

RESIDENTIAL PLOTS IN
GOVIND VIHAR AWASIYA
YOJANA (GVRS-2024)

RERA APPROVED



UPRERAPRJ712476/06/2024



Mathura-Vrindavan
Development Authority


Government Museum, Dampier Nagar,
Mathura, Uttar Pradesh

www.mvdamathura.com



Data Sheet

1	Name of the Scheme	Govind Vihar Residential Scheme – 2024
2	Date of Issue of the Scheme Brochure	<u>30.11.2024</u>
3	Date of Closure of the Scheme/ last date of submission of Application Form	<u>31.12.2024, 06:00 PM</u>
4	Other Charges	<ol style="list-style-type: none"> 1. Any tax, VAT, service tax, GST, TDS, or any other charge/ tax imposed in future by the State Government or by the Government of India will be borne by the Allottee themselves. 2. Number of Residential Plot may increase or decrease during the process. 3. Additional location charges are applicable as per the prevailing policy of the Authority.
5	Contact details of the concerned officer in the Authority	Property Officer Mathura-Vrindavan Development Authority, Email: ycmvda2014@gmail.com
6	Allotment method for the scheme	<ol style="list-style-type: none"> 1. Direct Allotment, in case of a single Applicant in relevant category of Residential Plots. 2. Draw by Lottery, in case of multiple Applicants in relevant category of Residential Plots.
7	Eligible entities	The applicant must be a citizen of India and should be competent to contract and have attained the age of 18 years on the date of commencement of the Scheme.
8	Payment Option	Registration amount shown in Table 1 must be deposited with application form by Online through payment gateway. Successful candidate in Lottery draw will have to deposit 20% of the cost of the plot by adjusting the amount submitted at the time of registration through payment gateway, within one month from the date of issue of Allotment Letter. Cash down Payment Plan: Option 1: Remaining 80% within 90 days from the date of allotment letter. Option 2: Instalments: After the allotment, balance 80% amount shall be payable in 12 quarterly Instalments with prevailing interest

		rate of MVDA. The instalment shall be fixed including the interest shall be calculated in round figure.
9	Availability of scheme brochure/ Application Form Fee	Can be downloaded from the Authority's website (www.mvdamathura.com) or through http://janhit.upda.in/ . Application Fees: INR. 1500.00 only (Mandatory and Non-Refundable).
10	RERA Registration Number	UPRERAPRJ712476/06/2024
11	RERA QR Code	

1. Scheme Name

Govind Vihar Residential Scheme – 2024.

2. Scheme Code

GVRS - 2024

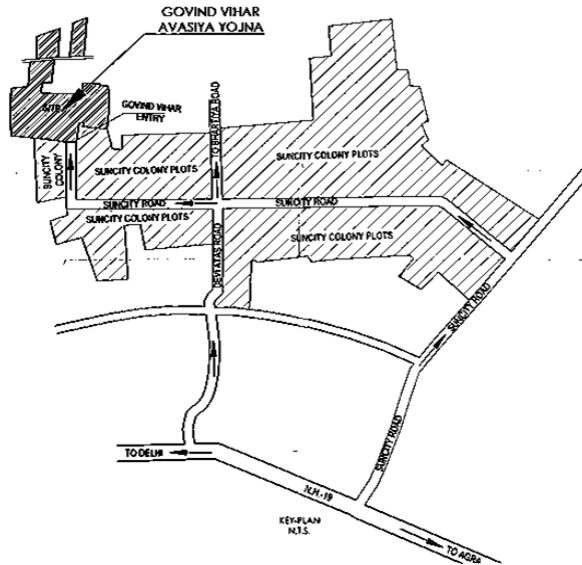
3. Scheme Details

Mathura and Vrindavan are transcendental abodes of Lord Krishna, eternally connected to the Supreme Personality of Godhead. These sacred places are not ordinary; they are imbued with divine presence. It is believed that Lord Krishna never leaves Vrindavan (vrindavanam parityajya padam ekam na gacchati), and anyone who engages in devotional service here is blessed to return to the divine abode after this life. The Mathura-Vrindavan Development Authority (MVDA) offers a unique opportunity for potential applicants to apply for Residential plots in this holy land. Owning a plot here provides not only a home in a spiritually significant location but also the chance to attain the highest platform of spiritual realization. This is a lifetime opportunity to live in a place that resonates with divine energy and promises spiritual upliftment for all its residents.

3.1. Location

Govind Vihar is strategically situated to offer residents unparalleled access to major roadways, ensuring seamless connectivity to Mathura and Vrindavan. Its proximity to VIP Road makes daily commuting effortless, while the nearby NH19 provides quick and convenient access to essential destinations. The plots available under this scheme are located within a well-developed area under the jurisdiction of the Mathura-

Vrindavan Development Authority, offering a blend of modern amenities and infrastructural advantages. This prime location ensures that residents can enjoy both the tranquillity of the region and the convenience of easy travel to urban centres.



Key Plan of Govind Vihar

3.2. Type of Plots

For registration different type of plots are available under this scheme. The details of plots are given in table No. 1.

3.3. Area of Plots

Details of Plot area is given in table No.-1.

3.4. Cost of Plots

The costs of plots are detailed in Table No.-1. Additional charges of 10% of the total cost will be payable for corner properties as per G.O. dated 27.02.2009.

4. Eligibility

- 4.1. The applicant must be a citizen of India and should be competent to contract and have attained the age of 18 years on the date of commencement of the Scheme.
- 4.2. Any Applicant who has been allotted residential plots in any scheme of Mathura-Vrindavan Development Authority is not eligible to get allotment under this scheme. If it is found at a later stage that an applicant, his family (family means applicant, his wife/ her husband) holds any plot under Authority Schemes (MVDA), then his/ her application/ allotment will be cancelled, and the total deposit money shall be forfeited by the Authority.
- 4.3. Maximum one member of a family is eligible to apply for one plot under this scheme. Applicants are advised to carefully choose and apply for a plot within their preferred category. It is important to note that applicants are strictly prohibited from submitting

applications in multiple categories or applying more than once within the same category.

4.4. A family is defined as the husband, wife and their minor children.

4.5. Each applicant must provide a declaration stating that only one person from the family has submitted an application for a single plot in the scheme.

4.6. If after allotment it is discovered that multiple members of the same family have been allotted plots, or that one individual has been allotted more than one plot, all such allotments will be immediately cancelled. No further correspondence or requests will be entertained in this regard. Furthermore, the registration fee for the highest-valued plot will be forfeited, and any remaining amount will be refunded without interest.

5. How to Apply

The Application forms can only be filled online on the Mathura Vrindavan Development Authority website (www.mvdamathura.com) or <http://janhit.upda.in/>. The applicant will be required to pay a non-refundable application fee of Rs. 1500/- which can be paid through online mode via payment gateway.

5.1. Incomplete or incorrect Application forms will be cancelled without making any reference or intimation to the applicant.

5.2. Applicant must upload a latest passport size photograph while filling the Application form.

6. Registration Amount

Registration amount shown in Table 1 must be deposited with the Application form by online mode through payment gateway.

6.1. **Allotment Amount:** Successful candidate in Lottery draw will have to deposit 20% of the cost of the plot by adjusting the amount submitted at the time of registration through payment gateway, within one month from the date of issue of the Allotment letter.

6.1.1. Cash down Payment Plan:

Option 1:

Remaining 80% within 90 days from the date of Allotment letter.

Option 2:

Instalments: After the allotment, balance 80% amount shall be payable in 12 quarterly Instalments with the prevailing interest rate of MVDA. The instalment shall be fixed including the interest shall be calculated in round figure.

6.2. Penal Interest and Cancellation: If the amount payable to Mathura-Vrindavan Development Authority is not paid within the prescribed time, a penal interest @ 3% plus prevailing interest rate of MVDA per annum shall be payable along with the payable amount. In case payment is not made within 3 months after its due date along with interest, the allotment will be cancelled without any intimation and the registration fees and 20% of amount deposited shall be forfeited.

7. Surrender

- 7.1. There is no provision of refund of Registration Amount before the Lottery under any circumstances.
- 7.2. If any applicant surrenders the allotted plot within 6 month of allotment and he/ she is not a defaulter on account of breach of any terms and conditions, then 10% of their Registration fees shall be forfeited and the balance amount shall be refunded without any interest. All original documents and receipt will have to be submitted for refund.
- 7.3. If any applicant surrenders the allotted plot within 6 month of allotment and he/ she is a defaulter on account of breach of any terms and conditions or his/ her allotments is cancelled by Mathura Vrindavan Development Authority on account of breach of any terms and conditions, then 15% of the Registration fees shall be forfeited and the balance amount shall be refunded without any interest.
- 7.4. In case of any surrender after 6 months of allotment date, the registration fees and 10% of amount deposited shall be forfeited and balance amount would be refunded without interest.
- 7.5. If the allottee does not take possession of the plot after registered sale deed within 30 days from information letter of sale deed, then a “Chowkidari Fees” will be charged at the rate of Rs. 75 per day for the first 9 months from the date of allotment. Post 9 months of delay, the allotment can be cancelled, and action can be taken as per clause 7.4 and balance amount would be refunded without interest.
- 7.6. The authority has right to cancel the allotment of Plot as per the rule if there is default in payment of three continuous instalment according to the payment schedule and Clause 6.2 will be applicable.

8. Reservation

8.1. Following categories of applicants will be given reservation facility as per the percentage mentioned below.

Sr. No.	Quota Description	% Quota
1	General Category	-
2	Scheduled Caste	21%
3	Scheduled Tribe	2%
4	Other Backward Class	27%

Sr. No.	Quota Description	% Quota
5	Defence persons, Persons in Govt. Service who have attained the age of 50 years.	5%
	(a) Defence Persons	
	(b) Persons in Govt. Service	
6	(a) Freedom Fighters	5%
	(b) MP/ MLA/ MLC	
7	(a) U. P. Development Authority Employees	2%
	(b) U. P. Nagar Nigam Employees	
	(c) U. P. Jal Sansthan Employees	
	(d) U. P. Housing Board Employees	
8	Ex-Serviceman and their dependents	3%
9	Persons with Disabilities (Divyangjans)	5% (Horizontal Reservation)
10	Senior Citizen	10% (Horizontal Reservation)

***Note:**

- *The reservation policy as per the G.O. Sankhya-4982/9-A-1-99-79 Baithak /99, dated 17.12.1999 of Awas Anubhag-I, Government of UP, GO Sankhya- 2600(1) / 8-1-08, dated 24.05.2008, & as per GO Sankhya-55-8-1-18-185 Vividh/ 2010, dated 15.05.2018 will be applicable.*
- *Reservation facility is applicable for residents of Uttar Pradesh only.*
- *The applicants have to opt for only one vertical reservation category (S. No. 01 to S. No. 08). If more than one vertical reservation category is opted by the applicant, then the Authority shall be free to decide among any of the opted categories.*

- 8.2. Applicants belonging to the Scheduled Caste, Scheduled Tribe, Other Backward Class, freedom fighters, ex-servicemen and their dependents, and Persons with Disabilities categories will have to attach a certificate issued by the competent authority.
- 8.3. The applicants from the MP/ MLA/ MLC categories will have to attach a copy of their identity card and a certificate printed on their official letterhead.
- 8.4. Applicants from the category of Employees of Development Authority, Nagar Nigam, Jal Sansthan, and Housing Board of Uttar Pradesh will have to attach a certificate issued by the Head of the Department of their institution.
- 8.5. The applicants who are in Government Service or Defence personnel and have attained the age of 50 years on the date of commencement of the scheme will attach a service certificate and an age certificate from their service employer.
- 8.6. A Horizontal Reservation of 10% has been provided to the Senior Citizens within each reserved category. Applicants who have reached 60 years of age by the date of commencement of the Scheme must attach a certificate (Government-approved

Photo ID card) confirming their Senior Citizen status, and the reservation category must be indicated on the application form.

8.7. If no applicants are available in the Reserved Categories, allotment will be made to applicants in the General Category.

9. Lottery Procedure

- 9.1. The allotment of plots will be organized by Manual Lottery process. All applications received for the plots will be treated equally, with no preference given to any specific applicant.
- 9.2. The lottery will be conducted through manual draw process in the presence of applicants who wish to witness the process. This is to ensure transparency in the allotment of plots.
- 9.3. The date, time, and location for the Manual Lottery will be publicized on various platforms, including the official website, portal, and local newspapers. This will be done well in advance to provide ample time for all applicants to prepare to attend if they so wish.
- 9.4. Any objection regarding the Lottery process or the system used for allotment will not be entertained.
- 9.5. Any request for specific plot by any applicant will not be considered. The plots will be allotted based on the Lottery, ensuring each applicant has an equal chance of being assigned any available plot.
- 9.6. The results of the Lottery shall be final and binding on all applicants. No request for a re-draw or re-allotment shall be entertained. The successful allottees will be notified and given details on the next steps for ownership transfer.

10. As is where is basis

The successful allottee will be expected to accept the allotted Residential Plot on an “**As is where is basis**”. This essentially means that the plot will be accepted in its current condition and location without any change or modification. Once the allotment process has been completed and the plot has been accepted by the allottee, no complaint regarding the condition or location of the plot shall be entertained.

11. Unsuccessful Applicants

- 11.1. The applicants who have not been allotted the plot; their amount will be refunded without interest if the period of deposit with Mathura Vrindavan Development Authority is less than one year. The Refund time for this purpose shall be considered 90 days after the Lottery/ draw date.

11.2. If the lottery draw is conducted within one year from the last date of registration, no interest will be paid on the deposited amount. If the lottery is conducted after one year from the last date of registration, participants will receive simple interest at a rate of 3.5% per annum on their deposited amount, calculated from the last date of registration to the date of the lottery.

11.3. Applicants are advised to fill their account number, IFSC Code, and name of bank in the application form properly.

12. Misrepresentation or Suppression of Facts

If it is found that the applicant has given incorrect information and suppressed any material fact, the allotment will be cancelled without making any reference to the applicant and he/she will be debarred from participating in future Lottery/ draw. Further his/ her registration amount shall be forfeited.

13. Sale Pattern

Stamp duty shall be paid by the allottee at the time of the Sale Deed. Free hold surcharge of 12% of total cost of plot shall be payable at the time of Possession of Plot and borne by the applicant.

14. Sale Deed

Allottee, at his/her own cost shall complete all formalities and get the sale deed executed and registered in proforma prescribed by the Authority within three months of paying full cost of the property, otherwise allottee will be penalised as per prevailing policy of Authority at that time.

15. Possession

15.1. The physical possession of the plot shall be given to allottee after full payment of the premium, lease rent, free hold and all other charges and registration of sale deed. All charges regarding sale deed including stamp duty, registration fees etc., shall be borne by the allottee.

15.2. Allottee shall pay all the Municipal Taxes and other taxes which may be charged by Government/ local bodies from time to time according to Law and Byelaws from the date of possession.

15.3. Allottee, himself/herself will apply for the electricity & water connection to the concerned department at his/her own expenses.

15.4. If the allottee does not take possession of the plot within the due time, allottee shall pay 'Chowkidari Fees' as per clause 7.5.

16. Variation in actual area of the Allotted Residential Plot

The area of Residential plot allotted or handed over may vary from size of the Residential Plot allotted. If variation in the area is less than or equal to 10% then on such basis the allottee shall have no right to surrender the plot. However, if such variation is in excess of 10% of the area allotted, then it would be open to the Allottee not to accept the allotment, and he/she can exercise the option of surrender. In such cases of surrender, after deduction of a token amount of Rs. 10,000/- as a processing fee, the rest of the amount paid by the allottee shall be returned without any interest thereon.

17. Use of Plot

The Plot cannot be used for any purpose other than Residential by the Allottee.

18. Liability to Pay Taxes

The Allottee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by the Central/State Government/Authority empowered in this behalf, in respect of the Residential Plot, whether such charges are imposed on the Residential Plot or on the building constructed thereon, from time to time.

19. Miscellaneous

- 19.1. Mathura Vrindavan Development Authority reserves the right to amend any terms & conditions of the scheme till the time of allotment. All amendments shall be acceptable and binding on the applicants/allottees.
- 19.2. The Decision of the Vice-Chairman, Mathura Vrindavan Development Authority shall be final and binding in every matter regarding this scheme.
- 19.3. Any dispute between the Authority and the Allottee shall be subject to the territorial jurisdiction of the Civil Courts of Mathura.

Annexure-I: Guidelines for filling up the Application Form

1. The Application Form must be signed by the applicants or by a person duly authorised by a special power of attorney on a Non-Judicial Stamp Paper duly attested by a First-Class Magistrate or Registered in Sub-Registrar's office.
2. These application forms are processed by a computerised system. Hence, these forms should be Filled online in English.
3. Incomplete / Invalid / Illegal applications are likely to be rejected. No correspondence in this regard shall be entertained.
4. In all future correspondence Application No., Scheme Code should be quoted.
5. Any change in mailing address should be immediately informed to Mathura-Vrindavan Development Authority.
6. Item-wise details for filling the Application Form are given below.
 - 6.1. **SCHEME NAME:** Scheme name already filled in Application form.
 - 6.2. **SCHEME CODE:** Scheme code already filled in Application form.
 - 6.3. **Plot Category Code mentioned in Application form:** These are given in table No. 1 of the scheme Brochure.
 - 6.4. **NAME, Father's/ Husband's Name, Mobile No., Address & PINCODE:** These are self-explanatory.
 - 6.5. **AGE:** Fill age in their column (in years only) i.e., 42, No fraction of a year should be mentioned.
 - 6.6. **SEX:** Fill one of the following alphabets as applicable in your case against this column. The information should be with reference to the first name or sole applicant only. "M" for Male 'F' for Female 'O' for Others.
 - 6.7. **MARITAL STATUS:** The applicant is expected to select one of the following options:
 - ▶ Single
 - ▶ Married
 - ▶ Widow / Widower
 - ▶ Divorcee
 - 6.8. **Reservation:** Some categories of applicants will be given reservation facility as per details given in clause 8. Failure to provide sufficient proof will result in the rejection of the application form.
 - 6.9. **SENIOR CITIZEN:** This is given in Clause 8.6, Page No. 6 of the Scheme brochure.
 - 6.10. **Pay Plan:** Applicant shall choose from One-time payment i.e. – LUMP SUM or payment through quarterly EMI's i.e. – INSTALLMENT

- 6.11. **Annual Income (In Rupees):** Here Fill up total Annual Income of the applicant (s) and his/her family (Husband/Wife & minor children).
- 6.12. All other items are self-explanatory.
7. No request in change of contents of Application Form shall be entertained after the closing date of scheme except any change in address.
8. Following Documents are required for completion of Application:
- a) Passport size photograph,
 - b) Government issued Photo ID proof with Address (Voter ID, Passport, Aadhar, Driving License, etc) of the Applicant,
 - c) Pan Card of the Applicant,
 - d) Cancelled Cheque of the Applicant,
 - e) Self-Declaration as per portal

स्व-घोषणा पत्र

मैं, _____ (आवेदक का नाम) _____ (आवेदक का पता) शपथपूर्वक घोषणा करता हूँ / करती हूँ कि

1. यह कि मेरे द्वारा गोविंद विहार आवासीय योजना में भूखण्ड आवंटन हेतु मथुरा वृन्दावन विकास प्राधिकरण में दिनांक _____ को आवेदन किया गया है।
2. मैं अपने परिवार का एकमात्र सदस्य हूँ जिसने गोविंद विहार आवासीय योजना के अंतर्गत मात्र एक ही भूखंड श्रेणी में एक भूखंड के लिए आवेदन किया है।
3. मेरे परिवार को मथुरा-वृन्दावन विकास प्राधिकरण की पूर्व या वर्तमान आवासीय योजनाओं में कोई संपत्ति यथा प्लॉट / अपार्टमेंट / फ्लैट आदि आवंटित नहीं किया गया है।

मैं, _____ (आवेदक का नाम), यह घोषणा करता/करती हूँ कि मैंने योजना दस्तावेज़ के सभी नियम और शर्तें पढ़ ली हैं। मैं यह भी घोषणा करता/करती हूँ कि ऊपर दिए गए सभी बयान मेरी जानकारी और विश्वास के अनुसार सही हैं।

घोषणा कर्ता/घोषणा कर्ती

मोबाइल नंबर: _____

Self-Declaration

I, _____ (Name of Applicant), residing at _____ (Address of Applicant), solemnly affirm that:

1. I have applied to Mathura Vrindavan Development Authority on _____ (date) for the Govind Vihar Residential Scheme for Allotment against residential plot.
2. I am the only member of my family who has submitted an application for only one plot category for a single plot under the Govind Vihar Residential Scheme.
3. My family has not been allotted any property, including a plot, apartment, flat, or any other type of asset, under any past or present residential schemes of the Mathura-Vrindavan Development Authority.

I, _____ [Name], hereby declare that I have read all the terms and conditions of the scheme document. I also declare that the above statements are true to the best of my knowledge and belief.

Applicant

Mobile No:

Annexure-II: Plot-wise Details of Govind Vihar Residential Scheme (Table-1)

Sr No.	Scheme Code	Category Bracket of Plots (In SQM)	No. of Plots	Rate per SQM	Registration Amount	
					SC/ST (5% of Estimated cost of the plot)	For other all applicants (10% of Estimated cost of the plot)
1	GVRS - 2024	R1 (90 to 150)	89	₹ 24,150.00	₹ 1,81,125.00	₹ 3,62,250.00
2		R2 (151 to 235)	22	₹ 24,150.00	₹ 2,83,763.00	₹ 5,67,525.00
3		R3 (330)	10	₹ 24,150.00	₹ 3,98,475.00	₹ 7,96,950.00
Total Number of Plots			121			

***Note:**

- The estimated Cost of the plot is the base rate, location charges shall be applicable over and above the estimated cost of plot.
- Reservation facility is applicable only to residents of Uttar Pradesh. Non-residents of Uttar Pradesh will be treated as General Category applicants and are required to pay 10% of the Earnest Money Deposit (EMD).
- Calculation for Registration amount:**
For ease in understanding the Registration Cost, let's take category "R1-(90 to 150)" as an example:
 - Area of Plot in the Category R1-(90 to 150) is taken as: 150 Sqm
 - Rate per Sqm is: INR. 24,150.00
 - Cost of Plot (a*b): $150 * 24150 = \text{INR. } 36,22,500.00$
 - Registration cost for SC/ST applicants of Uttar Pradesh (5% of Cost of Plot) (5%*c): $5% * ₹ 36,22,500.00 = \text{INR. } 1,81,125.00$
 - Registration cost for all other Applicants (10% of Cost of Plot) (10%*c): $10% * ₹ 36,22,500.00 = \text{INR. } 3,62,250.00$