

## NEELKANTH MAHADEV WELFARE SOCIETY (REGD.)

REGISTRATION NO. S/ND/350/2013

Office: 226, street no.4, Sri Nagar, shakur basti, Delhi-110034.

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Website: <http://neelkanthmahadevsociety.com>

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Ref. no NMWS/2014/103

Date: May 19, 2014

### SUBJECT:- UPDATE ON PURCHASE OF LAND / 3<sup>rd</sup>. INSTALLMENT

It is indeed a pleasure to share with all of you that with a great deal of efforts we have been able to finalize another piece of land in one of the prime locations of 'L' Zone in Dwarka extension in village in Sub-zone 5, which comprises of Pindwalan Kalan, Daulatpur, Hasanpur, Kharkhari Round, Ujjwa, Daryapur and Malikpur. The subzone 5 is near to Gurgaon and is centrally located in Zone L proposed in Master Plan of Delhi-2021.

There might be anxiety with the members for the delay in finalizing the land as well as extending the last date of 3<sup>rd</sup>. It is submitted that during the period, Society was working very hard to examining the title, location and other aspects of the land to be purchased. We have no hesitation to communicate during the period the proposal for land received were not worth pursuing because of defect of titles and other terms put by the land owners. There has been an acute shortage of land with good title due to notification for land-pooling by DDA since the land in the area has already been purchased by big business houses and developers keeping in view of high appreciation and ongoing development activities. It has been our thrust to purchase the land directly from the farmers only and not thru land bankers or financiers.

While on the subject, we would like to apprise you that Sale Deed of land 3.16 acres earlier advanced has been got executed and registered with the Sub-Registrar, North-West Delhi on 5<sup>th</sup> May, 2014.

There has been queries from members as to why land is being purchased in different locations within 'L' Zone. In this connection, it is clarified that according Master Plan Delhi-2021 land will be consolidated/pooled and allotment of the land will be done by DDA at one location nearest to the purchased location or within 5 kms (preferably within Sub-zone, as the area of the subzones is about 5-6 kms).

Location map of entire 'L' Zone dividing this zone in 7 sub-zones by DDA highlighting sub-zone 5 is attached for your reference and is available at DDA Website also. The same is also being uploaded on Society's Website <http://neelkanthmahadevsociety.com> also

In view of the above, the due date of which was due by 05.04.2014 has been extended to 31.05.2014 and the latest schedule is reproduced below:

TYPE OF FLAT	AREA SQ.FT (APPROX.)	LAND COST (PER SQ.FT)	TOTAL LAND COST (APPROX.)	1 <sup>ST</sup> INST.-20% PAYBLE BY 15.01.2014	2 <sup>ND</sup> INST.-40% PAYBLE BY 03.03.2014	3 <sup>RD</sup> INST.-40% PAYBLE BY 31.05.2014
2 BHK	1050	1100	11,55,000	2,31,000	4,62,000	4,62,000
3 BHK	1400	1100	15,40,000	3,08,000	6,16,000	6,16,000
4 BHK	1700	1100	18,70,000	3,74,000	7,48,000	7,48,000

Mode of payments is attached in the Annexure-I.

Members, who have already given cheques against the 3<sup>rd</sup> installment are hereby informed that their cheques would be processed on the last week of May, 2014.

The members are requested to make 3<sup>rd</sup> installment (highlighted above in yellow color) towards the cost of land by 31<sup>st</sup> May, 2014 and this communication may be treated as Demand Notice for 3<sup>rd</sup> installment of the land cost.


Please note that any delayed payment by the members is liable to interest and members who have not yet made payment against the 2<sup>nd</sup> of land cost, are finally requested to make the outstanding payments immediately and the interest payable by them against the delayed payments, would be adjusted at the time of final adjustment.

Also please note that the land would not be purchased for the members, who are in default of payment against the land cost and will not have any claim under land-pooling policy pursued by the Society because the land is being purchased on co-operative basis against the specific payments by the individual members.

You are aware that the above said commitments have been made by the Managing Committee of the Society keeping in view of adhering to payments schedules by the members and circulated to all members. Any default or delay in payment by the members would affect the payments to the land owners resulting in collapse of deal. Members are therefore advised, in their own interest, to strictly make payments as per schedule i.e., positively by 31<sup>st</sup> May, 2014. We would once again impress upon all the members that successful implementation of the deal would be based on the timely payments received from all of you.

As per indications available with the trade experts that the cost of land is likely to rise sharply. It is therefore once again impressed upon members to make the timely payments so that the procurement of land cost does not become a bottleneck for want of finances.

Yours Sincerely

  
(S P Kandhari)  
Joint Secretary

NEELKANTH MAHADEV WELFARE SOCIETY

**MODE OF PAYMENT**

The payment can be made either through **CHEQUE/ DRAFT** in favor of **“NEELKANTH MAHADEV WELFARE SOCIETY”** payable at New Delhi, OR through **NEFT/RTGS**.

Members who are doing payment through Cheque/Draft are requested to mention their membership no., Name, father/husband Name and telephone no. behind the Cheque/Draft, and submit the cheque to the following.

P.K. Singhal	PIPING	EIB 7 <sup>th</sup> floor
G.C. Porel	SED	EIA 1 <sup>st</sup> floor
Mrs. Uma Mehta	C&P	EIA 4 <sup>th</sup> floor
Mr. Niranjana Singh	PIPING	EIB 7 <sup>th</sup> floor

Members who are unable to submit CHEQUE/DRAFT personally, may send scanned copy of CHEQUE/DRAFT through e-mail at [“nmw.society@gmail.com”](mailto:nmw.society@gmail.com) and original CHEQUE/DRAFT at following society office address through Post/courier.

**226, STREET NO.- 4 ,SHRI NAGAR ,SHAKUR BASTI , DELHI 110034**

Members who wish to make payment through NEFT / RTGS, may send computer generated transaction detail or scanned copy of passbook mentioning UTR number detail as a proof of payment at [“nmw.society@gmail.com”](mailto:nmw.society@gmail.com) along with membership no., Name, father / husband Name and telephone number.

The bank details of **NEELKANTH MAHADEV WELFARE SOCIETY** for NEFT/RTGS accounts are as mentioned below.

BANK NAME/ADDRESS	S/B ACCOUNT NO.	IFSC CODE	NEFT/RTGS ACCOUNT NO.
<b>CORPORATION BANK, BHIKAJI CAMA PLACE RK PURAM NEWDELHI-110066</b>	<b>CLSB/01/130066</b>	<b>CORP0000373</b>	<b>037300301130066</b>
<b>STATE BANK OF TRAVANCORE, BHIKAJI CAMA PLACE, RK PURAM, NEW DELHI-110066</b>	<b>67254949698</b>	<b>SBTR0000563</b>	<b>67254949698</b>
<b>HDFC BANK, LG-10,11 &amp; 12 ANSAL CHAMBER 1, BHIKAJI CAMA PLACE, NEW DELHI-110 066</b>	<b>50200003684735</b>	<b>HDFC0000678</b>	<b>50200003684735</b>

THE MEMBERS WHO WOULD BE MAKING PAYMENTS THROUGH RTGS/NEFT, THEY MUST SEND THE TRANSACTION DETAILS SIMULTANEOUSLY TO THE SOCIETY'S E-MAIL ID.

Receipt of the payments against 1 and 2 of land cost and, can be collected personally from **Mr PK Singhal, EIB-7<sup>th</sup> Floor** / Mr. Nirajan Singh – EIB 7<sup>th</sup> or send a request by e-mail to send the scanned copy of the same by mail to them.

As informed earlier, Society has its own website in the name <http://neelkanthmahadevsociety.com>. You may visit the Site for information relating to Society updates and other related information and updates.