

Doon Valley Officers' Cooperative Housing Society Limited

(Regd. Under Co-operative Societies Act II of 1912, Reg. No. 723 dated 07-06-1966)

Vasant Vihar, Chakrata Road, Dehradun

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INFORMATION RELATED TO PROPOSED LEASE OF PLOTS IN THE SOCIETY

Important information about plots proposed to be allotted on lease, process of allotment and various conditions regarding eligibility/auction etc. are as follows:-

1. PLOTS AVAILABLE FOR LEASE

Following two plots are proposed to be allotted on lease :-

- (i) Plot No. 117/1 Phase-1
Length of plot – 150 Feet
Width of plot – 80Feet
Total area of Plot – 1333.33 Sq Yards

- (ii) Plot No. 182/1 Phase-1
Length of plot – 150Feet
Width of plot – 78.3Feet
Total area of Plot – 1305 Sq Yards

2. PROCESS OF ALLOTMENT OF LEASE OF PLOTS :

- Step-1:** Scrutiny of application forms to ascertain the eligibility of applicant for membership of the Society. Eligible persons will be registered for participation in the auction process.

- Step-2 :** Intimation to all eligible persons regarding date and venue of auction.

- Step-3 :** Auction process to determine the highest bid amount and there by the lease amount for each plot.

- Step-4:** Acceptance of highest bid price and declaration of successful bidder, for allotment of lease of the plot.

- Step-5:** Issue of acceptance letter to the highest bidder and intimation regarding payment of lease amount in DVOCHSL Bank Account as per payment schedule.

- Step-6:** Registration of lease agreement for the plot between the new member and DVOCHSL.

3. ELIGIBILITY CRITERION FOR MEMBERSHIP OF DVOCHSL AS PER BYE-LAWS

दून वैली ऑफिसर्स कोआपरेटिव हाउसिंग सोसायटी लिमिटेड, वसन्त विहार देहरादून की सदस्यता पात्रता के लिये सोसायटी की उपविधि के प्रावधान :

उपविधि-5:

सदस्यता

जब तक कि अधिनियम तथा विनियमों के प्राविधानों के अधीन अनर्ह न हो, तब तक समिति की सदस्यता ऐसे व्यक्तियों के लिये उपलब्ध रहेगी जो स्वस्थ चित्त, सचरित्र तथा 18 वर्ष की आयु से अधिक हों, और जो-

1. केन्द्र या राज्य सरकार के राजपत्रित अधिकारी या उनके परिवार के सदस्य अथवा राज्य/केन्द्र सरकार द्वारा गठित आयोग या सार्वजनिक प्रतिष्ठानों के राष्ट्रीयकृत बैंक के प्रथम श्रेणी के अधिकारी हों। अधिकारी की परिभाषा में उज्ज्वल छवि के साथ विधिपूर्वक सेवानिवृत्त अधिकारी भी शामिल हैं। समिति के कार्य क्षेत्र में एक परिवार का एक ही सदस्य होगा। परिवार की परिभाषा उपविधि संख्या 3 (10) में प्रदत्त है।
2. समिति के कार्य क्षेत्र में रहते हों, अथवा रहने के इच्छुक हों और जिनका अपना अथवा उनके परिवार के किसी सदस्य का कोई अपना भवन समिति के जनपद के शहरी क्षेत्र में न हो और जो किसी, अन्य आवास समिति के सदस्य न हों, जिसका कार्यक्षेत्र इस समिति के जनपद की सीमा में हो। ऐसे व्यक्ति भी सदस्यता के पात्र होंगे, जिनकी भूमि समिति द्वारा अध्याप्त की गई हो।
3. जिनके समिति के कार्यक्षेत्र में अपने भवन हों, परन्तु उनकी स्थिति अस्वस्थकर स्थानों में हो या जो उनकी आवश्यकताओं के लिए बहुत छोटे हो और उनका पर्याप्त रूप से विस्तार अथवा सुधार न किया जा सकता हो किन्तु प्रतिबन्ध यह है कि उपविधि के इस खण्ड में वर्णित व्यक्तियों को सदस्य बनाने के लिए निबंधक की पूर्व अनुमति लेना आवश्यक होगा।

उपविधि-3(10)

‘परिवार’ से तात्पर्य पति, पत्नी तथा आश्रित सन्तान से होगा।

4. IMPORTANT LEASE CONDITIONS AS PER BYE-LAWS :

- (i) Lease of plots will be governed by the Bye-Laws of DVOCHSL.
- (ii) Leased plots are for residential purpose only.
- (iii) Plots cannot be divided.
- (iv) Plots and the house constructed on it, cannot be used for any commercial purpose.
- (v) A residential house has to be constructed on leased plots within 3 years of lease agreement.

5. CONDITIONS OF AUCTION :

- (i) Eligible persons will be informed through E-mail/Registered Post about the date, time and venue of the auction by the Society.
- (ii) Auction/Bidding process will start only if 3 or more bidders are present.
- (iii) Selected bidders will be required to deposit an Earnest Money deposit for an amount of Rs.10,00,000/- (Rupees Ten Lakh) in DVOCHSL bank account through RTGS. EMD amount must be deposited 24 hours prior to the start of auction. EMD amount would be returned in the bank account of unsuccessful bidder within 10 days from the date of auction, without any interest. EMD of successful bidder will be adjusted in the final consideration.
- (iv) During the bidding the minimum bid escalation would be in the multiples of Rs.5,00,000/- (Rupees Five Lakh).
- (v) All payments will be made from applicants own bank account.
- (vi) Successful bidder will have to deposit 25% of the bid amount within a period of 30 days and the balance amount along with taxes, if any, within 90 days after acceptance of the bid. In case the successful bidder fails to make the payment in time, the EMD amount of Rs.10,00,000/- will be forfeited in favour of DVOCHSL.
- (vii) DVOCHSL reserves the right to accept or reject/cancel any bid/bidding process without assigning any reason.
- (viii) Any dispute whatsoever if arises will be subject to the jurisdiction of Dehradun District (Uttarakhand) only.

6. **DOCUMENTS REQUIRED TO BE SUBMITTED ALONG WITH APPLICATION FORM (ANNEXURE-1) :**

- (i) Gazette notification of employment to ascertain eligibility for membership.
- (ii) Certificate from Head of the Department (HOD)/competent authority in case of serving officers. (annexure-2)
- (iii) Affidavit on Rs. 100/- stamp paper regarding non-ownership of residential plot/house in Dehradun district (as per Bye-Laws), as per Declaration Form enclosed.
- (iv) Last pay slip/pension order PPO in case of retired officers.
- (v) Self attested copy of Aadhar Card and PAN Card.
- (vi) Bank Account details of the applicant.
- (vii) Application of membership and declaration.

7. Upset price of Plots are as under :-

Sr. No.	Plot No./Ph.	Area (Sq Yards)	Rate	Upset Price (Rounded off)
(i)	117/1	1333.33	37,000/- Per Sq Yards	4,94,00,000/-
(ii)	182/1	1305	37,000/- Per Sq Yards	4,83,00,000/-

8. Last date for receipt of applications by post or by hand in Society's office along with relevant documents is 30-01-2024 by 5:00 pm.


Secretary
DVOCHSL

**APPLICATION FORM FOR REGISTRATION FOR PARTICIPATION IN AUCTION
FOR THE LEASE OF PLOTS 117/1 AND 182/1 OF DVOCHSL**

1. Name :

2. Full postal address :

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3. Email ID :

4. Contact No. (i) Mobile..... (ii) Landline

5. Govt. department/organization (Serving or Retired) :

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6. Present posting and designation / last post held at the time of retirement.

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7. Documents submitted :-

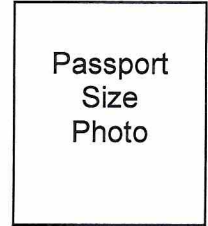
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SIGNATURE

(Full name of applicant)

Date/...../.....

Place



CERTIFICATE BY HOD OF THE APPLICANT

1. It is certified that Mr./Ms.S/o /D/o Shriis working/has worked in(Full Name of Department/Organization). He has been working/worked under me for the lastyears. During the period, no case of indiscipline has been reported against him / her.
2. His / Her current pay scale isand is holding the designationwhich is equivalent to Class1 Officer.

Or

At the time of his retirement on (date)his pay scale wasand held the appointmentwhich is equivalent to Class1 Officer.

3. The above stated information is true, to the best of my knowledge.

Date :
Place :

(.....)
Name and Designation of
Competent authority with seal