

TERMS AND CONDITIONS FOR AUCTION OF RESIDENTIAL PLOTS

Auction of plot(s) by auction is subject, to the following terms and conditions:

1. Sale of plot(s) by auction is subject, to the provisions of the Punjab Regional and Town Planning and Development Act, 1995 and rules/regulations framed there under from time to time.
2. The intending bidders are required to deposit refundable/adjustable eligibility fee Rs. 30,000/- (Rs.Thirty Thousand only) .The amount of eligibility fee shall be paid in cash or by an account payee demand draft drawn in favour of Bathinda Development Authority payable at Bathinda against proper receipt issued by the office of Estate Officer BDA, Bathinda, before the commencement of the auction. Any person interested to bid for more than one site will be required to deposit the eligibility fee separately for each plot. No. person/Company(s) or association(s) is eligible for participation in the auction if the eligibility fee is not deposited before the commencement of the auction.
3. The reserve price for corner plots shall be 10% extra & 5% extra for park facing.
4. Successful bidders shall have to pay 10% (ten Percent) of the highest bid amount in cash or by an account payee demand draft drawn in favour of Bathinda Development Authority payable at Bathinda at the fall of hammer Another 15% (fifteen percent) of the bid amount shall be paid within 30 (thirty) days from the date of auction. The balance 75% (Seventy five percent) amount shall be paid either in 6 (six) equated half yearly installments with interest @ 12% (twelve percent) per annum or can be paid in lump-sum within 60 (sixty) days from the date of issue of the allotment letter whereby a rebate of 5% (five percent) will be given on the balance 75% (seventy five percent) amount. In case of payment by installments, the first installment will become due immediately after one year from the date of auction. The payment shall be accepted only by means of an account payee demand draft drawn in favour of Estate

Officer Bathinda. Development Authority payable at Bathinda. Payments by cheque will not be accepted.

5. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30 (thirty) days from the date of auction, then the 10% (ten percent) amount already deposited by him shall be forfeited and the applicant will have no claim in this regard. However, this period can be further extended up to 180 days, on making a written request of the applicant within 30 days on payment of surcharge and penal interest of the delayed period, Surcharge shall be @ 1.5% for 30 days, 2% for 60 days, 2.5% for 90 days and 3% for 180 days of delayed payment. In addition penal interest shall also be charged @ 18% for the delayed period.
6. In no case a bid less than the reserve price shall be accepted.
7. No person whose bid is accepted shall be permitted to withdraw or surrender his bid on any ground, and in case he does so, his eligibility fee shall stand forfeited in full.
8. The Chief Administrator, BDA, or any-other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from auction without assigning any reason, even if the bid is higher than the reserve price.
9. In case the highest bid is not accepted, the eligibility fee shall be refunded in full but without any interest.
10. BDA will issue the detailed allotment letter to the successful bidder within a period of 6 weeks after the conduct of auction and on receipt of 25% (twenty five percent) amount.
11. No separate notice will be sent for the payment of half yearly installments Payment shall be made in accordance with the schedule to be mentioned in the allotment letter.
12. In case the installment is not paid by the due date then without prejudice to any action under section 45 of the Punjab Regional and Town Planning

and Development Act. 1995, allottee shall be liable to pay penalty on the amount due. at the following rates for the delayed period:-

Sr.No.	Delayed period	Rate of penalty
1.	If the delay is upto one year	Normal applicable rate of interest-3% pa for the delayed period.
2.	If the delay is upto 2 year	Normal applicable rate of interest-4% pa for the delayed period.
3.	If the delay is upto 3 years or more	Normal applicable rate of interest-5% pa for the delayed period.

13. In case a person bids on behalf of a firm or company or an association etc. the bidder shall produce to the satisfaction of the presiding officer, necessary documents to show that the firm or company or an association, as the case may be has been duly registered under the relevant law and that bidder has the authority to bid and enter into an Agreement of Sale on its behalf with BDA.
14. The possession of the site will be given within 90 (Ninety) days from the date of issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date. The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of the building plans.
15. The allottee shall have to complete the building within 3 (three) years from the date of issue of allotment letter, after getting the plans of the proposed building approved from the Estate Officer. This period of 3 years may be extended by the Estate Officer in the manner and on payment of such fee as fixed by the Authority or its committee from time to time, if he satisfied that the failure to complete the building within the said period was due to a cause beyond the control of the allottee. If the allottee fails to make a request or to satisfy the Estate Officer for non construction of the building the Estate Officer shall resume the site as per provisions of the Punjab Regional and Town Planning and Development Act, 1995 and Rules/regulations made there under as amended from time to time.

16. The land shall continue to vest in the Bathinda Development Authority until the entire consideration money together with interest or any other amount due, if any, to the Authority on account of sale of such site, is paid in full to the Bathinda Development Authority.
17. The allottee shall have no right to transfer, by way of sale, gift, mortgage or otherwise, the site or any right title or interest therein, except by way of lease on monthly basis same with the permission of the Estate Officer. While according such permission on the application of the allottee, the Estate Officer may impose fee/charges as may be determined by the Authority, from time to time. Such a transfer will be granted in accordance with the provisions of transfer policy adopted by and as amended from time to time.
18. Plot shall be used only for residential purposes and not for any other purposes whatsoever.
19. No fragmentation/sub-division of the site and change of land use shall be permitted.
20. On payment of the entire consideration money together with interest due to the Bathinda Development Authority on account of sale of the site the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer, within three months of the payment of entire consideration money together with interest or any other amount due to BDA on account of transfer of the land.
21. The allottee shall have to pay all general and local taxes, rates and fees imposed or assessed on the said plots/buildings by the competent authority. This shall include maintenance charges in respect of infrastructure facilities and other facilities as determined by the Bathinda Development Authority or by the Municipal Corporation or Municipal Committee or any other statutory authority as the case may be.
22. The site is offered on "as is where is" basis and the Authority will not be responsible for leveling the site or removing the structures, if any, thereon.

23. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the bidder would be required to deposit the additional price for the excess area proportionately as per auction price.
24. The Competent Authority may, by his officers and representative at all reasonable time in reasonable manner after 24 (Twenty four) hours notice in writing enter in and upon any part of the plot/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent rules, Acts and regulations as amended from time to time.
25. The Competent Authority shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, Conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith.
26. The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to the orders and other instructions as may be issued by the Competent Authority from time to time.
27. BDA, building controls will be applicable for the construction on the sites.
28. BDA reserves the right to modify and change the lay-out plan without assigning any reason,
29. No interest will be paid for any amount whatsoever deposited with.
30. In case of any dispute or difference arising out of the terms and conditions of auction or allotment letter, the same shall be referred to the Chief Administrator BDA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.