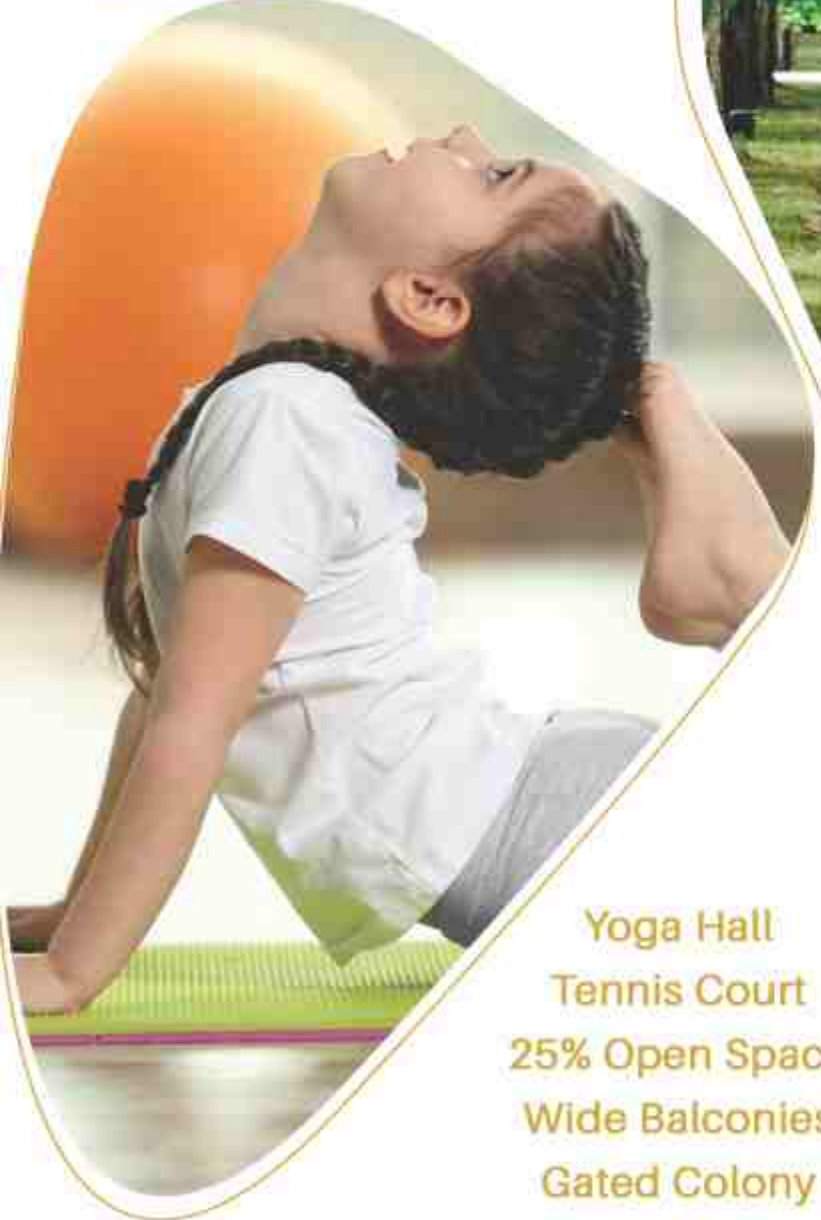




Swimming Pool
Party Hall
Cafe lounge
Plenty of Green Area
Free Parking Facility
Extra Parking for Guests
Jogging Track



Yoga Hall
Tennis Court
25% Open Space
Wide Balconies
Gated Colony
Lavish and Large Appartments



MDDA

Tradition Of Trust

CONSTRUCTION OF 7721 HOUSING UNITS
ACROSS SEVERAL PROJECTS

MAJOR HIGHLIGHTS AND ACHIEVEMENTS

- 3715 housing units for economically weaker section
- Ultramodern HIG projects
- Riverfront development of Rispana and Bindal and infrastructural development of surrounding area.
- Creation and maintenance of 69 park across cities.
- Designing of wall murals to showcase Uttarakhand culture.
- Face upliftment of Mussoorie.
- Art gallery at HNB complex.
- Street lights, beautification and landscaping work at several crossings.

MDDA is committed to keep pace with the needs of fast growing population and relevant infrastructure required for such phenomenal growth. The development of Dehradun/Mussoorie in a planned manner, creating quality infrastructure, provision of sites and services and the housing needs of under privileged are the focus areas of MDDA.



Mussoorie Dehradun
Development Authority

+91 9012451953

Main Office : Transport Nagar, Sahranpur Road, Dehradun
Site Office : Aamwala Tarla, Sahastradhara Road, Dehradun
Email : info@mddaonline.in, web : www.mddaonline.in

RERA No. UKREP02180000164



Mussoorie Dehradun
Development Authority
RATE :Rs.500/-

AALAYAM

Homes By MDDA

3 BHK - 2BHK - Studio Apartment

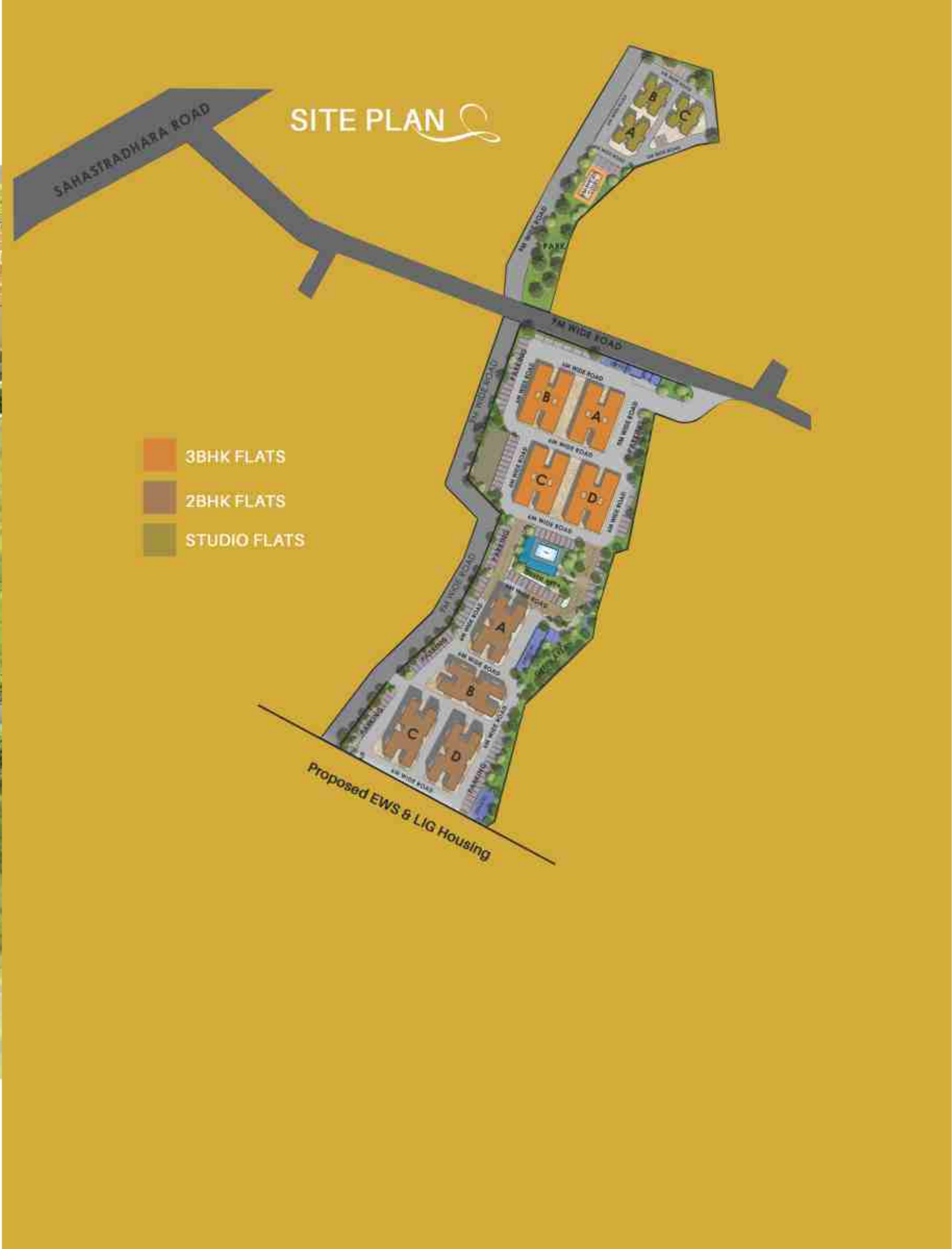


TRADITION OF TRUST

PREMIUM LIVING IN DEHRADUN



Aalayam is the most premium project of Dehradun at a very affordable price. Spread across 3 Hectare on Sahastradhara road, Dehradun, it has the best pollution free environment surrounded with beautiful Himalayan range featuring beautiful landscapes. Project will have 272 flats.



H.I.G
3 BEDROOM
APARTMENT
1713.78 SQ FT

M.I.G
2 BEDROOM
APARTMENT
1536.83 SQ FT



STUDIO
APARTMENT
812.97 SQ FT



S.No.	UNIT	SUPER AREA	BSP
1.	H.I.G. 3 BHK	1713.78 sq ft	66.90 lacs
2.	M.I.G. 2 BHK	1536.83 sq ft	55.90 lacs
3.	STUDIO APARTMENT	812.97 sq ft	27.90 lacs

PAYMENT SCHEDULE

1	ON BOOKING	10% OF BSP + GST
2	WITHIN 30 DAYS OF ALLOTMENT	15% OF BSP + GST
3	AFTER 6 MONTHS OF ALLOTMENT	25% OF BSP + GST
4.	AFTER 12 MONTHS OF ALLOTMENT	25% OF BSP + GST
5	ON POSSESSION	REMAINING AMOUNT + GST Lease Rent & Free Hold Charges

PAYMENT PLAN

S.No.		3 BHK (Rs 66.90 LACS)	2 BHK (Rs 55.90 LACS)	STUDIO (Rs 27.90 LACS)
1.	ON BOOKING	6,69,000/-	5,59,000/-	2,79,000/-
2.	WITHIN 30 DAYS OF ALLOTMENT	10,03,500/-	8,38,500/-	4,18,500/-
3.	AFTER 6 MONTHS OF ALLOTMENT	16,72,500/-	13,97,500/-	6,97,500/-
4.	AFTER 12 MONTHS OF ALLOTMENT	16,72,500/-	13,97,500/-	6,97,500/-
5.	ON POSSESSION	BALANCE PAYMENT	BALANCE PAYMENT	BALANCE PAYMENT
		+GST, Lease Rent & Free Hold Charges Extra	+GST, Lease Rent & Free Hold Charges Extra	+GST, Lease Rent & Free Hold Charges Extra



COMPARATIVE CHART

	H.I.G.	PRIVATE BUILDERS
	MDDA	
Club Membership Charges	Optional or As per Society Norms	Mandatory - Rs. 75000 to Rs. 150000
Parking Charges	No extra charges (Inclusive in BSP)	Rs. 50,000 to Rs. 2,00,000
Preferential Location Charges	No extra charges (Inclusive in BSP)	Rs. 50/- sq. ft. to Rs. 150/- sq. ft.
Interest Free Maintenance Security Charges	Rs. 50,000 (One Time)	Rs. 35/- sq. ft. to Rs. 60/- sq. ft.
Fire Fighting Charges	No extra charges (Inclusive in BSP)	Rs. 35/- sq. ft. to Rs. 60/- sq. ft.
Facility Management Charges	Rs. 2000 per month till the formation of RWA	Rs. 2/- Sq. Ft. on Built up Area per month

	M.I.G.	PRIVATE BUILDERS
	MDDA	
Club Membership Charges	Optional or As per Society Norms	Mandatory - Rs. 75000 to Rs. 150000
Parking Charges	No extra charges (Inclusive in BSP)	Rs. 50,000 to Rs. 2,00,000
Preferential Location Charges	No extra charges (Inclusive in BSP)	Rs. 50/- sq. ft. to Rs. 150/- sq. ft.
Interest Free Maintenance Security Charges	Rs. 45,000 (One Time)	Rs. 35/- sq. ft. to Rs. 100/- sq. ft.
Fire Fighting Charges	No extra charges (Inclusive in BSP)	Rs. 35/- sq. ft. to Rs. 60/- sq. ft.
Facility Management Charges	Rs. 1800 per month till the formation of RWA	Rs. 2/- Sq. Ft. on Built up Area per month

	STUDIO APARTMENT	PRIVATE BUILDERS
	MDDA	
Club Membership Charges	Optional or As per Society Norms	Mandatory - Rs. 75000 to Rs. 150000
Parking Charges	No extra charges (Inclusive in BSP)	Rs. 50,000 to Rs. 2,00,000
Preferential Location Charges	No extra charges (Inclusive in BSP)	Rs. 50/- sq. ft. to Rs. 150/- sq. ft.
Interest Free Maintenance Security Charges	Rs. 20,000 (One Time)	Rs. 35/- sq. ft. to Rs. 100/- sq. ft.
Fire Fighting Charges	No extra charges (Inclusive in BSP)	Rs. 35/- sq. ft. to Rs. 60/- sq. ft.
Facility Management Charges	Rs. 700 per month till the formation of RWA	Rs. 2/- Sq. Ft. on Built up Area per month

Terms and Conditions

- 1) Allotments shall be done on "First Come First Serve basis.
- 2) Application are invited under Aalayam Housing Scheme for 112 HIG, 112 MIG and 48 Studio Apartments situated at Sahastradhara Road, Dehradun.
- 3) Cheque/DD to be issued in favour of 'Secretary, MDDA' payable at Dehradun.
- 4) Booking amount is 10% of BSP and after clearance of the same the booking will be confirmed.
- 5) In case the allottee fails to pay the due amount to MDDA at stipulated time frame then the allottee has to pay the dues along with the penalty interest on 18% annual rate.
- 6) In case the allottee fails to pay penalty interest and other dues within 6 months of payment date, the allocation will be considered cancelled without informing the allottee. No show cause notice will be issued to the allottee.
- 7) Following deduction will be made in case applicant surrenders the reservation / allocation or MDDA cancels the allocation for violation of conditions by the applicant.
 - (i) 10% deduction from registration amount if applicant has paid updated amount along with the penalty interest (if any) by stipulated date.
 - (ii) 25% deduction from registration amount if applicant has not paid updated amount along with the penalty interest (if any) by stipulated time.
- 8) In case the allotted fails to pay the various dues of the authority then it shall be recovered from them through land revenue recovery for which the borrower shall be solely responsible.
- 9) Till the time of allocation, The MDDA shall have right to make any amendments in the project. The applicant/ allottee will have to comply with this.
- 10) Applicant has to pay the interest free maintenance security (IFMS) at the time of possession. The IFMS charges are Rs. 50,000 for HIG (3BHK), are Rs. 45,000 for MIG (2BHK), are Rs. 20,000 for Studio apartments.
- 11) The facility management charge for HIG 2000/- per month, MIG 1800/-per month and for Studio apartment Rs 700 per month shall be charged after possession for next six (6) months or till resident's welfare association (R.W.A) is formed. After formation of RWA the rates may be revised accordingly.
- 12) According to the board approval meeting of MDDA an allottee can avail a maximum discount of 2% of BSP if he/she pays the whole amount upfront at the time of allotment.
- 13) Preview of jurisdiction will be only Dehradun in case of any kind of dispute.
- 14) In all cases related to this project, the decision of Vice –Chairman, MDDA shall be final.
- 15) Vice-Chairman, MDDA shall have the right to make changes in designing or specification.
- 16) The estimated period for completion of flat is Nov 2019.
- 17) Allottee has to pay all dues related to Central Government/ State Government like GST etc prior and after possession as per the set provision.etc.
- 18) Allottee shall be sole responsible for maintenance of the flat after taking physical possession and under the project; allottee has to constitute a registered welfare society for external maintenance.
- 19) Allottee shall bear the miscellaneous payment like lease rent and free hold charges pertaining to the flat.
- 20) Allottee has to accept amendments/additional/ changes /made in above mentioned condition time to time by development authority or Government.
- 21) RERA registration no is UKREP02180000164
- 22) Roof rights are reserved with MDDA.

Note : Any Queries or Enquiry related to allotment can be made during office hours from
M.D.D.A Office, Saharanpur Road, Dehradun or Online at www.mddaonline.in

Prakash Chandra Dumka
(PCS)
Secretary
MDDA, Dehradun.

Dr. Ashish Kumar Srivastava
(IAS)
Vice Chairman
MDDA, Dehradun.