



**DELHI DEVELOPMENT AUTHORITY  
COORDINATION (HOUSING)  
VIKAS SADAN, INA, NEW DELHI**

**CIRCULAR**

No. F/1/0001/2025/CORD/-O/o DD (Coordination)/2582

Date: 06.01.2025

**Subject: Launching of DDA Special Housing Scheme 2025 (e-Auction) for sale of available HIG, MIG & LIG flats in various sought-after localities on “as is where is” basis:**

Delhi Development Authority is launching **DDA Special Housing Scheme 2025 (e-Auction)** for sale of available HIG, MIG & LIG flats in various sought-after localities on “as is where is” basis.

2. The following flats will be offered in e-Auction mode:

SN	Flat Cat.	Locality	No. of Flats *	Approx. Range of Plinth Area of flat (in Sqm.) **	Broad Range of Tentative Reserve Price (Rs. In Lakh) ***
1	HIG	Vasant Kunj at Mahipalpur Road	7	129 to 141.5	177 to 194
2	MIG	Dwarka, Sector 14, Phase II	20	116.27 to 132.35	128 to 147
3	MIG	Dwarka, Sector 19B, Pkt 3	18	119.66 to 129.98	136 to 148
4	MIG	Vasant Kunj at Mahipalpur Road	2	89 to 90	94 to 95
5	MIG	D-6, Vasant Kunj	2	107 to 118	147 to 166
6	MIG	Sector 17, Dwarka	2	68 to 80	71 to 84
7	MIG	Sector 13, Dwarka	1	79.45	83
8	MIG	Sector 10, Dwarka	2	82 to 88.5	85 to 92
9	MIG	Jahangirpuri	10	69 to 100	114 to 139
10	MIG	East of Loni	1	64	57.1
11	LIG	Vasant Kunj at Mahipalpur Road	2	60 to 71.1	52 to 62
12	LIG	East of Loni	2	41.64	29
13	LIG	Zafraabad	1	42.4	29.4
14	LIG	Rohini Sector 16	5	46.8 to 48.4	37.4 to 40

15	LIG	Rohini Sector 20	1	40.67	45.21
16	LIG	Rohini Sector 21	1	43.33	48.3
17	LIG	Sector 23B, Dwarka	3	33.3 to 33.82	28 to 28.51
18	LIG	Ashoka Pahari along Faiz Road	30	44.73	44.4
			<b>110</b>		

**Note:**

\* Number of flats may change at the time of launching of the scheme and number of flats at particular Locality/Zone may be changed subject to availability.

\*\* Plinth Area includes common area and **it may vary from flat to flat.**

\*\*\* The demand letter for a flat will be issued as per eligible H1 bid received against that flat. Therefore, the demand amount will vary between flats depending on amounts of H1 bids. The tentative reserved price **does not include maintenance charges, conversion charges and water connection charge.** These charges will be included at the time of issuance of demand letter.

3. The schedule of the e-Auction would be as follows:

Sr. No.	Event	Date
1.	Date of issue of circular for e-auction of flats	06.01.2025 (Monday)
2.	Registration & Submission of EMD Starts	14.01.2025 (Tuesday) 11.00 AM onwards
3.	Last date of Online Registration for participating in e-auction & submission of online EMD	04.02.2025 (Tuesday) Upto 6:00 P.M.
4.	Final Submission of Application	06.02.2025 (Thursday) Upto 6:00 P.M.
5.	Commencement of online e-Auction (flat-wise schedule to be announced subsequently)	11.02.2025 (Tuesday) onwards

(Any changes in above schedule will be notified only on DDA website [www.dda.gov.in](http://www.dda.gov.in) and <https://eservices.dda.org.in>)

- Participants have to get themselves registered on the e-auction portal which can be accessed on visiting <https://dda.etender.sbi/SBI/> & pay an amount for Rs 2,500/- (including GST) which is non-adjustable & non-refundable, separately against each flat they wish to bid for towards processing fee.
- In order to participate in the Bidding Process, the prospective Bidder is required to make online payment as mentioned in the table below towards Earnest Money Deposit (EMD) separately against each flat they wish to bid for, through e-payment gateway of e-Auction portal, to be eligible for participation in the e-Auction.

Sno.	Flat Category	EMD
1.	LIG (1 BHK)	Rs. 4,00,000/-
2.	MIG (2 BHK)	Rs. 10,00,000/-
3.	HIG (3 BHK)	Rs. 15,00,000/-

**Note: In case of surrender of flat after successful declaration of H1 bidder through online e-Auction, full EMD applicable will be forfeited.**



6. **Reserve Price:** The reserve price for these flats has been determined in accordance with DDA's standard costing policy and following the norms of PAR/PDR for the current year FY 2024-25, which will be used as base price for e-Auction.
7. **Maintenance Charges:**  
With regard to maintenance charges, the same will be levied in the manner as stipulated in the brochure of the relevant scheme in which these flats were initially offered for the first time. For left out MIG flats of e-Auction at Sector 14, Dwarka, the maintenance charges will be governed by the same terms & conditions of Diwali Special Housing Scheme 2023 (e-Auction). As far as left out MIG flats of Sector 19B, Pkt-3 of Dwarka is concerned, maintenance charges will be administered with the same terms & conditions of DDA Housing Scheme 2021. However, it is clarified that with regard to maintenance of these flats, relevant terms and conditions will be the same as per the scheme in which they were offered for the first time. Further, it is clarified that the reserved price doesn't include maintenance charges and the same shall be included in the demand cum allotment letter in addition to the H1 price.
8. These flats are leftover flats from housing pockets offered earlier under different housing schemes which have been carried forward and are being offered by DDA on **As-Is-Where-Is Basis**. In view thereof, the Bidders are advised to carry out field visit to the respective housing pockets to assess and inspect the flats offered at any time at his/her own cost and satisfy themselves with regard to location, size and price of flats before applying under this scheme.
9. The reservation to special categories will be provided as per the clause 8 of [DDA Dwarka Housing Scheme 2024 \(e-Auction\) brochure](#).
10. The remaining **terms & conditions** will be as per the [DDA Dwarka Housing Scheme 2024 \(e-Auction\) brochure](#).

This issues with the approval of Competent Authority.

  
**Commissioner (Housing)**