PANCHKULA
TO PATIALA
3 BED ROOM FLATS 1 TO 24 (STILT + 5 STORIED) = 576 NOS. 3BHK
2 BEDROOM FLATS 25 TO 34 (STILT + 5 STORIED) = 240 NOS. 2BHK
1 BEDROOM FLATS 35 TO 40 (GROUND+3 STORIED) = 90 NOS. EWS
TOTAL FLATS = 906 NOS.
SITE PLAN
MOBILE : 98140-18327
PHONE : 0172-4642327
ARCHITECTS
STRUCTURAL CONSULTANTS
INTERIOR DESIGNERS & GOVT. APPROVED VALUER
VASTU GROUP (Ar. P.K.Garg)
KOTHI NO. 1023, SECTOR 40-B, CHANDIGARH 160 036.

Site Location

1. The site is located on Chandigarh-Rajpura Highway/Express way at a distance of about 8 km. from Zirakpur Municipal Corporation Limit, 7 km. from Aerocity Mohali, 14 km. from Mohali Airport .

2 SALIENT FEATURES

(i) Freehold residential flats
ii) Undergroud Water Resevoir and Boosted Water Supply
iii) Latest Architectural Concepts with Vastu Effects
iv) Conveniently approachable to Chandigarh, Mohali and Panchkula
v) Wide metalled roads.
vi) Land Scaped Lush Green lawns and clean environment
vii) Proper security arrangements with walled complex and check post
viii) Modern Street Lighting
ix) Efficient fire fighting system
x) Independent covered parking
xi) Earthquake resistant structural design.

Housefed constructed 912 flats at Bannur out of which 85 flats are yet to be sold for which the scheme is floated.

The Scheme comprises of six storied built up Flats. These flats will be partially self financed and balance payment in easy installments. The detail of flats in different category is as under :-

Category-I	64
Category-II	20
Category-III (EWS)	1
TOTAL	85

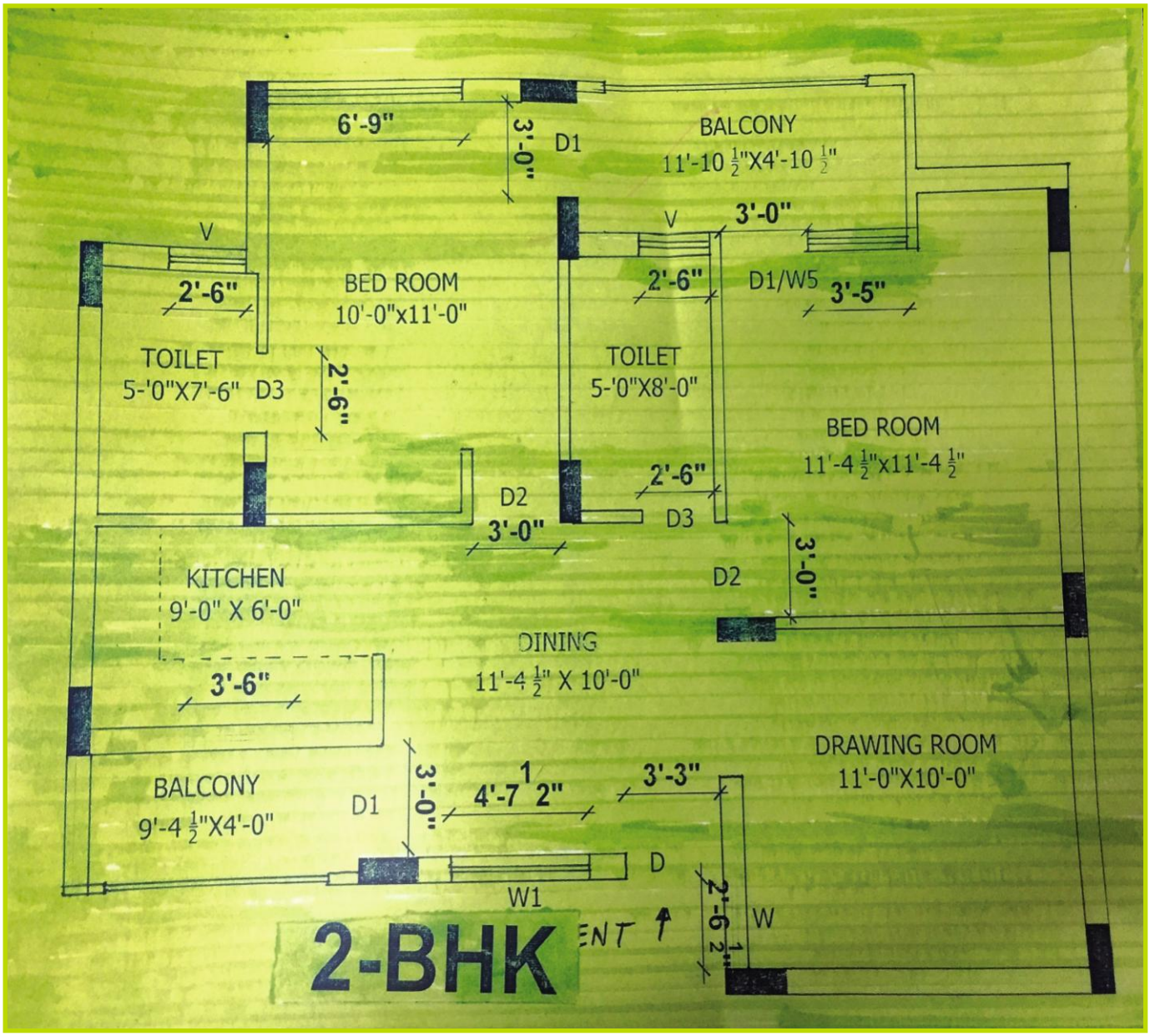

V
BALCONY
7'-0"X4'-0"
TOILET
5-'0"X6'-7 ½"
W4
V
W3
D1
D1
D3
D1/W5
BED ROOM
10'-0"x10'-0"
D3
TOILET
5-'0"X8'-9"
BED ROOM
10'-0"x12'-1 ½"
BED ROOM
12'-0"x12'-0"
D2
2'-0"
5'-0"
D3
D2
2'-0"
D2
D3
DINING
11'-9 ½" X 10'-0"
4'-0"
STORE
6'-7 ½" X 6'-0"
KITCHEN
6'-10" X 9'-0"
DRAWING ROOM
11'-0"X13'-0"
D
W1
ENTRENCE
W2
3-BHK

Accommodation

Category-I: Super Area of 1297 Sqft. having

Drawing Room cum Dinning, master Bed Room attached with Toilet & Store/Dress. Two Bed Rooms attached with one Toilet Kitchen & Balconies etc.

Catg. of flats	Super buit up Area of	Cost of flats (In Rs.)	At the Time of application (Initial deposit) (in Rs.)	1st Instalment of Registration Money to be paid within 120 days from the date of Scheme Closed (in Rs.)	2nd Instalment of Registration Money to be paid within 210 days from the date of Scheme Closed (in Rs.)	Remaining amount to be paid in 28 equated quartrly installments with 11% intt. or balance amount to be paid within 300 days from the date of Scheme Closed
lst floor	1297	2979000	300000	593700	595800	1489500
2nd floor	1297	2970000	300000	591000	594000	1485000
3rd floor	1297	2961000	300000	588300	592200	1480500
4th floor	1297	2943000	300000	582900	588600	1471500
5th floor	1297	2934000	300000	580200	586800	1467000
6th floor	1297	2925000	300000	577500	585000	1462500


6'-9"
3'-0"
D1
BALCONY
11'-10 1/2"X4'-10 1/2"
V
3'-0"
V
2'-6"
BED ROOM
10'-0"x11'-0"
2'-6"
D1/W5
3'-5"
TOILET
5'-0"X7'-6" D3
2'-6"
TOILET
5'-0"X8'-0"
BED ROOM
11'-4 1/2"x11'-4 1/2"
2'-6"
D2
3'-0"
D3
3'-0"
D2
KITCHEN
9'-0" X 6'-0"
DINING
11'-4 1/2" X 10'-0"
3'-6"
DRAWING ROOM
11'-0"X10'-0"
BALCONY
9'-4 1/2"X4'-0"
D1
3'-0"
4'-7 1/2"
3'-3"
D
W1
2'-6 1/2"
W
2-BHK

Accommodation

Category-II: Super Area of 959 Sqft. having

Drawing cum Dinning, Two Bed rooms attached with toilets, kitchen & balconies etc.

Catg. of flats	Super buit up Area of	Cost of flats (In Rs.)	At the Time of application (Initial deposit) (in Rs.)	1st Instalment of Registration Money to be paid within 120 days from the date of Scheme Closed (in Rs.)	2nd Instalment of Registration Money to be paid within 210 days from the date of Scheme Closed (in Rs.)	Remaining amount to be paid in 28 equated quartrly installments with 11% intt. or balance amount to be paid within 300 days from the date of Scheme Closed
Ist floor	959	2214000	220000	444200	442800	1107000
2nd floor	959	2201000	220000	440300	440200	1100500
3rd floor	959	2192000	220000	437600	438400	1096000
4th floor	959	2174000	220000	432200	434800	1087000
5th floor	959	2165000	220000	429500	433000	1082500
6th floor	959	2160000	220000	428000	432000	1080000

EWS
W = 3'-6"
T = 10"
R = 7.411"
UP
LIVING ROOM
10'-0"X10'-0"
BED ROOM
10'-0"X10'-0"
KITCHEN
7'-10.5" X 5'-6"
BATH
4'-0"X4'-3"
4'-6" WIDE VERANDAH
1'-6" WIDE PROJ. AT LINTEL LVL.
W.C.
4'-6"X3'-0"
DUCT
SIZE-9"X2'-4"
8'-3"
19'-0 1/2"

Accommodation

Category-III: (E.W.S.) Super Area of 403.47 Sq.ft having Living/Dinning room, one bed room, kitchen, one Bathroom and one W.C.

Catg. of flats	Super buit up Area of	Cost of flats (In Rs.)	At the Time of application (Initial deposit) (in Rs.)	1st Instalment of Registration Money to be paid within 120 days from the date of Scheme Closed (in Rs.)	2nd Instalment of Registration Money to be paid within 210 days from the date of Scheme Closed (in Rs.)	Remaining amount to be paid in 28 equated quartrly installments with 11% intt. or balance amount to be paid within 300 days from the date of Scheme Closed
3rd floor	403.47	860000	86000	172000	172000	430000

TERMS & CONDITIONS FOR SALE OF FLATS AT COOPERATIVE HOUSING COMPLEX , BANUR

1. The applicant must have attained the age of 18 years on the date of closing of scheme.
2. Every applicant is required to deposit the cost of flat in respect of Category-I, II and III (EWS) by way of demand draft (Cheque not accepted) in favour of the " Housefed Punjab Chandigarh " payable at Chandigarh.

Or

Payment shall also be accepted through RTGS/NEFT/as per particular given below:-

1) Name of Bank : Punjab State cooperative Bank Ltd.
Sector-34/A, Chandigarh

2) Name of A/C : Housefed Punjab.

3) Account No. : 000334002000013

4) IFSC Code : TPSC0000003

After doing RTGS, the detail be sent through post/mail (E-Mail- sehousefed123@gmail.com) with complete particulars so that the same can be credited to Applicant/ Allottee account.

3. (i) Initial deposit at the time of submission of application form.

(ii) Ist installment of Registration Money to be paid within 120 days from the closing of the scheme. If the allottee do not pay the 1st installment of Registration Money within stipulated period then 5% cost of the flat shall be deducted & allotment of the flat shall be cancelled .

(iii) 2nd installment of Registration Money to be paid within 210 days from the closing of the scheme. If the allottee do not pay the 2nd installment of Registration Money within stipulated period then 5% cost of the flat shall be deducted & allotment of the flat shall be cancelled .

(iv) Balance cost of the flat shall be paid within 300 days from the closing of the scheme.

or

Balance cost will be paid in 28 equated quarterly installment with interest @11% .In case of default/ penal interest @ 3% i.e @14% will be charged on the delayed payment. The first quarterly installment will start after 300 days from the closing of the scheme.

4. Allottee who will opt to pay balance cost of flat in 28 equated quarterly installment he/she shall have to execute the Hire Purchase Tenancy Agreement with Housefed attested by the Ist Class Magistrate.

The following documents are required from the allottee who opt to pay the balance cost of flat in 28 equated quarterly installments:-

1. Original allotment letter
2. HPTA on Stamp paper for Rs. 2000/-From Punjab.
3. Original society's membership receipt etc.
4. 28 cheques in favour of Housefed Punjab Chandigarh Payable at Chandigarh
5. Two passport size photographs
6. I.D. proof and residence proof i.e. Adhar Card etc.
7. 2-self addressed envelope.
8. Self Attested copy of PAN Punjab, Chandigarh

5. 5% amount of cost of flat will be deducted as & when allottee apply for refund. No Interest will be paid by the Housefed on the Deposit of any amount .
6. If the number of applications received more then the number of flat then flat will be allotted through draw.
7. Flat No. & Floor will be allotted through draw of lots.
8. The institution. Govt Banks & Companies etc. are entitled for allotment of flats in cluster formation, if they so desire for which powers are reserved with the MD, Housefed.
9. Cancer Cess @ 2% shall be applicable extra on the total cost of flats which will be deposited by the Housefed with Govt., under Punjab State Cancer and Drug Treatment Infrastructure Fund Act 2013. Allottee will also pay any tax imposed by the State Govt./Centre Govt., in addition to the cost of flat.
10. The flats will be allotted on the basis of "As is where it is basis".
11. The rights of top floor roof are reserved with Housefed.
12. If any allottee opts to pay the cost of flat as per clause 4 above and fails to pay the three consecutive equated quarterly installments, then the flat may be cancelled after deducting 5% cost of the flat.
13. The Managing Director, Housefed Punjab, Chandigarh is empowered to restore the cancellation of the allotment of flat at any stage after charging interest @14% p.a. for the defaulter period within 60 days from the date of cancellation of flat.
14. The possession of the flat shall be handed over only after the receipt of 100% payment/HPTA.
15. The right, title and interest of the allottee may be mortgaged in favour of the Govt., Life Insurance Corporation/ICICI/IDBIU/HDFC or any Scheduled bank or any Corporate Body such as Corporation and Boards etc. in order to raise loan for the payment of built up flat to the Housefed subject to first charge on the property for the unpaid portion of purchase

price and other dues outstanding towards the allottee shall remain in favour of the Housefed provided further that such mortgage deed etc. can only be created with the prior permission of the Housefed after making payment of lien fee fixed by the Housefed and further Housefed will be competent to impose any conditions while granting such permission.

16. Allottee shall not make any addition/alteration/any type of encroachment in the flat. If any addition/alteration/encroachment found at any time, the allotment of the flat shall be cancelled without giving any notice.

17. An allottee can sell/transfer the ownership of flat to anybody after submitting Original Allotment Letter, Affidavit of seller and purchaser duly attested by Magistrate Ist class (As per prescribed proforma of Housefed) through concerned society after clearing all the dues till date after making payment of transfer fee fixed by the Housefed and society subject to eligibility conditions.

18. In case of death of an allottee, the flat can be transferred in the name of nominee mentioned in the application form and membership register of the concerned society, in that event, the nominee of the deceased will be liable to pay all dues/instalments alongwith interest, if any, to the Housefed.

19. In case the allottee intends to include the name of another person as co-allottee, he can do so after submitting the affidavit(to be attested by Ist Class Magistrate) from both the parties on the prescribed proforma to be given by Housefed, after necessary fee fixed by the Housefed.

20. The applicant shall have to be become member of the concerned society and nominal member of the Housefed. He shall have to abide by the Bye-laws and other terms & conditions of the society concerned. The applicant deposit Rs. 510/- and Rs. 10/ for becoming member of society and nominal member of Housefed before handing over the possession of the flat.

21. In case of enhancement compensation of land and arbitration award by any court any case any time or otherwise, the allottee shall have to pay the additional price of the flat within 30 days from the date of demand, if any, determined by Housefed even after delivery of possession.

22. In case of any dispute arising between Housefed, society or allottee, the same shall be referred to the Registrar, Cooperative Societies, Punjab, Chandigarh.

23. Other information, if any can be had from the office of Housefed, Punjab, Chandigarh personally or on telephone during working hours. The office telephone No. is 0172-5029712, 5029721 and 5029739.

APPLICATION FOR ALLOTMENT OF FLAT AT COOPERATIVE HOUSING COMPLEX, BANUR

HOUSEFED, PUNJAB

SCO.No. 150-151-152, Sector 34-A, Chandigarh
Phones : 0172- 5029712, 5029721, 5029739

FOR CATEGORY- I, II, III (TICK AS APPLICABLE)

Passport Size Photograph

1. Name (in Capital Letters).....
2. S/o.D/o.W/o. .....
3. Aadhar Card No. (Copy of Aadhar Card enclosed).....
4. Date of Birth.....
5. Correspondence Address.....

.....

.....

Telephone No. (Office.....) (Residence.....) (Mobile.....)

6. Saving Bank A/c. No.....Name & Address of Bank.....

.....

7 Name of Nominee & Relation.....

8 Full Address of the Nominee.....

.....

9 Initial Deposit Rs.....(Rupees. .....)

vide Demand Draft No.....Dated.....Drawn on.....

in favour of 'HOUSEFED PUNJAB' payable at Chandigarh

10. Name & Address of Financer if any :.....

.....

That the above information is true and correct to the best of my knowledge and belief and nothing has been concealed therein. That I undertake to abide by all the provisions and terms and conditions of the brochure.

Signature of the Applicant

ACKNOWLEDGEMENT RECEIPT

Received an application alongwith demand Draft No.....dated.....for Rs.....
from Sh./Smt.....S/o.W/o./D/o. .....for allotment of flat at Cooperative Housing Complex, Banur.

Form No.

Signature with Seal