



प्रधानमंत्री जन आवास योजना
सरल निवास, सफल विकास

GREATER NOIDA AWAS YOJNA (GNAY)



**AFFORDABLE Housing Scheme
(RERA REGISTERED)**

प्रधानमंत्री जी का सपना हर

एक परिवार का घर हो अपना....

प्रधानमंत्री आवासीय योजना
से प्रेरित होकर **2.02 लाख** की छूट
पाने का सुनहरा अवसर

घर वही जहाँ छत और जमीन दोनों अपनी

ग्रेटर नोएडा आवासीय योजना

प्लॉट न. के.एच.-241, 242, डेरी स्कैनर रोड, मैन हाइवे सूरजपुर, नोएडा
निम्न एवं मध्यम आय वर्ग हेतु (100) घरों का आवंटन

सपनों के भवनों की योजना



प्रधानमंत्री जन आवास योजना

सबके लिए आवास (शहरी) मिशन



प्रधानमंत्री जन आवास योजना

सरल निवास, सफल विकास

नई दिल्ली प्रधानमंत्री जन आवास योजना (शहरी) के तहत कमजोर आय वर्ग (ईडब्ल्यूएस) और लोअर इनकम ग्रुप (एलआईजी) को मिलने वाली क्रेडिट लिंक्ड सब्सिडी स्कीम का फायदा अगले 15 महीने तक उठाया जा सकता है। दरअसल सरकार ने इस स्कीम को 31 मार्च 2019 तक बढ़ा दिया है।

इस स्कीम के तहत पहला घर बनाने या खरीदने के लिए सब्सिडी का फायदा उठाया जा सकता है। होम सब्सिडी पर 2 लाख से लेकर 2.60 लाख रुपये का फायदा कमजोर आय वर्ग के लोग उठा सकते हैं। पहले यह स्कीम दिसम्बर 2017 में खत्म हो रही थी।

जिन लोगों की आमदनी तीन लाख रुपये सालाना से कम है वे ईडब्ल्यूएस में आते हैं। जबकि छह लाख रुपये सालाना तक कमाने वाले लोग एलआईजी में आते हैं। इन दोनों कैटेगरी में 18 लाख रुपये घर पर 2.02 लाख सब्सिडी का फायदा उठाया जा सकता है।

विशफिन के सीईओ ऋषि मेहरा ने कहा, 6 लाख रुपये तक की आमदनी वाले लोगों को एमआईजी-1, कैटेगरी में रखा गया था, जबकि इससे अधिक आमदनी वाले लोगों को एमआईजी-2 कैटेगरी में रखा गया पहली कैटेगरी वाले लोग 18 लाख रुपये तक के घर पर चार फीसदी और दूसरी कैटेगरी वाले लोग 28 लाख रुपये तक के घर पर तीन फीसदी सब्सिडी का लाभ उठा सकते हैं। इस सीमा से अधिक का घर लेने पर बाकी रकम लाभार्थी को स्वयं चुकानी पड़ेगी। हर तरह के लोन के मामले में अधिकतम समय-सीमा 5 साल हो सकती है, इस सुविधा का लाभ बैंक तथा बिल्डर द्वारा उठा सकते हैं।

ग्रह आवास में इस मिशन के दो प्रमुख उद्देश्य को सम्मिलित किया गया है।

1. सार्वजनिक व निजी क्षेत्रों के साथ भागीदारी में किफायती आवास।
2. ऋण से जुड़ी सब्सिडी के माध्यम से कमजोर, निम्न एवं मध्यम आय वर्ग के लिए किफायती आवास को प्रोत्साहन।

प्रधानमंत्री

नरेन्द्र मोदी

APPLICATION FORM

Form No.

I/We as mentioned below am/ are interested in Applying for a unit in your project

our Particulars are as under.

SOLE OR FIRST APPLICANT (S) Mr./Mrs./Ms.

S/W/D of

Nationality **DOB** **Profession**

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.

Income Tax Permanent Account No.(PAN No.)

Occupation **Department(if any)**

Annual Income **Email**

Mobile **Phone No.**

Present / Communication Address.

City **State** **Pin**

Permanent Address.

City **State** **Pin**

Office Address.

City **State** **Pin**

JOINT OR SECOND APPLICANT (S)

Mr./Mrs./Ms.

S/W/D of

Nationality **DOB** **Profession**

Resident Status : Resident/Non - Resident/Foreign National of Indian Origin.

Income Tax Permanent Account No.(PAN No.) **Occupation**

Department(if Any) **Annual Income**

Email **Mobile** **Phone No.**

Present / Communication Address.

City **State** **Pin**

Permanent Address.

City **State** **Pin**

Office Address.

City **State** **Pin**

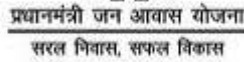
Dear Sir, I/We undersigned that a house may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Payment infavour of "GNAY" through Cheque/RTGS/DD only.

Signature

Signature

Signature



Authorized Signatory

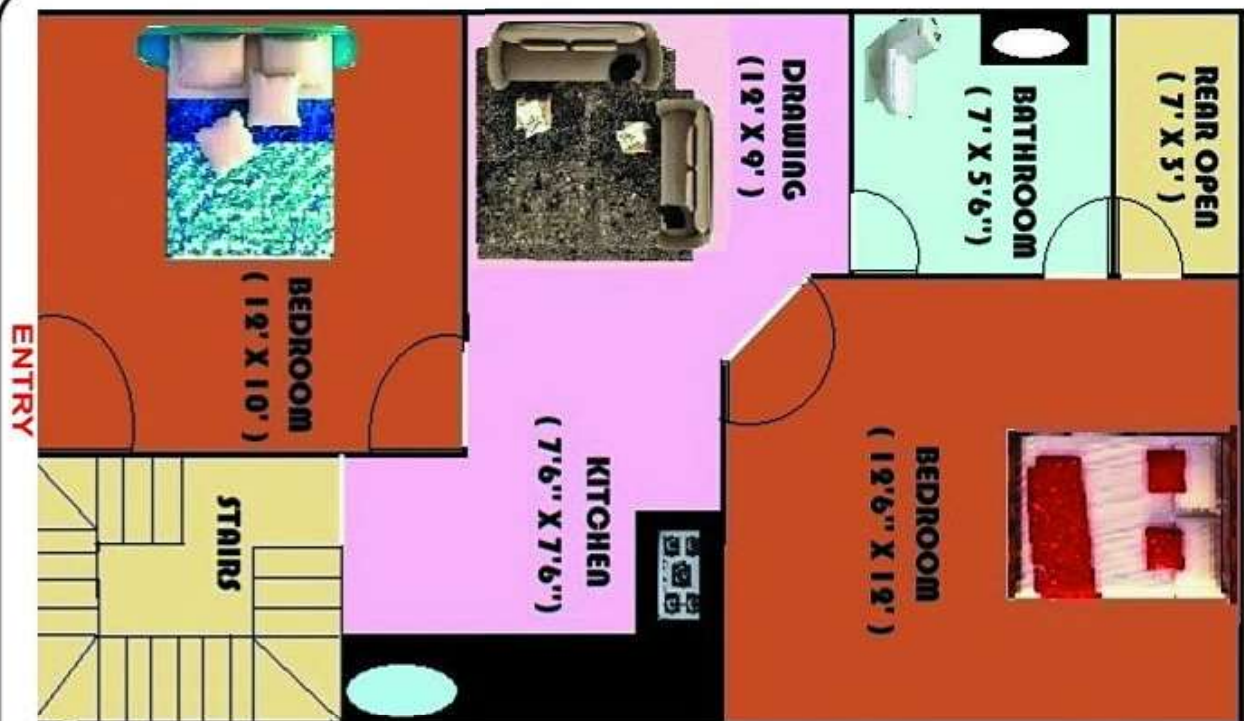
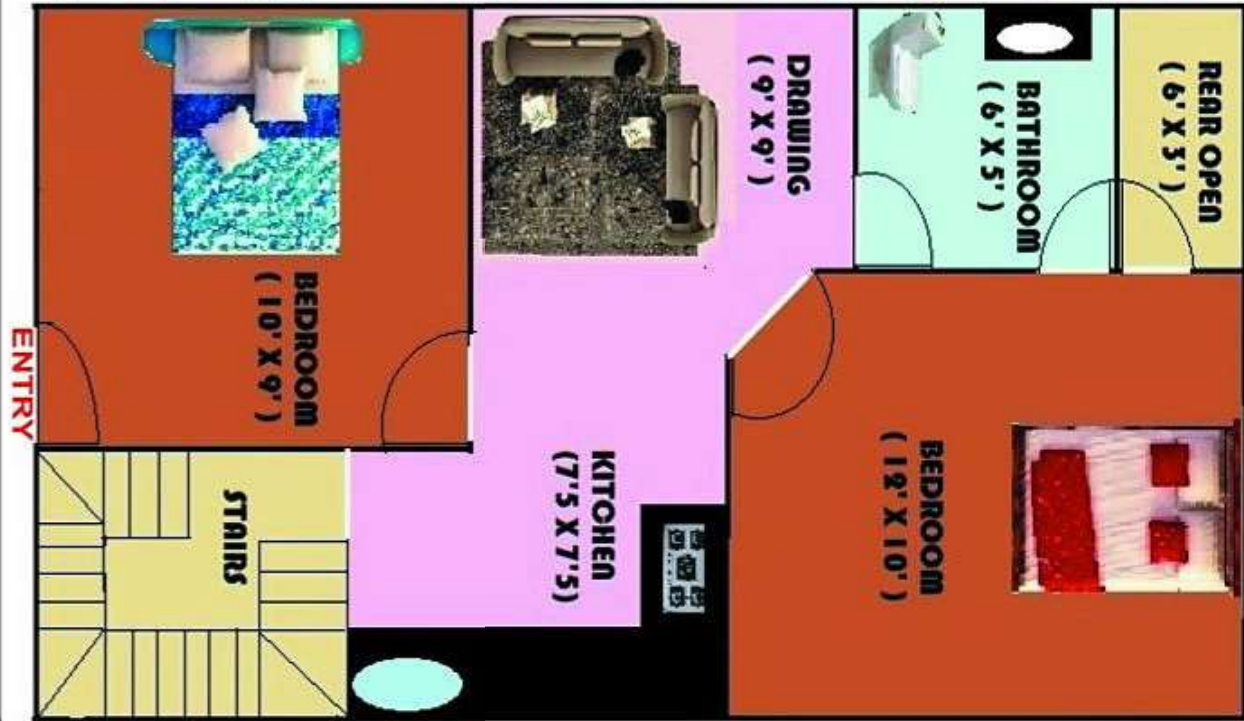


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FLOOR PLAN

Type-1 (50 sq.yd)

2 BHK, 2 Bedroom, 1 Toilet, 1 Drawing/Dinning, 1 Kitchen



Type-2 (60 sq.yd)

2 BHK, 2 Bedroom, 1 Toilet, 1 Drawing/Dinning, 1 Kitchen

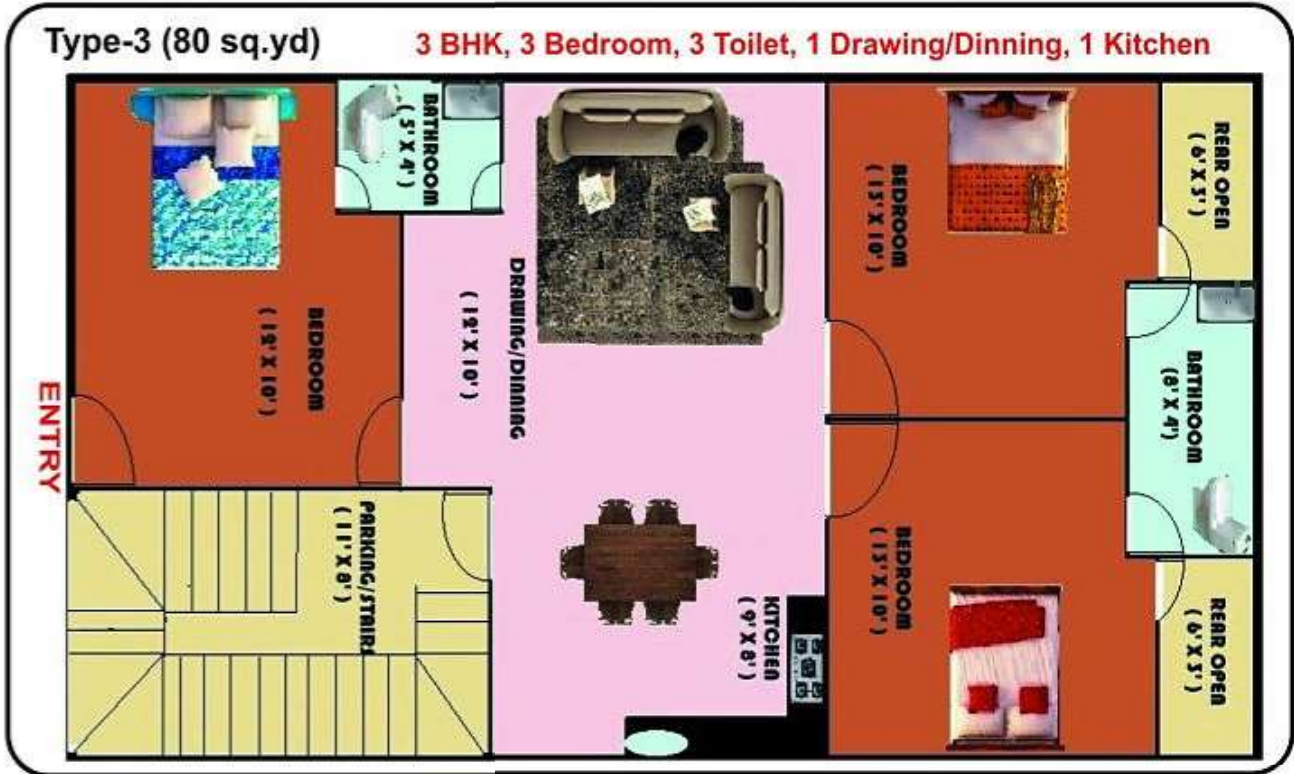


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सरल निवास, सफल विकास

FLOOR PLAN

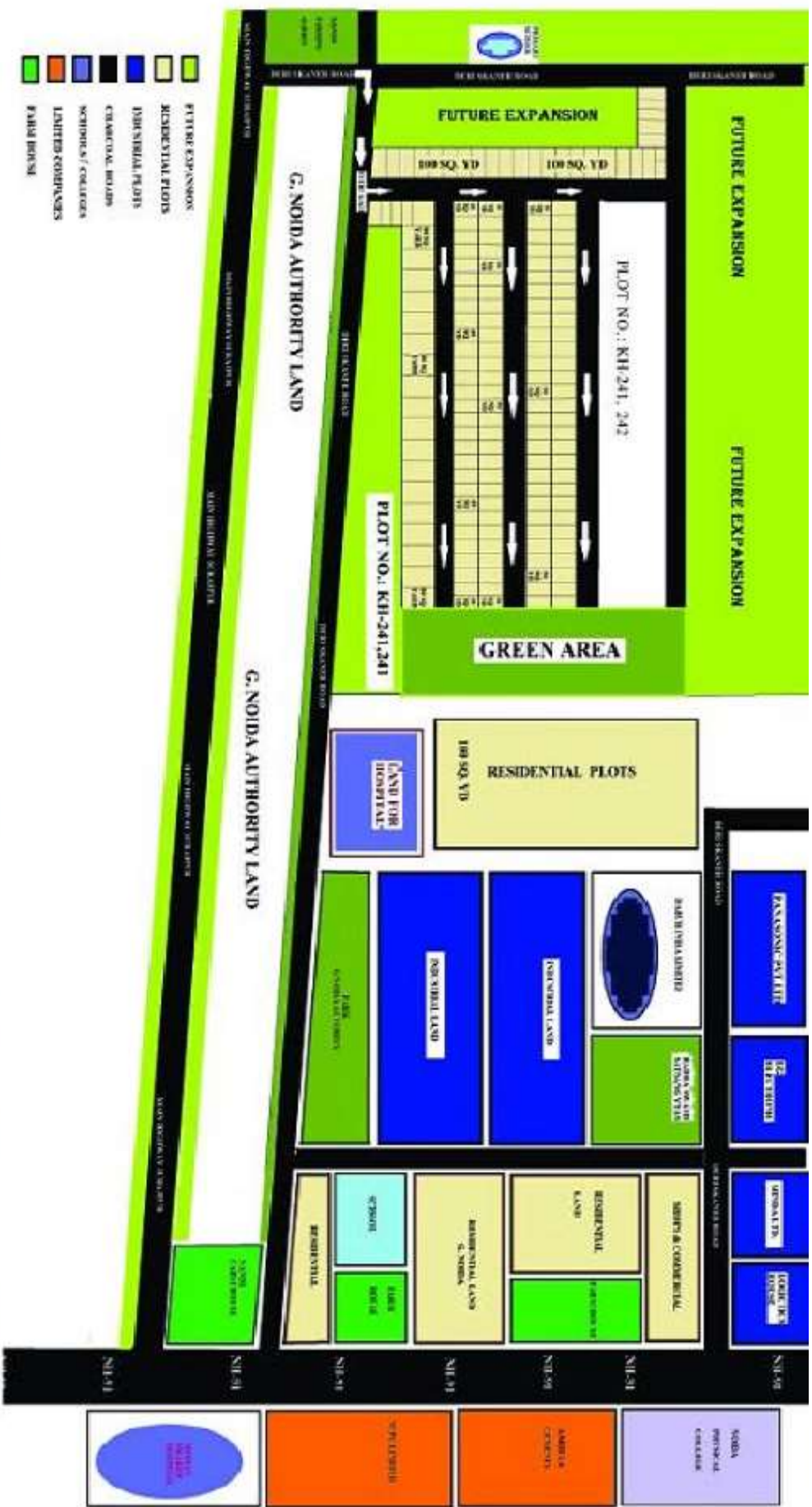
Type-3 (80 sq.yd)

3 BHK, 3 Bedroom, 3 Toilet, 1 Drawing/Dinning, 1 Kitchen



SPECIFICATIONS

- Wooden Doors and windows
- PVC Bathroom/ kitchen fittings
- Tabs in all bathrooms and kitchen
- Electrical fittings
- Vetrified tiles in All Rooms and Drawing/Dinning Area
- Distemper in all inside outside walls
- Separate Water tank
- Steel Grills



नजदीकी आकर्षण एवं सुविधाएँ

- परी चौक से केवल 10 मिनट की दूरी
- DMIC 0 किमी
- दादरी रेलवे स्टेशन से केवल 2 मिनट की दूरी
- ईस्टर्न परफेक्ट एक्सप्रेसवे केवल 5 मिनट की दूरी
- वर्तमान मेट्रो से 5 मिनट की दूरी
- खेल गाँव से मात्र 5 मिनट की दूरी
- 24 घंटे पानी बिजली की सुविधा एवं जोगिंग ट्रेक
- 24 घंटे WI-FI एवं CCTV केमरा सुरक्षा गार्ड सहित
- बच्चों के लिए खेलकूद का मैदान
- सोसायटी में मार्केट की सुविधा
- प्री होल्ड प्रॉपर्टी रजिस्ट्री सहित

Terms & Conditions

1. Eligibility

- a. Applicant should be an Indian Citizen. Competent to contract and have attained the age of Majority.

2. Registration

- a. Any Person/Firm/Institution/Company will be allowed to participate in the scheme only if he/she deposit the Bank Draft/Pay Order/Cheque of the booking amount in favour of GNAY payable at Noida on or before 30th April 2018 between 10:00 Am to 06:00 Pm along with the completely filled application form. Application form along with the brochure can be obtain from the below mentioned centres free of cost
 - i. "GNAY" Head Office G-266 First Floor, Sector-63, Noida between 10:00 AM to 06:00 PM.
 - ii. State Bank of India C-1/B, Sector-100, Noida-201303 between 10:00 AM to 03:00 PM.
 - iii. Payment should be accepted through RTGS/Cheque/Draft by the name of "GNAY" only.

3. Process of Allotment

- a. All the Allotment will be done thru the Luck Draw only which will be held on 10th May 2018 at (Draw Location)
- b. The Applicant will have to fill the application form attached within the brochure completely with self-attested photograph and have to submit the same on or before 30th April 2018 between 10:00 Am to 06:00 Pm along with the bank Draft/Pay Order/Cheque of required booking amount.
- c. "GNAY" reserves all the rights to suspend/modify the scheme as per their discretion.
- d. The applicant who will apply for the allotment once would not have any right to withdraw the allotment.
- e. The schedule for the payment will be intimated to the allottee after the allotment which will be binding on the allottee and by the signing the application applicant confirm to comply by the same.
- f. In case of failing to deposit the payment under the prescribed schedule, company reserve the right to cancel the allotment and forfeit the payment, under this condition the applicant reserves no right to apply for the refund.
- g. Bank RTGS/Cheque of the booking amount will be payable in favour of "GNAY" payable at Noida.
- h. Any incomplete application as without bank RTGS/pay order/cheque of booking amount, self-attested passport size photograph with signature and required documents will not be considered for Luck Draw.
- i. Under this scheme any group or individual shall not be given any preference in Allotment.
- j. If the allotment is cancelled/rejected then the booking amount will be refunded to the applicant without any interest within the period of 90 Days from the date of Luck draw.
- k. Applicant can obtain loan by mortgaging the house, but the applicant must obtain the permission from GNAY for mortgaging the house. The expenditure of keeping in mortgage to be borne by the allottee.
- l. Allotment letter to the successful applicant will be delivered by registered post/Courier.
- m. According to the allotment letter the allottee will have to make the payment as per the schedule given in letter. Any time extension will not be given to pay the said amount.
- n. The allotment of residential house will be on free hold basis.
- o. The construction of building on the house will be done according to the map sanctioned by the GNAY.
- p. Allottee won't have the right to subdivide the house and absorbed with any other land.
- q. Allottee will be responsible to pay the taxes revised from time to time which can be due to the inculcated rules, by-laws and by laws passed by the government or local body from time to time from the date of the possession issued.
- r. The allocation of house will be cancelled, both house and the building made on the house will be seized by the GNAY and no compensation will be made if the GNAY find any type of misinformation or hiding the fact after having the allotted house or violating any terms and conditions. In such case, 40% of the total value of house shall be forfeited.
- s. No unauthorized construction will be allowed on the house under any circumstances.
- t. Allottee shall take the electricity/water connection on their expenses.
- u. If any kind of Goods and Services Tax liability will be incurred in the future on the allotted property then this additional amount of GST will be payable by the allottee.
- v. No cash transaction will be permitted from "GNAY" in terms of booking amount or further scheme payment.

4. Stamp and other tax

- a. In the execution of registered contract deed of the plot, the stamp duty, registration taxes and other taxes shall be borne by the allottee. Allottee shall have to pay the charges of transferring the immovable property, other fees by themselves as charge by competent authority.

5. Surrender and cancellation

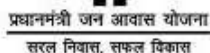
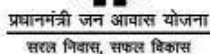
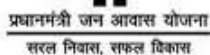
- a. Land/surrender of building/cancellation is made on the basis of violation of terms and conditions shall be cut so as following :-
 - i. If the applicant doesn't deposit the money by prescribed period, then all the deposit money will be forfeited.
 - ii. In case of any kind of surrender/cancelation of plot after deducting 40% amount from the total value of house the remaining money will be returned without any interest.
 - iii. If the allottee doesn't pay the remaining total amount in the given period then the allocation of the house will be cancelled and with abiding the section 5 (a)(i) the deduction shall be made.
 - iv. All refund will be returned without interest.
 - v. "GNAY" will notify the allottee by giving the written/legal notice before condition of the house.

6. Other important conditions

- a. The decision of the "GNAY" will be final and binding, in case of any dispute related to the allotment, approval of map and construction.
- b. If any type of dispute only Gautam Budh Nagar District Court will have the right for redressal.
- c. If the allottee doesn't take possession of the house/building on the scheduled date then the allottee will have to pay the guarding fee from the scheduled date at the rate determine by the "GNAY".

Signature
First / Sole Applicant

Signature
Authorised Signatory



This is not the formal receipt. The formal receipt will be forwarded to you after clearance of your payment.



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सरल निवास, सफल विकास

ब्रेटर नोएडा आवासीय योजना



DEVELOPED BY :



Makaan Developers

a tradition of trust

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मूल्य मात्र 201 /-