



**OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY  
STATFED BUILDING, BHANGAGARH, GUWAHATI-781005**

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No. GMDA/DEV/25/2004/Part-III/86

Dated: 16/8/2017

**NOTICE FOR SALE OF FLATS**

Guwahati Metropolitan Dev. Authority (GMDA) invites application from intending buyers for purchase of 2/3 BHK flats at Games Village, constructed during 2007. The application should be accompanied by a Demand Draft of Rs 1.00 lacs payable in favour of CEO, GMDA which shall be refunded to unsuccessful allottee. The allotment shall be done through draw of lots against each flat. The details can be seen at GMDA's website [www.gmda.co.in](http://www.gmda.co.in). **The last date of submission of application is 24/8/2017 till 3.00 pm.** GMDA reserves the right to accept/ reject the application or cancellation of the sale process without assigning any reasons thereof.

Sd/-

**Secretary**

Guwahati Metropolitan Dev. Authority  
Bhangagarh, Guwahati-781005

## **INFORMATION FOR SALE OF FLATS AT GAMES VILLAGE**

Notice No. GMDA/DEV/25/2004/Part-III/86, dated: 16/08/2017

- 1) Download Application Form from GMDA's website [www.gmda.co.in](http://www.gmda.co.in).
- 2) Submit Application Form along with the Application Fees Rs. 1.00 lacs by Demand Draft payable in favour of CEO, GMDA duly fixed by the Authority before stipulated date of submission. The last date of submission of application is dated: 24/08/2017 till 04.00PM.
- 3) The allotment shall be made through draw of lots against each flats scheduled on 29/06/2017 in the Conference Hall of GMDA at 03.00PM in front of the prospective buyers who choose to attend the draw of lots. No further communication to the applicant shall be made in this regard.
- 4) Application fee of the unsuccessful allottee shall be refunded within a week time. The Application fee of the successful allottee shall be adjusted against the sale price.
- 5) Letter of allotment to the successful allottee shall be issued alongwith a draft Agreement for Sale.
- 6) The entire Sale process from the date of issue of allotment letter shall be completed in 120 days. Payment not made within a period of 120 days will attract a penalty @ 9% per annum.
- 7) If the payment is not made within 6 months from the date of allotment letter, the allotment shall be stand as cancel. On cancellation the application fee deposit shall be forfeighted.
- 8) The prospective buyers can inspect the property during office hrs from 19/08/2017 till 24/08/2017.
- 9) Details of flats & price:

Sl no.	Type	Super built area	SalePrice (in lacs)	No. of flats
1	3 bed room flat	1250 sqft	Rs. 40.00 lacs	3 nos. Ground Floor Block A-7 = 001,002 Block A-2 = 003
2	3 bed room flat	1250 sqft	Rs. 32.50 lacs	3 nos. 4 <sup>th</sup> & 5 <sup>th</sup> Floor Block A-7 = 401,402 Block A-7 = 502
3	2 bed room flat	950 sqft	Rs. 30.40 lacs	2 nos. Ground Floor Block B-2 = 001,002

**Guwahati Metropolitan Development Authority**  
**Bhangagarh, Guwahati-781005**

**APPLICATION FORM**

**To: The Chief Executive Officer,  
Guwahati Metropolitan Development Authority  
Bhangagarh, Guwahati-781005,**

Dear Sir/Madam,

I/We have read and hereby agree with the terms and conditions of allotment for purchasing a residential flat from Guwahati Metropolitan Development Authority and apply with an amount of **Rs. 1,00,000/-** (Rupees One lacs) only.

- 1) I/We remit in Demand Draft here with a sum of **Rs. ....,00,000/-** only  
(Demand Draft no. .... Bank ..... dated .....) )
- 2) a) **Name of the Applicant** .....  
(in block letters)  
b) Age ..... c) S/o, D/o, W/o .....  
d) Address for correspondence .....  
e) House No. .... Street Name .....  
f) P.O. .... District .....  
g) Telephone No. .... h) Occupation .....  
i) PAN Card No..... Nationality .....
- 3) a) Name of the Co-Applicant .....  
b) Age ..... c) S/o, D/o, W/o .....  
d) Relationship with the First Applicant .....  
d) Address for correspondence .....  
e) House No. .... Street Name .....  
f) P.O. .... District .....  
g) Telephone No. .... h) Occupation .....  
i) PAN Card No..... Nationality .....
- 4) My / Our choice: Type of flat ..... Floor ..... Super built area .....sqft  
**\*See clause-3 of general information's, terms and conditions for Sale of flat/flats and fill in appropriate code.**
- 5) I/We promise to deposit the installments as per the prescribed schedule.

I/We above applicant(s) do hereby declare that the above particulars and information given by me/us are true and nothing has been concealed hereto. I/We agree to abide by the terms and conditions as laid by GMDA towards allotment of flat/Unit and agree to sign the purchase agreement as and when required by GMDA.

Date:

Signature of applicant

Place:

Signature of co-applicant

**Guwahati Metropolitan Development Authority**  
**Bhangagarh, Guwahati-781005**

**GENERAL INFORMATION & TERMS AND CONDITIONS FOR SALE OF FLAT:**

1. The Application should be accompanied by a Booking amount as specified in Sl. 3.
2. All payments are to be made either by a bank draft in favour of **Chief Executive Officer, Guwahati Metropolitan Development Authority** called as **GMDA** and payable at Guwahati.
3. The Numbers of Flats offered for sale to the individuals & sale prices are as follows:

Sl no.	Type	Super built area	SalePrice (in lacs)	No. of flats
1	3 bed room flat	1250 sqft	Rs. 40.00 lacs	3 nos. Ground Floor Block A-7 = 001,002 Block A-2 = 003
2	3 bed room flat	1250 sqft	Rs. 32.50 lacs	3 nos. 4 <sup>th</sup> & 5 <sup>th</sup> Floor Block A-7 = 401,402 Block A-7 = 502
3	2 bed room flat	950 sqft	Rs. 30.40 lacs	2 nos. Ground Floor Block B-2 = 001,002

**4. Payment Schedule:**

- 4.1 Booking Fees Rs. 20% of (per flat).
- 4.2 The balance amount paid within a period of 120 days before handing over of the flats.
5. Provisional **AGREEMENT FOR SALE** shall be made only after deposit of booking amount and on acceptance of terms and conditions by the allottee. The allottee shall pay the balance payment towards allotment as per the payment schedule.
6. Installments not paid within the due dates whereupon the allotment will stand cancelled. The authority shall not be liable to pay any interest on the balance amount to be refunded to the applicant.
7. The allotment confirmation letter will be sent to the applicants after clearance of booking amount.
8. Applicant shall personally visit the above flat with GMDA's Staff before making payment.
9. The flats are constructed as per the plan/design approved by GMDA. No structural modification shall be allowed.
10. The allottees shall have no right to claim compensation if the flats are not handed over by the date for reasons beyond the control of GMDA like risks of internal emergency, flood, earthquake etc.
11. The maintenance charge paid to GVRWS duly fixed by Games Village Residents' Welfare Society for campus maintenance charge like, water, campus lighting, lifts, security, staff's etc.
12. The flat is handed over as is where in basis. The flats shall be provided with sanitary & plumbing fittings only. There are no electrical fittings and geysers.

**Guwahati Metropolitan Development Authority**  
**Bhangagarh, Guwahati-781005**

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13. The Flats are provided with pre-paid electrical meter by APDCL. The Buyers shall make arrangement to buy electrical recharge voucher from APDCL for continuity of services.
14. GMDA reserve the right to accept or reject any or all provisional allotments.
15. The terms and conditions mentioned herein shall be a part of agreement between the allottees and GMDA.
16. The allottee may ask for clarifications if any before entering into formal agreement. No claims will be entertained after the agreement is entered into.
17. Chief Executive Officer, GMDA shall have the right to make minor modifications in terms & conditions if deemed fit in the interest of the project.
18. The completed flats shall be handed over only on receipt of the entire value of the flat from the allottee or from the financial institutions against housing loan on behalf of the allottee and furnishing of all required legal documents for transfer of the flat.
19. The expenses for registration of AGREEMENT FOR SALE, cost relating to registration of title deeds including the stamp duty, electrical load security & service connection will be borne by the individual purchaser(s).
20. All disputes regarding the sale/purchase are subject to the jurisdiction of courts within Guwahati City only.
21. The above terms & conditions, specifications and undertaking for payment shall form part of the Sale Agreement between Guwahati Metropolitan Development Authority and the allottee of the flats(s).

If the allottee agrees to comply with the above terms and conditions for purchasing of flat the same may be signed and deposited along with the registration form.

Signature of allottee

Date :

Place :

**Secretary,**  
Guwahati Metropolitan Dev. Authority  
Bhangagarh, Guwahati-781005

**UNDERTAKING FOR PAYMENT**

I/We/Sri/Smti/Ms/Mr/Mrs. ....

Son/Daughter/Wife of .....

Resident of ..... P.S. ....

Dist. .... Pin No. ...., Assam/ .....

Have agreed to purchase flat/flats and a parking space/spaces at Games Village at Sarusajai,  
Guwahati promoted by Guwahati Metropolitan Development Authority, for a total consideration of  
flat/flats Rs. .... (Rupees .....)only.

I/We have read and hereby agree with the terms and conditions and the payment schedule for purchasing a residential flat from Guwahati Metropolitan Development Authority and hereby undertake to pay the installments in time, I/We have no right for any claim over actions of GMDA for forfeiture of registration fees submitted at the time of registration.

I/We have gone through the above information, terms and conditions and agree to comply with them for purchase of flat at Games Village, Sarusajai.

Date:

Signature of applicant

Place:

Signature of co-applicant

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