



UNION HOMES WELFARE SOCIETY

(Regd. No. SOCIETY/WEST/2013/8901184)

Regd. Address : DG-II/67B, SFS Flats, Vikas Puri, New Delhi-110018

Ph.: 9818270061, 9968780310, 9212440045

Circular no. 102/2014

Date: 14th May, 2014

CIRCULAR

Members are informed that the Governing Body of the Society has decided to purchase land in P-I Zone of the Master Plan Delhi – 2021. The P-I zone Zonal Plan as approved by Delhi Development Authority / Ministry of Urban Development (MOUD) is uploaded on the Society Website / E Brochure.

The Society proposed to purchase about 5 plus acres of land located near to Rohini and Western Yamuna Canal. The process for purchase of land has been initiated and is being negotiated / finalized by the Society. The land details will be uploaded on the website after the registration of land. This area is at present easily accessible by road, Metro and railways. Travel to this area will be smoother as and when the area is developed as per planning under MPD – 2021. The positive aspects of this area is proximity to settled colony of Rohini and already available infrastructure viz. schools, colleges, hospitals etc., hence Society can go for building residential units as soon as we receive developed land for building Society from D.D.A.. As per present draft land pooling policy of DDA / MOUD the developed land will be allotted to the Society within 5 km radius of the biggest land in the name of Society.

The tentative land cost (in sq. ft.) for each member for 2 BHK (with study room) & 3 BHK (with ser. Room) with super area (tentative) will be as follows:-

	<u>Area in sq.ft. (super area)</u>	<u>Land cost* (Rs.)</u>
2 BHK	1200	11,00,000/-
3 BHK	1550	14,00,000/-

Contd....2/-

PRESIDENT
Virender Goswami
Mob.9818270061

TREASURER
Vijay Sapra
Mob.9968780310

SECRETARY
Joginder Bhagat
Mob.9212440045

*The calculations have been made on the basis of land cost + registration charges (as per present rate) of land in the name of Society + Mutation cost etc.

Members are now requested to deposit the land cost indicated as per schedule as stated in our circular no. 101/2014 dated 19/2/2014 as under:

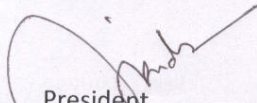
Type of Unit	1 st Installment (Rs.) 31 st May, 2014	2 nd Installment (Rs.) (till) 31 st July, 2014
2 BHK	2,50,000/-	8,50,000/-
3 BHK	3,50,000/-	10,50,000/-

Further, this is to clarify that Society is purchasing land only for the members who have paid / shall pay within stipulated time as stated above. Members who fail to pay as stated above shall forfeit their claim / rights over bookings of residential unit and over the Society. The Society requests & expects its members to cooperate by making timely payments. We endeavor to make this venture as dream project. There will be no compromise with the quality and transparency shall be maintained.

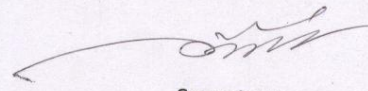
DDA may issue notification for pooling of land very shortly, which may cause steep escalation of land prices. The proposed Metro (phase IV) from Rithala to Bawana is 12.5 km and shall cover P-I Zone.

The Receipts for 1st installment may be issued / dispatched from 10th June, 2014 onwards. Membership / Share Certificate shall be issued to the members of the Society in the month of September, 2014

Regards


President
Virender Goswami




Secretary
Joginder Bhagat

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