

Mumbai Housing and Area Development Board

(A MHADA Unit)



Advertisement for Sale of Tenements - 2019

Mumbai Housing & Area Development Board is publishing an advertisement for the sale of **217** tenements on the basis of provision under the MHAD (Estate Management, Sale, transfer and exchange of tenements) Regulation 1981 MHAD (Disposal of Land) Rule 1981

Time Table for Registration of Applicants, Online Application, Submission and Acceptance

(1) Registration & Submission of Forms from **07/03/2019** from **14.00 Hrs.** to **13/04/2019** till **23.59 Hrs.** (2) NEFT/RTGS Payment Date : **07/03/2019** to **13/04/2019** (Working days and hours of Respective Bank). (3) Debit Card / Credit Card, Internet Banking EMD Acceptance Date and Time : **07/03/2019** from **14.00 Hrs.** to **13/04/2019** up to **23.59 Hrs.** (4) Proposed date of lottery draw **21/04/2019** at **10.00 Hrs.**

Online Application Fee ₹ 336/- (Applicable Fee ₹ 300/- + GST @ 12% ₹ 36/- Non Refundable)

| Sr. No. | Scheme Code | Name of the Scheme | Description of Tenements | Income Group | Carpet Area of Tenement (Sq. Meter) | Approx. Cost of Tenements (in Rupees) | EMD to be Paid + Cost of Application Form ₹ 336/- (Application Fee ₹ 300/- + GST @ 12% ₹ 36/-) | Scheduled Caste Including Neo-Buddhist | Scheduled Tribes | Nomadic Tribes | Denotified Tribes | Journalists | Freedom Fighters | Blind or Physically Handicapped Persons | Families of Defence Personnel of Border Security Force Who have been Killed or Disabled | Ex-Servicemen & their dependents | All sitting & ex-members of parliament, assembly or council representing constituencies in Maharashtra | Employees of the MHADA (Those who have completed 5 years of service) | State Government and Employees of the statutory boards, corporates etc/ (Those who have completed 5 years of service or those who have already retired) | Central Government Servants occupying staff quarters & due for retirement within three years or those who have already retired | Artists | General Public | Total Tenements for Sale |
|---------|-------------|---|--------------------------|--------------|-------------------------------------|---------------------------------------|--|--|------------------|----------------|-------------------|-------------|------------------|---|---|----------------------------------|--|--|---|--|----------|----------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 1 | 406 | Shell Towers CHSL, Building No. 02, Sahakar Nagar, Chembur, Mumbai - 400071 | 1BHK | LIG | 33.30 | 3235840 | 20336 | 7 | 4 | 1 | 1 | 2 | 2 | 2 | 1 | 3 | 1 | 1 | 3 | 1 | 1 | 34 | 64 |
| 2 | 407 | Shell Towers CHSL, Building No. 23, Sahakar Nagar, Chembur, Mumbai - 400071 | 1BHK | LIG | 33.45 | 3255170 | 20336 | 5 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 0 | 1 | 2 | 1 | 1 | 20 | 41 |
| 3 | 408 | Shell Towers CHSL, Building No. 23, Sahakar Nagar, Chembur, Mumbai - 400071 | 1BHK | LIG | 35.48 | 3433520 | 20336 | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 8 | 13 |
| 4 | 409 | Shell Towers CHSL, Building No. 37, Sahakar Nagar, Chembur, Mumbai - 400071 | 1BHK | LIG | 32.41 | 3154100 | 20336 | 6 | 3 | 1 | 1 | 1 | 1 | 2 | 1 | 3 | 1 | 1 | 3 | 1 | 1 | 26 | 52 |
| 5 | 410 | Shell Towers CHSL, Building No. 23, Sahakar Nagar, Chembur, Mumbai - 400071 | 1BHK | MIG | 43.26 | 3964900 | 30336 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| 6 | 411 | Building No. 8, Aadi Shankaracharya Marg, Powai | 2BHK | MIG | 64.61 | 5673800 | 30336 | 5 | 3 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 24 | 46 |
| | | Total | | | | | | 24 | 14 | 4 | 4 | 5 | 5 | 7 | 4 | 11 | 3 | 4 | 11 | 4 | 4 | 113 | 217 |

Note : All Tenements have Occupation Certificate

Eligibility Criteria

- The Applicant should have completed the Age of 18 years on or before the date of filling up of the application form.
 - The applicant himself and / or his / her spouse or his / her minor children shall not own a house or flat or residential plot and land or holds a residential plot on hire purchase basis or on a rental basis from MHADA or a house / flat/ or residential plot of land or membership of any registered or proposed cooperative housing society in his/ her name as the case may be in the jurisdiction of Municipal Corporation of Greater Mumbai (MCGM).
 - Applicant shall submit Domicile Certificate proving his / her 15 years continuous stay in limits of Maharashtra state in last 20 years (Reserved category of Central Government employees will be exempted to this rule).
 - Average Monthly Income for the period date **01/04/2017** to **31/03/2018** shall be considered as income details. Applicant's his / her family's (only husband and wife) average monthly income, it shall exclude reimbursable allowances such as conveyance allowances, house rent allowances, travelling allowances, car allowances & such other allowances (Please refer information booklet for more details regarding income).
- | |
|--|
| ● Lower Income Group (LIG) – ₹ 25,001/- to ₹ 50,000/- |
| ● Middle Income Group (MIG) – ₹ 50,001/- to ₹ 75,000/- |
- Applicant can not apply more than once in one reservation category in the same code number as well as not more than one income group. If so found, all such applications will be summarily rejected before lottery.
 - Applicant shall not apply using Joint Bank A/c, Current A/c or NRI Bank A/c. Applicant shall not use any other persons bank A/c No. for making an application. If found, such application shall be summarily rejected.**
 - Applicant should have his own PAN card. All the detail terms and conditions for the eligibility and also the details of the reservation categories are described in the information booklet. All the applicants are hereby requested to study this information booklet carefully before filling online application. This information booklet will be available on the MHADA's Lottery Website <https://lottery.mhada.gov.in>
 - As per provisions of "The National Trust for the welfare of persons with autism, cerebral palsy, mental retardation and multiple disabilities act 1999", chapter 6, section 13 to 17, registered trust/persons can apply on behalf of mentally retarded and mentally ill person in physically handicapped category and for allotment of such tenements the income of such persons will be considered.
 - Information booklet is available on lottery site regarding eligibility of each category.

Procedure to fill up online application

The process for filling up the application form for the MHADA lottery 2019 is as described below:

Those applicants who had applied in MHADB Lottery 2018 is not required to register, they can submit their application form using same USER NAME & PASSWORD. But new applicant should use following steps for registration.

Step 1. Registration of Applicants - 1

- Log on to website <https://lottery.mhada.gov.in>
- Applicants will have to first register a USER NAME. The registered USER NAME should not be forgotten. The following information is required for registration- 1. Name, 2. Family Income, 3. Passport size colour photograph, (cleanly scanned jpg image upto 50kb), 4. PAN Card Number (PAN card will be verified online), 5. Date of Birth (as on PAN Card), 6. Occupation, 7. Marital Status, 8. Gender, 9. Residential Address, 10. Own Mobile Number (do not put 0 before the number), 11. Email ID (All the communications to the Applicant will be done through sms and email so applicants are requested to carefully fill the above information), 12. Bank Account Number, 12.1. IFSC Code or MICR Code of the Bank branch where the Applicant has the account, 12.2. Scan copy of blank/ cancelled cheque of applicants account.

Step 2. Filling up the Online Application Form :-

After the registration, as explained above, the applicant can log in to his account using the USER NAME and Password.

Applications can be filled for the relevant income category mentioned during registration

- Before the final submission of online application form, the information in the application can be viewed and EDITED.
- To Apply, Please click on the link "APPLY FOR LOTTERY". This will show you the information about all the Schemes available under the relevant income category. _
- To Apply for a specific Scheme Code Please Click on "APPLICATION FOR RESIDENTIAL ACCOMMODATION FORM". For filling up the form, information like Scheme Code, Category, mode of payment etc will be required. (All the field required for filling up the application form will be available in the link "APPLICATION FOR RESIDENTIAL ACCOMMODATION FORM")
- After filling up all the information, Please click 'SUBMIT'. If there are no changes to be done in the form, then Please Click "CONFIRM". After this the filled up form can be printed by using 'PRINT' button. A PDF document of the form will be generated which can be saved and printed.

Step 3 Process for depositing the EMD:-

EMD can be deposited through any of the following four methods

- Debit/Credit Card, 2. Internet Banking, 3. NEFT/RTGS, 4. FreeCharge Mobile App

For Payment through NEFT/RTGS:

Step 1 : Applicant will select NEFT/RTGS as payment mode

Step 2 : Payment instructions Slip shall get generated on screen which can be downloaded/printed or emailed by the applicant

Step 3 : Once the Slip is printed/emailed/downloaded, applicant shall initiate NEFT/RTGS through his / her bank as per information provided on the Payment slip which is generated online. NEFT/RTGS can be initiated through online mode also, using internet banking, mobile banking facility of the applicants bank.

Step 4 : Payment will be considered as valid only, if all the information as mentioned in the payment slip are correctly mentioned by the applicants bank while initiating NEFT/RTGS. Applicant need to ensure that the NEFT/RTGS payments are initiated by his/her bank during working hours of his bank on or before last date for NEFT/RTGS payments. Payments made after last date shall be rejected.

Step 5 : The payment needs to be initiated by applicant's bank on the Beneficiary Account Number / IFSC Code with the exact amount shown on the slip, else the payment will get rejected and returned to the applicants bank as per process and MHADA shall not be responsible for such rejections

Step 6 : Please note for each applicant, a new beneficiary virtual account number shall get generated on payment slip, hence applicants are requested, not to share these details, with other applicants for making payments as it may lead to wrong/rejection of payment. For all such wrong or return payment cases, MHADA will not be held responsible.

- If the payment is made online or through FreeCharge Mobile App, the applicant will have to pay the service charges to the service provider (The information regarding service charges which will be available in the software.)
- More than one applications in the allowed groups can be filled using one bank account number by an applicant.
- While making online payment due to some technical error, payment is made twice, then all such payments will be refunded after the lottery.
- Board is not responsible for any technical error while making online payment.
- If the applicant purposely submits any wrong information in the application form, such application will be liable for summarily rejection.

Special Instructions

- The provision under the MHAD (Estate Management, sale, transfer and exchange of tenements) Regulation 1981 and MHAD (Disposal of land) rule 1981 will be applicable as it is for allotment of the tenement (with amendments).
- The details of carpet area, sale price, and the number of tenement are tentative and it may change
- MHADA has not appointed any representative / consultant / estate agent. Applicants are advised not to deal with any such persons. Mumbai Board / MHADA shall not be responsible for the consequences in such cases.
- Other than tenement cost, applicant will have to pay appropriate stamp duty. Physical possession will be given only after producing receipts of payment of above mentioned taxes.
- If in future, GST is applicable on this exemption is withdrawn same will be recovered.
- The entire procedure for lottery is computerized and there are no chances for any manipulation or human intervention, hence the applicants are requested not to fall prey to any such Illegal solicitations.
- Chief Officer / Mumbai Board reserves right to reject any application or all applications or advertisement in respect of above scheme without assigning any reason.
- New instructions if any in respect of Advertisement and lottery draw, will be published on <https://mhada.maharashtra.gov.in>, www.mhada.gov.in and <https://lottery.mhada.gov.in> from time to time.
- The successful applicants from reserved category i.e. Scheduled Caste, Scheduled Tribes, Nomadic Tribes, Denotified Tribes shall compulsorily submit a photo copy of Caste Validity Certificate for determination of eligibility. No allotment and possession will be given without caste validity certificate along with verification report.
- Completed tenements will be allotted on "As is Where is Basis" in habitable condition.
- Tenements included in Lottery of Building No. 8, Kopari, Powai, will be allotted after repairs of the building and confirmation of habitable condition of the building.
- If any court litigation or cases are pending or arises or any previous allotment is pointed out after lottery in case of tenements then after due verification necessary decision will be taken which will be binding on the applicant.
- The applicant can not avail the benefits of any printing or inadvertently committed mistake in the advertisement.

Information Booklet and specimen application will be available on website from 07/03/2019

FOR MORE INFORMATION CONTACT

“MHADA Lottery help Center”
“Mitra” Office, Gate No. 3, Griha Nirman Bhavan,
Kala Nagar, Bandra (E), Mumbai - 400 051.

Visit to MHADA's Official Website

Website: <https://lottery.mhada.gov.in>

Help Line No.: 9869988000,

E-mail: dycomktmb@gmail.com

CPRO/A/124

Dipendra Singh Kushwah
Chief Officer, Mumbai Board

MHADA - Leading Housing Authority in the Nation