

TERMS AND CONDITIONS FOR ALLOTMENT OF INSTITUTION SITES

- 1) The land shall be offered on "as is where is basis"
- 2) The exact dimensions of the plot and area are subject to variations as per measurement at the time of actual delivery of possession at site.
- 3) In Case of enhancement land compensation by Courts, increase in area or otherwise, organization will be liable to pay additional cost, as determined and communicated by Estate Officer.
- 4) 50% of the tentative price after adjusting the token money of already deposited shall be paid within days of issue of intent letter.
- 5) In case of failure to make the payment within the stipulated period, the letter of intent is liable to be cancelled. However, this period can be further extended up to 3 months, on making a written request and payment of surcharge and penal interest for the delayed period.
- 6) Surcharge shall be @ 1.5% for 3 months of delayed payment. In addition penal interest shall also be charged @ 18% per annum for the delayed period.
- 7) Allotment letter containing detailed terms and conditions shall be issued after payment of 50% of the price of land.
- 8) The remaining 50% of the actual price shall be payable in four annual equated installments along with 12% interest per annum or in lump sum without any interest within 60 days from the date of issue of allotment letter. In case the lump sum payment is made within 60 days from the issue of allotment letter, 5% rebate on the balance price will be given.
- 9) The site shall continue be belong to the Punjab Planning and Development Authority until the entire consideration money together with interest and other amount, of any, due to the Authority on account of sale of such site, is paid.
- 10) Organization shall have no right to transfer, by way of sale, gift, mortgage or otherwise, the site or any its rights, title of interest the rest therein, till such time, the entire consideration money is paid, save with the permission of the Chief Administrator, Bathinda Development Authority, Bathinda.
- 11) One payment of the entire consideration money together with interest due, organization shall 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 the entire consideration money together with any other due amount or interest.
- 12) Organization shall be required to take possession of the site within 30 days w.e.f the issue of this letter. After taking over the possession, organization shall submit the building plans within 60 days from the date of possession to Bathinda Development Authority, Bathinda for approval by the competent authority. Bathinda Development Authority, Bathinda shall take further 60 days for approval of the building plans. Organization shall be required to start construction within 30 days from the approval of building plan.
- 13) Organization will have to complete the construction of the building on the site within four years from the date of allotment after getting the purposed building plans approved by the Competent Authority. However, where Bathinda Development Authority, Bathinda is unable to give possession, in time, the period of four years shall be counted from the date of possession. In case, the approval of building plans is delayed beyond the period of 60 days for no fault of the allottee, corresponding extension would be given for the time allowed for completion of construction.

Explanation: - "Completion means construction of at least 25% of the permitted FAR with functioning electric, water supply and sewerage connections, and commencement of the activities of the institution from the premises.

- 14) In exceptional circumstances, on the request of the allottee, an extension of two more years can be granted by the Chief Administrator, BDA, on payment of extension fee at the rates applicable from time to time.
- 15) On completion of the building organization will obtain completion certificate from the competent authority of Bathinda Development Authority, Bathinda.
- 16) No fragmentation of the site shall be permitted.
- 17) Organization will pay general and local taxes, rates processing imposed or assessed on the said site/building by the Municipal or any other authority competent to levy such taxes and rates.
- 18) The Authority will not be responsible for leveling the uneven site.
- 19) The Authority may, by its officers and servants at all reasonable times and in reasonable manner after 24 hours notice in writing enter in the upon any part of the plot/building erected whereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under the Punjab Regional and Town Planning and Development Act, 1995 and rules and regulations made there under.
- 20) The Authority shall have full rights, powers and authority at all times to do through its officers or servants all acts and things which may be necessary or expedient for the purpose of enforcing compliance with all the or any of the terms, conditions and reservation imposed and to recover from organization as first charges upon the said, the cost of doing all or any such act and things and all cost, incurred in connection therewith, or in any way relating therewith.
- 21) Any change in address must be notified by registered A.D. post to the Estate Officer Bathinda Development Authority, Bathinda.
- 22) In case of any dispute of difference arising of terms of allotment of the site allotted to organization the same shall be referred to the sole arbitration of the Chief Administrator or any other person appointed by him. It will not be objected the Arbitrator is an employee of the Authority and that he has deals with the matter to which the allotment pertains or that in the course of his duties as an employee of the Authority, he has expressed view on all or any of the matters in dispute of difference. The Award of the Arbitrator shall be final ad binding on the both parties.

Estate Officer,
BDA, Bathinda.