

ORRISH

LAND DEVELOPMENT SOCIETY

MEMBERSHIP APPLICATION FORM  
(Only Through Invitation)

Name : \_\_\_\_\_

Membership No. : \_\_\_\_\_



## CONTENT

### PART A : L- ZONE LAND POOLING SCHEME

1. Introduction / Background
2. An Objective of Information Booklet
3. About Orrish Land Development Society
4. Terms and Conditions of the Society
5. Definitions
6. Master Plan Delhi 2021
7. Land Pooling Policy
8. Role of DDA/Government
9. Role of Orrish Land Development Society
10. Development Control Norms
11. Framework for Implementation of the Policy
12. Salient Features
13. Location

### PART B: TENTATIVE TECHNICAL DETAILS OF LAND POOLING SCHEME AND PROJECT OF ORRISH LAND DEVELOPMENT SOCIETY

1. Introduction
2. Documentation
3. How to Apply
4. Membership Registration
5. Mode of Payment
6. Withdrawal / Surrender of Membership
7. Undertaking
8. Succession
9. Amendments to the Rule of Orrish Land Development Society
10. Acceptance of Applications for Membership
11. Payment of Interest
12. Loan Arrangements
13. Disclaimer



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Signature of Applicant

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Signature of Co - Applicant

## PART A

### L-ZONE LAND POOLING SCHEME

#### 1. Introduction

As evident, Delhi has seen a stabilized growth in real estate market ever since becoming the capital city and has continuously attracted Real Estate investors from all across the globe. DDA had opened a narrow window for private sector developers in Rohini, Janakpuri, Vikaspuri and Dwarka sub-city that were developed on welfare society model. This model was extremely successful in terms of providing value for money to its members and hassle-free possession of the house to its rightful owners. In addition to this, members got a robust return on their investments.

According to Master Plan of Delhi-2021 notified on 07.02.2007, National Capital Territory of Delhi has been divided into 15 planning zones. Thereafter, the Government of India through its Gazette notifications dated 5, September 2013 has announced land pooling policy in zones including L-Zone.

L-Zone, in particular, has all the qualities to become a smart sub city given the fact that the IGI International airport, Metro network, National Highway, Expressways (UER-I, UER-II & KMP) and business hub like Gurugram, Manesar being there in the vicinity. L-zone has got long-term Real Estate potential when compared to other zones in Delhi and also has the clear strategic edge over other parts of NCR as well.

#### 2. Objective of Information Booklet

The object of this information booklet is to bring together potential members under the umbrella of Orrish Land Development Society. The society will ensure a planned and well-managed platform to facilitate land pooling of land parcels at L-Zone as per the guidelines mentioned in MPD-2021. No contents of this information booklet shall overrule or contradict with The Real Estate (Regulation and Development) Act 2016. This information booklet is strictly not a notice/circular or publicity in any form/ offering for sale building or apartment or inviting persons to purchase in any manner such plot, building, apartment or to make advances or deposits for such purposes. Any further activity, construction, collaboration, development of land parcels as per land pooling policy of MPD-2021 or related things thereafter shall be subject to the approvals of Real Estate Regulatory Authority established under Sub-Section (1) of Section 20 of The Real Estate (Regulation and Development) Act 2016.

#### 3. About Orrish Land Development Society

Orrish Land Development Society is registered under Societies Registration Act XXI, 1860 with regd. no: S / 2729/ Distt South / 2019. The society aims to Facilitate its members to have access to the fastest growing and favourite residential projects, Real Estate destinations in Delhi NCR.

Orrish Land Development Society has taken the initiative to tailor-made a unique platform where members associate to participate in the land pooling scheme. The society through its platform will enable to create an investment tool ensuring the robust return and will enable its members to own a dream home in New Delhi.

#### 4. Terms and Conditions of the Society:

##### A. MEMBERSHIP

An individual is required to pay a membership fee for registration by paying an amount of Rs 8500/- (Eight Thousand Five hundred Only) i.e share money of Rs. 1000/- , admission fee of Rs. 1000/- and annual operational charges of Rs. 6500/-

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Signature of Applicant

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Signature of Co - Applicant

## B. CONDITIONS FOR MEMBERSHIP

An applicant who is resident of India will be enrolled to ordinary membership upon fulfilling the following conditions:

- ✓ He has applied in writing in the prescribed form and agreed to abide, accordingly.
- ✓ He has fulfilled all other conditions laid down in the Acts, the Rules and the bye-laws of the society.
- ✓ The Governing body of the society shall approve the application to admit as a member and grant of membership is solely on their discretion.

No person shall be eligible for admission as a member of the society if he;

- ✓ Has not attained the age of 18 years.
- ✓ Has been adjudged by a competent court to be an insolvent or an un-discharged insolvent.
- ✓ Has been sentenced for any offence, other than offence of a political character or an offence not involving, moral turpitude and dishonesty and a period of five years have not lapsed from the date of expiry of the sentence.

## C. APPLICATION FOR MEMBERSHIP AND ITS DISPOSAL

- ✓ The application for membership of the society shall be submitted by the applicant, who is resident of India to the Governing body of the Society in the prescribed form, accompanied by membership and AOC charges.
- ✓ The application for membership of the society if found complete in all respects shall be disposed of within a period of three months from the date of receipt of the application by the society and the same shall be communicated within fifteen days of the decision.

## D. VOTES OF MEMBERS AND MANNER OF VOTING

- ✓ Every permanent member of the society shall have one vote in the affairs of the society.
- ✓ In case of equality of votes, the chairperson, shall have a casting vote.
- ✓ Every member of the society shall exercise his vote in person and no member shall be permitted to vote in the proxy.
- ✓ Without prejudice to anything alone Act and by-laws of the society shall prevail.

## E. RIGHTS AND DUTIES OF MEMBERS

The member shall have the following rights and duties.

- ✓ A member shall be entitled to exercise his right as a member from the date of admission as a member.
- ✓ To receive notice of general body meeting as per the bye-laws of the society.
- ✓ To attend and take an active part in the proceedings of the general body meeting.
- ✓ To transfer / sale his membership as per rules and Regulations of the society.
- ✓ Only permanent member take part in elections and contest for any post as per provision of the Act, Rules and bye-laws for participation in the management of the society.

## F. DISQUALIFICATION FOR MEMBERSHIP

No person shall be eligible for being or continue to be a member of the society if

- ✓ His /her business is in conflict or competitive with the business of the society.
- ✓ He/she did not make annual charges for two consecutive years.
- ✓ Has not attended three consecutive general body meetings of the society and such absence has not been condoned by the members in the general body meeting of the society.
- ✓ He / she have made any default in the payment of any amount to be paid to the society under bye-laws/rules and regulations of the society. Accordingly, such member causes to be beneficiary of the project as a welfare scheme taken by the society as per the main object and he/she cannot claim beneficiary rights in the society or its own assets acquired through the society and will not be eligible at any later stage also except the board approval.
- ✓ Without prejudice to anything alone Act and by-laws of the society shall prevail.
- ✓ If any Installment remains in arrears for more than 30 days as per the payment plan, the membership automatically stands cancelled.

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Signature of Co - Applicant

## **G. WITHDRAWAL AND RESIGNATION OF MEMBER**

- Ÿ On expulsion from the society, in accordance with the provision of the Act and Rules, a person will cease to be a member. Such expulsion may involve forfeiture of membership charges as well as land cost at the sole discretion of the society, provided, that the member concerned shall be expelled unless he has been given a reasonable opportunity of making representation in the matter. However, if board think that it is to be detrimental to the proper working of the society of acts of any member board may expel a member on exception basis and place such expulsion before members for approval in next general body meeting.
- Ÿ No member of the society, who, has been expelled shall be eligible for re-admission as a member of the society for a period of one year from the date of such expulsion unless, specifically, approved by the Governing body.

## **H. CESSATION OF MEMBERSHIP**

The membership of the society may cease automatically in case of:-

- Ÿ Resignation or expulsion of membership is duly approved by the Governing body .
- Ÿ Cancellation of registration or on the death of the member of society.
- Ÿ Expulsion of the member by the general body.
- Ÿ Incurring any of the disqualifications of membership.

## **H. NOMINATION**

- Ÿ A member may nominate a person to receive the membership interest in the society after his/her death. The Nomination shall be made in the prescribed form and entered in the register kept by the society for the purpose. Prior approval of the Governing body shall be necessary if the person is to be nominated as an employee of the society.
- Ÿ Nomination can be revoked and a fresh nomination can be made on any number of times after due intimation in writing to the society and on payment of the prescribed fee as may be determined by the Governing body from time to time for every subsequent nomination.

## **J. DEATH OF A MEMBER**

On the death of a member, the society may transfer to the person or persons nominated a sum representing the value of the membership interest in the society within six months from the date of death of the member. In the absence of nomination, the society may pay to such person as may appear to the Governing body to be entitled to receive the same as heir or legal representative of the deceased member on his or their executing an appropriate deed of indemnity in favor of the society.

## **K. LIABILITY OF PAST MEMBERS AND ESTATE OF A DECEASED MEMBER**

- Ÿ The Liability of a past member or of the estate of a deceased member of the society for the debt of the society will be as they existed.
- Ÿ In the case of a past member, on the date on which he ceased to be a member or in the case of a deceased member, on the date of his death shall continue for a period of two years from such date.
- Ÿ However, where the society is ordered to be wound up under relevant section of the Act, the liability of a past member who ceased to be a member or of the estate of a deceased member, who, died within two years immediately preceding the date of the order of winding up, shall continue until the entire liquidation proceedings are completed. But such liability shall extend only to the debts of the society as they existed on the date of cessation of membership or death as the case may be.

## **5. Definitions**

- A. "MPD-2021" Means Master Plan of Delhi-2021 notified on 07.02.07.
- B. Zonal development plan means a plan for each zone (division) containing information regarding social infrastructure, parks of open spaces, circulation system, etc.
- C. "Governing Council" means member enlisted under the by-laws of the Society.
- D. "Land pooling" means the land parcels owned by Individual or group of owners. Usually by transfer of ownership right to the designated land pooling agency, which later transfers the ownership of the part of the land back to the landlords/landowners for the undertaking of development of such areas on per the provision of the Delhi Development Act 1957 and the perceived proved one.
- E "Land Pooling Agency" (LPA) means the Delhi Development Authority, designated to implement the land pooling policy as per MPD-2021 and zonal development plans.

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- F. "DDA" means Delhi Development Authority.
- G. "Developer Entity" (DE)/Private Entity (PE) means an individual landowner or a group of landowners (who has grouped together of this own volition/will for this purpose).
- H. "Residential" means an area set apart for developers residential as per the standards and norms of land pooling policy, Master Plan / Zonal Development Plan.
- I. "Land Transfer Certificate" (LTC) in the context of land pooling policy means the certificate issued by the Competent Authority (LPA) in respect of exchange of the land parcels between the DE/PE and the land pooling policy agency.
- J. "Original Plot" in the context of land pooling means the parcel of land vesting with the Developer Entity (DE)/Private Entity (PE) as per revenue record as on the day of application for land pooling.
- K. "Final Plot" in the context of land pooling means the parcel of land carved out within the land pooling scheme which is to be returned back to DE/PE as per the LTC provision.
- L. "Layout Plan" refers to the tentative layout of the at(s) plan as per the plot size and location under MPD 2021.

## 6. Master Plan 2021

- A. MPD-2021 was brought out by the government vide Notification No. SO 141 dated 07/02/2007. The plan projects the requirement of nearly 24 lakh residential units, for an estimated 2.3 million people by 2021 to cover the huge gap in the demand and supply of housing units.
- B. In the Master plan 2021, Govt / DDA has defined its role as only of a facilitator to speed up integrated planned development. DDA proposes that while internal development of the project is to being taken care by the private developer, DDA shall be responsible for external development in a time-bound manner. This is the 1st time that the DDA has invited the private sector to partner its efforts in this revolutionary manner.

## 7. Land Pooling Policy

Landowners or group of landowners (who have grouped together on their own will for this purpose) or a developer referred as DE / PE, shall be eligible to participate in the land pooling scheme as per prescribed norms and guidelines stipulated in chapter 19.0 of MPD 2021.

Orrish Land Development Society will take the role of DE to Facilitate/Organize/Manage the purchase and aggregation of land parcels through self financing scheme through its members. Orrish Land Development Society will ensure that the purchased and aggregated land parcels meet the permissibility norms of the land pooling policy announced by DDA, through its gazette notification dated 05th Sept 2013. Society is authorized to do any other act as required under land pooling policy. The society will also ensure that the land parcels are :

- A. Free of any encumbrances
- B. The land is not under any litigation and devoid of any illegal trespassing / construction.
- C. The land is not a part of any unauthorized colonies /built up areas/notied Lal Dora village land.
- D. The land does not fall under low-density residential area or green belt.
- E. Later, the Society will ensure timely submission of all required documents based on the prescribed format by DDA when declaring the zones open for land pooling.
- F. Orrish Land Development Society will sign the development agreement with the DDA/LPA to ensure the grant of LTC and thereafter obtaining the development license within the prescribed format and time limits.
- G. The Development work will be completed in accordance with the development policy of DDA And Orrish Land Development Society

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## 8. Role of DDA/Government

- A. Declaration of the area under land pooling and preparation of layout plans and sector plans based on the availability of physical infrastructure.
- B. Superimposition of Revenue maps on the approved zonal plan.
- C. Time-bound development of identified land with Master Plan roads, provision of physical infrastructure such as water supply, sewerage and drainage, provision of social infrastructure and traffic and transportation infrastructure including Metro Corridors.
- D. DDA shall be responsible for external development in a time-bound manner.
- E. Acquisition of left out land pockets in a time bound manner shall only be taken up, whenever the persons are not coming forward to participate in development through land pooling.
- F. The distribution of land returned to DE (60%) in terms of land use in category I will be 53% gross residential, 5% city Level Commercial and 2% PST (Semi-Public)
- G. DE shall be returned land within same sector/ village of pooled land, subject to other upcoming planning requirements.

## 9. Role of Orrish Land Development Society

- A. Orrish Land having clear title of land in their names.
- B. Assembly and surrender of land as per policy in the prescribed time frame to be specified in the regulations.
- C. Preparation of the layout plans/detailed plans as per the provision of Master Plan and the policy Development Society shall purchase / buy / Collaborate land for its members from farmers , owners of land parcels and parties who are
- D. Demarcate all the roads as per Layout Plan and Sector Plan and get the same verified from the concerned authority within the assembled area and seek approval of Layout plans/detailed plans from the DDA.
- E. Develop sector roads/internal Roads/infrastructure/services (including water supply lines, power supply, rainwater harvesting, STP WTP etc.) falling in its share of the land.
- F. DE shall be allowed the creation of infrastructure facilities, roads, parks, etc., at city level subject to approval of competent authority.
- G. Return to the prescribed built-up space / dwelling units for EWS / LIG Dwelling Unit component to the DDA as per the policy.
- H. Timely completion of development and its maintenance with all the neighbourhood level facilities i.e., open spaces, road and services till the area is handed over to the Municipal Corporation concerned for maintenance. The deficiency charges, if any shall be borne by the DE at the time of handing over of the services to the corporation.

## 10. Development Control Norms

Development control Norms under the policy are :

- A. A. Residential FAR 200 for Group Housing to be applicable on net residential land which is exclusive of the 15% FAR reserved for EWS Housing. Net Residential land to be a maximum of 55% of Gross Residential Land.
- B. FAR for city Level commercial and city Level PSP to be 250.
- C. Maximum Ground coverage shall be 40%.
- D. The density of 15% FAR for EWS Population shall be considered over and above the permissible Gross Residential Density of 800-1000 pph.
- E. Adequate parking as per norms of 2 ECS/100 sq. of BUA to be provided for Residential development by the DE. However, in case of the housing for EWS, the norms of 0.5 ECS/100 sq of BUA to be provided.
- F. Incentives for green Building norms as per MPD-2021 to be applicable to group housing developed under this policy.

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Signature of Co - Applicant



**11. Framework for Implementation of the Policy**

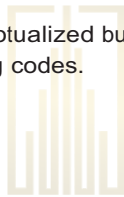
- A. The draft for operationalization of the Land Pooling Policy draft has been finally approved by MOUD on 26th May 2015
- B. Land Pooling Agency for dealing with approvals of Land pooling Application has been created in DDA, which will deal with the legality of application and online submission of building plans.
- C. Now, this draft for operationalization of Land Pooling Policy is to be noted under the section 57 of DDA Act 1957.

**12. Salient Features**

- A. This zone is the largest zone among 15 zones of Delhi.
- B. This zone shares the common boundary with Zone "K" comprising of Dwarka Sub-City.
- C. UER-1 & UER-2 Dwarka Express highway will move through the zone which is easily accessible from any part of NCR.
- D. 3 km from the International Airport.
- E. Wide green belt along the National Capital Territory of Delhi.

**13. Location and Boundaries**

- A. The Zone "L" covers an area of 22000 Hectares.
- B. Delhi Rohtak Railway line in North.
- C. Zone "K" mainly comprising Dwarka Sub city in the east.
- D. The National Capital of Delhi Boundary with Haryana on its Southern and Western sides.
- E. "Floor Layout" means tentative layout as per the conceptualized built up area / tower plan based on the guidelines issued by the competent authority and as mentioned in the building codes.



ORRISH  
LAND DEVELOPMENT SOCIETY

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Signature of Applicant

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Signature of Co - Applicant

**PART B**  
**TENTATIVE TECHNICAL DETAILS OF LAND POOLING SCHEME**  
**ORRISH HEIGHTS**

**1. Introduction**

Designed and conceptualized for openness and grandeur that defines a true Luxury living. The project will be developed on lavish line, with broad avenues, extensive greens and upmarket residences. The township will be a below density township with 70% green areas emphasis on large sizes and well-spaced residences. It will be a serene and exclusive neighbourhood reminiscent of true luxury living loaded with all modern amenities. Pleasant drives, freedom from congestion and enjoyable walks to the well appointed amenities in a secure environment. It shall be residential destination complete in all respects for those seeking a higher standard of living.

**A. Only Through Invitation**

The society wishes to invite those individuals who are eligible according to bye-laws of society. The Society reserves the right to offer the scheme to Individuals it deems to be fit and fulfils all the conditions to become the member of the society.

**B. Location**

Located next to Proposed Diplomatic Enclave and 10 minutes drive from the Dwarka sector 21 Metro Station. Location may vary/differ as per approvals of Land Pooling Policy and MPD-2021 implementation for DDA.

**C. Connectivity**

- Y 15 minutes from IGI Airport & NH-8
- Y 12 minutes from Sector-21 Metro Station
- Y 10 minutes from upcoming Diplomatic Enclave
- Y 10 minutes from upcoming Dwarka- Gurgaon express way

**2. Documentation**

- A. Membership application form with photograph
- B. Declaration as per the format prescribed by the Orrish Land Development Society .
- C. PAN card copy
- D. Adhaar Card / Voter I-card for Address proof
- E. Passport Copy

**3. How to Apply**

The membership of the society is open to any person of repute & good conduct, who fulfils the term & conditions of the Society. Membership will be finally approved by the Governing Body & as per bye-laws of the Society.

**4. Membership Registration**

On scrutiny of the Application Form, the applications will be registered for the membership of the society.

**5. Mode of Payment**

All payments will be made by Bank Drafts & cheque on any Bank in New Delhi, drawn in favor of Orrish Land Development Society

- a. We are not accepting any cash payment.
- b. If payment is giving by the third party, third party declaration should be filled.
- c. Late payment may be subject to interest @ Rs. 100 per day. However, if a payment is delayed for more than 30 days as per the payment plan, the membership automatically stands cancelled.

**6. Refund & Transfer**

- A. The membership of the Society is non-cancellable / non-refundable according to the bye- laws of the society.

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Signature of Applicant

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Signature of Co - Applicant

**B.** The payment made to the society by the member with this application as full land cost shall stand forfeited if member is not able to pay the balance land cost in the schedule time and if member is fail to abide by any terms and conditions in this application form.

**c.** In case of cancellation of membership, I further agree that i will not bother the society and will wait till I get a member to replace my existing membership after a NOC from the society on payment of Rs. 200 per sq. ft. for transfer of membership.

## **7. Undertaking**

By signing this booklet, an undertaking covering the following aspects is given by all the beneficiaries:

Abide by the laws, bye-laws, rules and regulations of the Orrish Land Development Society, Surrender or Transfer from Membership, Civic bodies, MPD-2021, Central and State Govt. Guide lines and any other relevant authorities as the cases may be.

## **8. Succession**

In the event of the death of the Member, his / her nominee in the Application will be eligible to continue in the land pooling scheme and to avail of the benefits under the land pooling scheme.

## **9. Amendments to the Rule of the Orrish Land Development Society**

The Governing Body of the Orrish Land Development Society is empowered to amend, alter or delete any of the rules and bye-laws of the Society.

## **10. Acceptance of Applications for Membership**

The governing body of the Orrish Land Development Society has the right of non-acceptance of an application, its registration, booking and allotment of the dwelling unit and garages.

## **11. Payment of Interest**

**A** No interest would be payable by the Orrish Land Development Society to the members on any installment paid after the payment for land pooling scheme. Beneficiaries to whom confirmed allotment has been made, shall also not be entitled to any interest on installments paid, in the event of cancellation / withdrawal.

**B.** No interest would be payable by the Orrish Land Development Society on the Membership Application Fee, which is non-refundable.

## **12. Loan Arrangements**

**A.** Beneficiaries, who, are the members of this society may be entitled to loans as admissible in accordance with the rules of the Government of India.

**B.** Orrish Land Development Society will liaise with Nationalized Banks, Housing Development Financial Corporation and other financial institutions and endeavour to secure financial assistance by way of loans for its members subject to agreement with/of the institutions, loans on the second mortgage may be possible.

## **13. Disclaimer**

The details and information provided in PART – B in this information booklet is not in contradiction or overruling the Real Estate (Regulation and Development) Act 2016. The Technical Details of ORRISH HEIGHTS are subject to approvals from Real Estate Regulatory Authority, established under The Real Estate (Regulation and Development) Act 2016. On grant of approvals from the authority Orrish Land Development Society shall comply with terms and conditions mentioned thereat and shall change/amend/alter the details of the land pooling scheme term & conditions, accordingly.

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Signature of Applicant

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Signature of Co - Applicant



## MEMBERSHIP APPLICATION FROM

To,  
The President/Secretary,  
Orrish Land Development Society  
4th Floor, Nahar Tower, Near Shyam Mandir,  
Pochanpur, Sector-23,  
Dwarka, New Delhi-110077

Passport Size  
Photograph of  
the Applicant  
( Cross Signature )

Passport Size  
Photograph of  
the Co - Applicant  
( Cross Signature )

Sir / Madam,

Please accept my/our application for membership in "Orrish Land Development Society" and kindly enroll me/us as Ordinary Member /Ordinary Cum Joint Member of your society. I/We acknowledge that I/we have read the rules and regulations/ bye-laws of the Society and I/we agree to abide by them. I/We understand that acceptance or rejection of membership is solely on discretion of the governing body of the society.

I/We remit herewith a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) by Cash/ Cheque / Demand Draft / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ issued in favour of **"Orrish Land Development Society"** payable at New Delhi towards Rs.. 1000/- as Share money (Non Refundable).

### A) My Particulars are as under

1. Name of Applicant : .....
2. Father/Husband name : .....
3. Gender : ☐ Male ☐ Female      4. Nationality : .....
5. Date of Birth (dd/mm/yyyy) : .....
6. Employment Details : ☐ Central/State Govt. ☐ Public Sector Undertaking ☐ Private Service  
: ☐ Self Employed ☐ Business ☐ Others
7. PAN NO. : .....
8. Aadhaar No. : .....
9. Permanent Addresses : .....
10. Present Addresses : .....  
: .....
11. Email ID : ..... Mobile : ..... Tel No : .....

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Signature of Applicant

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Signature of Co - Applicant

**B) Particulars of Co - Applicant are as under**

1. Name of Co - Applicant : .....
2. Father/Husband Name : .....
3. Gender : ☐ Male ☐ Female      4. Nationality .....
5. Date of Birth (dd/mm/yyyy) : .....
6. Employment Details : ☐ Central State Govt. ☐ Public Sector Undertaking ☐ Private Service  
: ☐ Self Employed ☐ Business ☐ Others
7. PAN NO. : .....
8. Aadhaar No. : .....
9. Permanent Addresses : .....
10. Present Addresses : .....  
: .....
11. Email ID : ..... Mobile : ..... Tel No : .....

**C) Details of Nominee**

1. Name : .....
2. Relation : .....
3. Date of Birth : .....
4. Address : .....
5. Aadhaar No. : .....

**D) Membership Fee**

1. Share Money : ☐ Rs. 1000/-
  2. Annual Operation Charges : ☐ Rs. 6500/-
  3. Admission Fees : ☐ Rs. 1000/-
- } (Excluding GST and any other statutory charges if any.)

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Signature of Applicant

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Signature of Co - Applicant

**E) Check list of documents**

- |    |                          |                          |
|----|--------------------------|--------------------------|
| 1. | Payment                  | <input type="checkbox"/> |
| 2. | Passport Size Photograph | <input type="checkbox"/> |
| 3. | Address Proof            | <input type="checkbox"/> |
| 4. | Pan Card/ I.D. Proof     | <input type="checkbox"/> |
| 5. | Nominee Documents        | <input type="checkbox"/> |
| 6. | Aadhaar Card             | <input type="checkbox"/> |

I/we declare that the particulars given herein above are true and correct to my/our knowledge. If any particulars found to be false at any stage, the society has the right to cancel my/our membership at its discretion.

**Note:-**

This application form for Membership does not entitle the Member/Joint Member to participate or having any right in dwelling unit unless he/she has separately been approved by the management committee for dwelling unit on filling of dwelling unit form and fulfilling the criteria mentioned therein. The dwelling unit scheme shall be applicable upon Notification / Approval of DDA/ Regulatory authority as prescribed in the real estate regulation and development act 2016.

**Date :** \_\_\_\_\_

**Place :** \_\_\_\_\_

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**SIGNATURE OF APPLICANT**

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**SIGNATURE OF CO - APPLICANT**

**For Office Use only**

**Orrish Land Development Society Membership Share Money Received**

Rs. \_\_\_\_\_ in our account on \_\_\_\_\_ as per details above mentioned.

Membership granted as per resolution passed by Management Committee vide Membership No. \_\_\_\_\_.

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**PRESIDENT/ VICE PRESIDENT**

.....  
**SECRETARY**



## HOUSING SCHEME APPLICATION FORM

Membership No : ..... Group Housing Scheme : .....

Category of Flat : ..... Land Cost : ..... /- sq. ft.

Payment Plan Options (Tick as applicable) : ☐ DP ☐ FLEXI ☐ SPECIAL

I remit herewith a sum of Rs : ..... (Rupees ..... only)

By Cheque/NEFT/ Bank Draft / Pay Order no. : ..... Dated : .....

(Land cost is excluding GST and any other statutory charges if any.)

Drawn on : ..... Bank towards Housing

Scheme in favour of "ORRISH LAND DEVELOPMENT SOCIETY"

### Annual Operation Charge

I understand that each member of the Group Housing Society shall pay Annual Operation Charges, which have been fixed at Rs. 7,500/- per annum by the Management Committee of Orrish at the present rate and which may be revised at the discretion of the Management Committee of Orrish Land Development Society .

### Payment Conditions

The Society shall raise the amounts due on account of Land Cost / Construction Link Plan chosen by each member and shall give reasonable time of at least 30 days for payment from the date of issuance of such demand letter. The member shall abide by such demands which shall be made from time to time. If any member defaults in honouring such demands then Society may terminate his/her membership from the Group Housing Scheme by giving him/her a notice to clear his/her backlog of payment with penalty @100/- per day within a period of 60 days from the date of issuance of such notice.

### Surrender of Membership

A member can surrender their membership by written application and the amount shall be refunded as follow :

Share Money, Admission Fee & AOC : Rs. 8500/- (Non Refundable)

**Refund** : Full amount including Land Cost, Construction Cost etc, shall be refunded to the member as and when any new member replaces him/her.

**Transfer** : The member can transfer his/her membership in the Group Housing Scheme by paying charges @ 200/- psf.

**\*An NOC will be required before the transfer of membership.**

### Payment Schedule

#### DOWN PAYMENT

1. 10% of Land Cost at the time of becoming housing member.
2. 90% of Land Cost within 45 days becoming housing member.

#### SPECIAL PAYMENT

1. 3-7 lakh Land Cost at the time of becoming housing member.
2. Balance Land Cost at the time of LTC.

#### FLEXI PAYMENT

1. 1/3 of Land cost is to be paid at the time of becoming housing member.
2. 1/3 Land cost within 45 days from the date of registration.
3. 1/3 Remaining land cost at the time of LTC/April 2020 which comes earlier.

**Note: Booking will be accepted only with post dated cheques (PDC).**

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Signature of Applicant

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Signature of Co - Applicant

## DECLARATION CUM EXPRESSION OF INTEREST

I affirm and declare as under:

- (1) That I am fully aware about the Land Pooling Policy of the Delhi Development Authority and provision contained in Delhi Master Plan 2021, I am also aware that the society is intended to purchase the land in L-Zone to meet the objective of the society. I also agree to pay the land cost along with application and other demands raised by the society.
- (2) That this dwelling unit option scheme shall be applicable up on all necessary approval sanction by Real Estate Regulatory Authority established under sub section (1 of section 20 of the real estate regulation of development act 2016 )
- (3) That I have read the information booklet and shall abide by the contents specified there at.
- (4) That my business or occupation (if any) is not in conflict or incompetition with the business of the Orrish Land Development Society
- (5) That I will attend requisite number of the General Body Meetings of the Orrish Land Development Society unless such absence is not been condoned by the members in the general body meeting.
- (6) That I will not make any default in payment of any amount to be paid to the Orrish Land Development Society under the bye-laws of the Society, in case of default I will cease to be member of the Society and the decision of Orrish Land Development Society in this regard shall be final and binding.
- (7) That I will purchase the minimum number of shares and pay the value thereof in full as may be laid down in the by-laws of the Orrish Land Development Society
- (8) That I will fulfill all other conditions laid down in the MSCS Act 2002, the Rules and the bye-laws of the Orrish Land Development Society
- (9) That I have not been adjudged by a competent court to be an insolvent or an un-discharged insolvent.
- (10) That I shall pay Annual Fee of Rs. 7500/- (excluding GST and any other statutory charges if any) on yearly basis i.e. year ending on 31st March as administrative charges for running and maintenance of the society. Fee is subject to change without any prior notice.
- (11) That I have not been sentenced for any offence, other than offence of a political character or an offence involving moral turpitude and dishonesty.
- (12) That developed/actual plot will be allotted by Delhi Development Authority (DDA) as per Land pooling Policy.
- (13) That I have read the regulations and By-Laws of the society.
- (14) That I am in agreement with the floor plan.
- (15) That I authorize the management of society to buy the land and to construct on behalf of me and I am fully aware that construction cost/car parking cost is variable as per market conditions and the governing body has right to take decisions on it.
- (16) That the allotment of units will be purely on draw basis.
- (17) That I am a citizen of India.
- (18) That I understand that any change in plan brought about by change in regulation / compliance as set by the government authorities shall be binding on me.
- (19) That any change brought about by the management of the society in the common interest of the society and its members shall be binding on me.
- (20) That any increase / decrease in costing due to any change in regulation / compliance shall be binding on me.
- (21) That any Govt. charges levied by any competent authority shall be binding on me.
- (22) I / We undertake to pay the Society, the full land cost of this application as per the payment plan provided to me. I/We hereby agree and confirm that the payment made to the society by me with this application as land cost shall stand refunded/adjusted/ transferred/ forfeited. If I/We am/are not able to pay the balance land cost in the stipulated time , or if I/We fail to abide by any of the terms & conditions of this application and bye-laws of the Society, then any decision of the governing body shall be binding on me. I/We also agree to pay the Stamp Duty, Registration Charges, GST & construction cost / EDC/ IDC and all other charges/taxes/dues as demanded by the Society from time to time in future.
- (23) A member may withdraw and resign from the membership after two years and giving at least three months notice in writing and withdraw his share capital and deposit with the approval of the Board of Directors. The approval shall not be given while such a member is indebted, to the society or until he has given replacement of his membership. During any co-operative year, the aggregated withdrawals shall not exceed 10% of the total paid-up share capital as on 31st march of the preceding year.
- (24) I/We have completely understood that Orrish Land Development Society will appoint a member facilitation agency for better working & services of society towards respective members. A certain amount will be paid to member facilitation agency and this amount is already included in land cost.
- (25) That the demarcation, zone & building plan for the said scheme/project are yet to be sanction by the competent authority and the other terms & conditions as stated in this application / brochure and any representation by society are entirely tentative and liable to change, alter, modify, revise, add, delete, substitute or recast at the sole discretion of the society as it may deem fit in the best interest of the project/ scheme and to achieve the aims and object of the society. I/We shall have no objection to same.

.....  
Signature of Applicant

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Signature of Co - Applicant



- (26) I/We have clearly understood that the society reserves the right to increase or decrease the number of members at its discretion as and when considered necessary in the best interest of the projects/ scheme as per the provision of proposed/ final land pooling policy of DDA or due to any other unforeseen reason/circumstances. I/We shall have no objection to same.
- (27) My particulars as mentioned in this form and membership application form may be recorded for reference, record and communication and any changes shall be communicated by me well on time regarding communication details.
- (28) That I Know, Construction Cost, Car Parking, EDC, IDC and any other Govt. taxes levied as per actual binding on me.
- (29) That Construction Cost is variable and shall be finalised in AGM/GBM of Orrish Land Development Society and subject to approval from all Government & other competent authorities.
- (30) The calculation of Land Cost is on the basis of "200 FAR" according to The Gazette of India dated 11th October 2018 (Amend bring by HOUD/ DDA / other concerned departments in the MPD 2021). In near future if any increase / decrease in FAR the area / costing due to any change in regulation / compliance shall be binding on me.
- (31) I am Fully aware that Land Pooling Policy has been notified and and I am liable for my shareholding and I know the membership is transferable.
- (32) That I know, Member who wants to surrender / transfer will provide assistance, support and advisory for transfer / surrender to the persons who will be interested to become new members of society at the time of transfer of membership.
- (33) Any transfer from membership shall be subject to approvals and resolutions passed in meeting of Governing Council of the Orrish Land Development Society and bye-laws of Society. Orrish Land Development Society shall have no liability on the transfer of the membership, it will act as a facilitator platform to the transferer.
- (34) All disputes are subject to Delhi jurisdiction.

### DECLARATION

I/We have fully read and understand the above mentioned terms & conditions and agreed to abide by the same. I/we understood that the terms & conditions given above are of indicative nature with a view to acquaint me with the terms & conditions comprehensively set out in Allotment Letter, when issued, which shall supersede the terms & conditions set out in the application. The terms & conditions of the present Application Form shall continue to be in operation and shall be binding upon the Applicant/Intending member till the final allotment letter is issued. I/We am/are fully conscious that it is not incumbent on the part of the Society to send us reminders/notices in respect of our obligations as set out in this application as per payment plan/schedule and/or Allotment Letter and I/We shall be fully liable for any consequences in respect of defaults committed by me/us in not abiding by the terms & conditions contained in the application and/or application letter. I/We have signed this application form and paid the amount thereof fully conscious of my liabilities and my obligation levy of interest, panel charges as may be imposed upon me. I/We further undertake and assure this society in the event of cancellation of my allotment either by way of for future or refund of my amount or in any manner, whatsoever including but not limited to as set out in the terms & conditions provided in this application. I/We shall be left with no right, title, interest or lien on the Dwelling unit(DU) applied for and provisionally and/or finally allotted to me/us in any manner whatsoever.

Date : \_\_\_\_\_

**Yours faithfully,**

Place : \_\_\_\_\_

.....  
Signature of Applicant

.....  
Signature of Co - Applicant

### For Office Use only

Application approved in the Management Committee as per resolution passed and approved  
vide membership number \_\_\_\_\_

.....  
President/ Vice President

.....  
Secretary

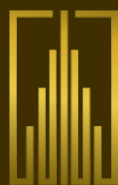


**O R R I S H**

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LAND DEVELOPMENT SOCIETY





# ORRISH

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LAND DEVELOPMENT SOCIETY

**Orrish Land Development Society**

**Head Office :** 4th Floor, Nahar Tower, Near Shyam Mandir, Pochanpur, Sector-23, Dwarka, New Delhi-110077

**Email Id :** [info@orrishsociety.com](mailto:info@orrishsociety.com) | **Website :** [www.orrishsociety.com](http://www.orrishsociety.com)