



DELHI DEVELOPMENT AUTHORITY

DOCUMENT FOR 18th PHASE E-AUCTION (2023)

OF

Residential Properties on 'as is where is basis'

(Complete offer document is available on e-auction website
www.ddaeaauction.ewizard.in and DDA website www.dda.gov.in. Corrigendum, if
any, shall only be available on above websites.)

[Signature]
11/10/23

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उप निदेशक (ओ.एम.सी.) / Dy. Director (OSB)
भूमि निपटन / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
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07/10/23

Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

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CHINEET SAPRA
Dy. Director LAB (Resd.)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-110023

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 (Rohini)

Schedule of Bidding Program

E-Auction of Residential Properties on 'as is where is basis'

1.	Issue of Notice for e-auction of Residential Properties	8.10.2023
2.	Help Desk operational for training and information on e-auction	09.10.2023 from 11:00 AM
3.	Period of availability of application for e-auction / offer documents from www.ddaeuction.co.in	09.10.2023
4.	Last Date of online submission of EMD.	06.11.2023 Up to 6:00 PM
5.	Reserve Price of the Residential Properties	As per Annexure: I
6.	Reserve Price of the Small Size Residential (Rohini) Properties	As per Annexure: II
7.	Date and time of online bidding of Residential Properties (Annexure: 1)	08.11.2023 (10:00 AM To 01:00 PM)
8.	Date and time of online bidding of Small Size Residential (Rohini) (Annexure: II)	08.11.2023 (10:00 AM To 01:00 PM)

(Any changes in above schedule will be notified only on DDA website www.dda.gov.in and e-auction website www.ddaeuction.ewizard.in)

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DISCLAIMER

The information contained in this e-auction document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Delhi Development Authority (DDA in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this e-auction document and such other terms and conditions subject to which such information is provided.

This e-auction document is not an agreement and is neither an offer nor invitation by DDA to the prospective Applicants or any other person. The purpose of this e-auction document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this e-auction (the "Application"). This e-auction document includes statements, which reflect various assumptions and assessments arrived at by DDA in relation to the Auction. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-auction document may not be appropriate for all persons, and it is not possible for DDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-auction document. The assumptions, assessments, statements and information contained in this e-auction document may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e-auction document and obtain independent advice from appropriate sources.

Information provided in this e-auction document to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

DDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be

incurred or suffered on account of anything contained in this e-auction document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-auction document and any assessment, assumption, statement or information contained therein or deemed to form part of this e-auction document.

DDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-auction document. DDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this e-auction document.

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GENERAL INSTRUCTIONS TO BIDDERS/PROSPECTIVE BIDDERS

1. Delhi Development Authority (DDA) invites e-Auction for the sale of Residential Plots as per details described at ANNEXURE: I and ANNEXURE: II under the Delhi Development Authority (Disposal of Developed Nazul Land) Rules, 1981, on 'as is where is basis' as per the Terms and conditions described in the Auction Document. It will be presumed that the bidder has visited the site and satisfied himself/herself with the prevalent site conditions in all respects including status and infrastructural facilities available, etc. before participating in the e-Auction and submitting the bid.

1.1 Only registered bidders, who are eligible and have paid EMD online, will be able to participate in this e-auction.

1.2 **Format and Signing of Proposal:** Bidders would provide all the information as per this E-Auction Document and in the specified formats. DDA reserves the right to reject any proposal for bid that is not in the specified formats.

1.3 **Proposal Preparation Cost:** The Bidder shall be responsible for all the costs associated with the preparation of his Proposal for bid and participation in the bidding process. DDA will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding.

1.4 **Language and Currency:** The Proposal for bid and all related correspondence and documents shall be written in the English language. The currency for the purpose of the Proposal shall be the Indian Rupee (INR).

1.5 **Cost of E-Auction Document:** The bidders have to download e-Auction Documents from DDA website www.dda.gov.in or e-auction website www.ddaeuction.ewizard.in free of cost.

1.6 **Clarifications:** To assist in the process of evaluation of Proposals for bids, DDA may, at its sole discretion, ask any Bidder for clarification on its Proposal. The request for clarification and the response shall be in writing or by facsimile. No change in the substance of the Proposal of bids would be permitted by way of such clarifications.

1.7 **Amendment of E-Auction Document:** At any time prior to the Proposal of bid Due Date, DDA may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the **E-Auction** Document. Any modification thus issued will be informed to all the prospective bidders by

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notifying on DDA website as well as e-auction website. Such modification will be binding upon all bidders participating in E-Auction process.


1.8 Confidentiality: Information relating to the e-auction process shall not be disclosed to any person not officially concerned with the process. DDA will treat all information submitted as part of Proposal in confidence and will not divulge any such information unless it is ordered to do so by any authority that has the power under law to require its disclosure.

1.9 DDA's Right to Accept or Reject Proposal: DDA reserves the right to accept or reject any or all of the Proposals/e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the bidding process, at any time prior to confirmation of bid, without liability or any obligation for such acceptance, rejection or annulment.

1.10 Force Majeure: The bidders shall not be responsible for failure or delay in performing their obligations under presents due to force majeure, which shall include natural calamities including epidemic, lightning, earthquake, flood, storm, or other unusual or extreme adverse weather or environmental conditions. If the circumstances leading to force majeure occur, the affected party shall give notice thereof to the other party i.e. DDA. The notice shall include full particulars of the nature of Force Majeure event, the effect it is likely to have on the Affected Party's performance of its obligations and the measures which the Affected Party is taking, or proposes to take, to alleviate the impact of the Force Majeure Event and restore the performance of its obligations. The obligations of the Affected Party shall be suspended to the extent they are affected by the Force Majeure.

1.11 Disputes: In case of disputes, only Local Courts in Delhi shall have jurisdiction.


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CHAPTER - I

E-AUCTION DETAILS FOR PRESENT AUCTION

2.1 Eligibility:

- i) Any person, who has attained the age of majority, a group of persons, Firm, Company, Proprietary Firm, Partnership Firm, Joint Venture, or Consortium, or Registered Co-operative Society may participate in the e-auction and submit bid for the allotment of the residential plots on free hold rights basis. No Bid shall be accepted if given in the name or on behalf of a proposed company.
- ii) The bidder must be a Citizen of India and he/she should be competent to enter into a contract.
- iii) No change in name of the bidder will be allowed under any circumstances.
- iv) NRIs and PIOs may also participate in the e-auction programme as per the Notification No. FEIA/212000/RB dated 03.05.2000 issued by RBI. FDI upto 100% is permitted on automatic route in the Residential sector and subject to other rules and regulations framed in this behalf.

2.2 Earnest Money Deposit: To be able to participate in e-auction, the prescribed EMD amounting to 25% of the bid premium is to be submitted in two stages as follows:

- a) 5% of the Reserve price at first stage by all Bidders i.e. before participation in the e-auction programme.
- b) The difference of 25% of the Bid amount and 5% reserve price at second stage by successful bidder (H-1 Bidder) within seven days from the issue of LOI after acceptance of their bid by the Competent Authority.

"LOI shall be issued online through BHOOMI Portal only. URL of BHOOMI Portal only is <http://eservices.dda.org.in/user>.

Further, it is clarified that no formal LOI shall be issued through either offline mode or through e-Auction Portal i.e. www.ddaeuction.ewizard.in. LOI will be communicated to bidder only through system generated email ddaeuction@dda.org.in to those bidders whose H1 bid will be accepted by Competent Authority. The bidder is also requested to kindly check the spam folder."

Agreed & signed
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Process for making LOI payment and acceptance: -

The Successful H-1 Bidders (new users/ users whose PAN No. is not registered) will require to login on BHOOMI Portal (URL <https://eservices.dda.org.in//users>) using login details provided via registered email ID registered for e-auction. The existing BHOOMI/AWAS user whose PAN number is registered can use their existing user ID and password as login credentials. For more details clarification dt. 17.12.2021 may be referred. The same is available on BHOOMI portal.

c) If full amount of 2nd stage EMD is received within 2 (two) working days of the expiry date mentioned in the LOI, then, the delay period in the payment of 2nd stage EMD shall be automatically regularized on deposit of token penalty as follows:

In case the H1 Bid amount is -

- (1) less than or equals to Rs. 1 Crore - penalty shall be 5000/-
- (2) more than Rs. 1 Crore but less than or equals to Rs. 10 Crores - penalty shall be Rs. 10,000/-
- (3) more than Rs. 10 Crores - penalty shall be Rs. 20,000/-

d) No case where full amount (excluding penalty as above) of 2nd stage EMD is deposited after the regularizable delay period shall be considered for regularization.

e) The penalty should be deposited alongwith the 2nd stage EMD amount by the applicant. However, in cases where the bidder fails to deposit penalty (but makes full payment of 2nd stage EMD within the regularizable period), the Penalty amount shall be included in the Letter of Demand and would be required to be paid along with the balance 75% premium.

f) If the successful bidder fails to deposit 2nd Stage EMD in stipulated period then 1st stage EMD (5% of Reserve Amount) submitted along the Bid shall be forfeited.

g) The EMD shall be payable on-line through NEFT/RTGS/E-PAYMENT on DDA's e-auction portal i.e. www.ddaeuction.ewizard.in. Detailed instructions to guide the bidder through the e-Payment steps are available on the said portal/website.

h) No offer/bid shall be accepted without successful payment of Earnest Money Deposit.

i) The Earnest Money Deposit will be adjusted in the payment against the premium of bid payable to the Authority by the successful Bidder (H-1 Bidder).

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j) The Earnest Money Deposit paid by the bidders, whose offers have not been accepted shall be returned to them without any interest. The same shall be refunded electronically in their Bank account of the unsuccessful bidders generally within 15 days of the completion of auction process. The advance deposit shall not be adjusted against any other scheme.

k) Only the Bidders making payments of first stage EMD, will be allowed to participate in the e-Auction process.

2.3 Submission of the Bid:

2.3.1. The intending bidders can register/Participate in the bidding process once they get themselves registered on the e-auction portal i.e. www.ddaeuction.ewizard.in.

2.3.2. For participation in this process, the intending Bidders are required to submit/pay EMD amounting to 5% of the reserved price, as detailed in **clause 2.2** above. All payments are required to be made online.

2.3.3 Bid received by Post /Courier shall not be entertained.

2.3.4 Documents to be uploaded online alongwith Application Form:

- i) Scanned copy of Affidavit (format as per Annexure: III)
- ii) Letter of Intent and Application (format as per Annexure: IV)
- iii) Application form (Annexure: V)
- iv) Copy of PAN Card.

2.3.5 Request form of each plot is to be submitted separately with separate EMDs.

2.3.6 Opening of Bids (Start date of online bidding)

The e-auction of Residential properties will start on **08.11.2023** from 10:00 AM onwards.

The e-auction of Small Size Residential Rohini properties will start on **08.11.2023** from 10:00 AM onwards.

2.4.1 The accepting officer, subject to confirmation of the VC, DDA, normally accept the highest Bid for a plot, provided that it is above the reserve price and found to be competitive enough to reflect the market value of the plot auctioned for.

2.4.2 The confirmation of the highest Bid shall be in the sole discretion of the Vice Chairman, DDA who does not bind himself to confirm the highest bid and reserve to himself the right to reject all or any of the bid without assigning any reasons. Any Bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.

2.4.3 After the bids are confirmed/accepted by the Competent Authority, a communication shall be sent to the successful bidder and the second stage EMD to be submitted within 7 days from the Date of issue of LOI online payment. In case the second stage EMD is not submitted within the stipulated period, the first stage EMD (5% of the reserve price) submitted along the Bid shall be forfeited.

2.4.4 After deposit of second stage EMD, the DDA shall issue a Demand- cum- Allotment Letter for the plot to the bidder whose bid has been accepted through registered post calling upon him to remit the balance 75% amount/premium of the bid offered within 60 (sixty) days of issue of this Letter.

2.4.5 In case the payment of balance premium is not received within the stipulated period as in the Demand-cum-Allotment Letter, the bid shall automatically stand cancelled and the entire EMD (25% of premium offered) shall stand forfeited without any notice. In that eventuality, DDA shall at liberty to re-auction the plot.

2.4.6 The VC or the Accepting Officer shall generally within 15 days of the date of completion of e-auction process, communicates to all other bidders, non-acceptance of their bids and return the earnest money received from them without any interest.

2.4.7 The bidder after submission of Bid shall not be permitted to withdraw, surrender or modify his bid on any ground whatsoever. If he withdraws or surrenders the Bid, the entire amount of earnest money shall be forfeited which shall be without prejudice to other rights or remedies available to DDA.

2.5 Validity of Offer

The Bidders shall keep their offer valid for acceptance by the Competent Authority for a period of 180 days. If the bidder withdraws his offer within the period of 180 days, earnest money deposit paid by him shall be forfeited without any show cause notice.

2.6 Right to reject bid

- i) Delhi Development Authority reserves the right to reject any/all bids without assigning any reason.
- ii) The confirmation of the highest bid shall be at the sole discretion of the Vice Chairman, DDA who does not bind himself to confirm the highest bid and reserves to himself the right to reject all or any of the bids without assigning any reason.
- iii) The EMD paid by the bidders, whose bids are not accepted by the Competent Authority, shall be returned to them without any interest. The same shall be refunded electronically in their Bank account of the unsuccessful bidders generally within 15 days of the completion of auction process. The advance deposit shall not be adjusted against any other scheme.


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TECHNICAL TERMS AND CONDITIONS OF ONLINE E-AUCTION

1. Prospective bidders shall ensure the following before participating in e-auction.

- a) Bidders have to get themselves registered on the e-auction portal i.e. www.ddaeuction.ewizard.in by making online payment for Rs.2000 + GST. Help is provided to the prospective bidders for registration at DDA Help Desk, Vikas Sadan, INA, New Delhi and at the Tender Wizard Helpdesk, Unit No.202-203, 2nd, Floor, H.B. Twin Tower, Tower-I, Netaji Subhash Place, Pitampura, New Delhi-110034.
- b) Bidders shall have a valid class III Digital Signature Certificate (DSC) issued by any of the authorized certifying authority. Help is provided to prospective bidders for procuring digital signatures at the help desks mentioned at (a) above.
- c) Bidders shall safely keep their User ID and password, which will be issued by the online service provider upon registration, and which is necessary for e-bidding.
- d) Bidders shall not disclose their User ID as well as password and other material information relating to the bidding to any one and safeguard its secrecy.
- e) Bidders are advised to change the password immediately on receipt from the e-auctioning portal.
- f) Bidders should not use the same generated NEFT challan for multiple payments.
- g) Bidders should make only one single payment for the respective auctions and do not use multiple payments for the same auction.
- h) Bidders should update the correct Account Number details in their profile for Refund process. If any discrepancy in the account number, Refund transactions will get reject and it takes around 10-15 days to get refund.

2. Time Extension:

If any market leading bid (bid higher than the highest at the point in time) is received within the last Ten (10) minutes of closing time, the time of auction sale will get automatically extended by another Ten (10) minutes and subsequently, if no further bid higher than the last quoted highest bid is received within the said extended Ten minutes, the auction sale will be automatically closed at the expiry of the extended Ten (10) minutes.

3. Training and Assistance Booth for the prospective Bidders:

For facility of the prospective bidders, a Helpdesk has been set up at Nagrik Suvidha Kendra, DDA Office, D-Block, Vikas Sadan, INA, New Delhi-23. Prospective bidders can get the required training and information on e-auctioning process on working days during working hours.

4. **Bids:** Once the bid is placed, the bidder cannot reduce or withdraw the bid for whatever reason. If done so, the EMD amount shall be forfeited.

5. The bidders are required to quote for the rate with reference to the property put on e-auction over and above the reserve price mentioned in the **Annexure: I** and **Annexure: II**. E-auction will start and end as per schedule mentioned in offer document. The bid for e-auction shall start with minimum one increment above the reserve sale rate. The reserve price as mentioned in the document may not be treated as final price. Minimum increment of bid in e-auction for rate mentioned in Annexure: I and Annexure: II shall be as given in table below:

Annexure: I Residential Properties	Increment value per entity or multiple thereof
For Sl. No. 1 To Sl. No. 46	Rs. 50,000 (Increment Value)

Annexure: II Small Size Residential (Rohini) Properties	Increment value per entity or multiple thereof
For Sl. No. 1 To Sl. No. 19	Rs. 50,000 (Increment Value)

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6. Note of caution for the Bidders:

i) Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at the Bidders end. To avoid losing out on bidding because of above-mentioned reasons, it is advised to have reliable internet connection and ICT equipment and not to wait for the last moment for submitting your bid.

ii) The Bidder is expected to carefully examine all the instructions, guidelines, terms and conditions and formats of the E-Auction. Failure to furnish all the necessary information as required or submission of a proposal not substantially responsive to all the requirements of the E-Auction shall be at Bidder's own risk and may be liable for rejection.

7. LOI (Letter of Intimation): The Letter of Intimation shall be issued to H-1 Bidder, online within 7 days of approval of the acceptance of bid by Competent Authority.

8. Acknowledgement of Letter of Acceptance (LOA): Within a maximum of 7 days from the date of issue of the Letter of Intimation, the H-1 Bidder shall acknowledge the receipt of LOA and give his concurrence by signing the letter, though uploading the same on the e-auction portal www.ddaeauction.ewizard.in.


दिशांत चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ.एस.बी.) / Dy. Director (OSB)
भूमि निपटान / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023


Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023


ABHINEET SAPRA
Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

GENERAL TERMS & CONDITIONS OF THE E-AUCTION

Terms and conditions for sale by Auction, by the Delhi Development Authority, on behalf of the President of India, on freehold basis of residential plots under the Delhi Development Authority. (Disposal of Developed Nazul Land) Rules-1981.

I. ELIGIBILITY

1.(a) Any individual, who is not a minor and is a citizen of India, may purchase Freehold rights in any one plot, by bid in the auction if he/she, his wife/her husband or any of his/her minor or dependent children or dependent parents or dependent minor sisters and brothers, ordinarily residing with him/her do not own in full or in part on Leasehold or Freehold basis, any residential plot or flat or house/or have been allotted on hire purchase basis residential plot or house exceeding 67 Sq. Mtrs. in the Union Territory of Delhi, and neither he/she has transferred any residential plot/house/flat to anyone in the past, nor has transferred his /her membership in any Cooperative House Building Society/C.G.H.S. in Delhi.

1.(b) Public Sector Banks Companies & Firms shall be allowed to participate in auction programme of residential properties provided the premises is used for bonafide residential purpose of their staff. They will be allowed to purchase only one plot as specified in Nazul Rule.

1.(c) The Bidder/Purchaser must be a citizen of India or an NRI or a person of India Origin (P.I.Os). The permission of NRIs & PIOs shall be governed under FEMA regulation framed under notification FEMA No. 21/2000 R.B. dated May 03, 2000. The person of India origin will mean an individual (not being a citizen of Pakistan or Bangladesh or Sri Lanka or Afghanistan or China or Iran or Nepal or Bhutan), who (i) at any time, held Indian Passport, or (ii) who or either of whose father or grandfather was a citizen of India by virtue of the constitution of India or the Citizenship Act, 1955 (57 of 1955) and he or she is competent to enter into contract. Attested copy of passport to be attached with Bid application forms by NRI/PIO to establish the identity.

2. If the purchaser is married, then it's his/her own will/liberty to include the name of spouse in the bid.

3. No person whose bid has been accepted by the officer conducting the Auction shall be entitled to withdraw his bid.

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4. A change in the name of the intending purchaser shall not be allowed at any cost till the execution of Conveyance Deed.

5. The area of residential plots announced are only approximate, and the persons whose bids are accepted should be prepared to accept variation up to 15% either way in the area announced, subject to adjustment of cost in proportion to the amount on the accepted bid.

II BIDDING AT AUCTION AND SUBMISSION OF APPLICATION:

1. The officer, conducting the Auction may, without assigning any reasons, withdraw any plot from the Auction at any stage.

2. The bid shall be for the amount of premium offered for the Freehold rights in the plot. The plot is being auctioned on "as is where is basis". It is presumed that the intending purchaser has inspected the site and has familiarized himself/herself with the prevalent site conditions in all respects before offering the bid. If any tree exist in any of the plot, it would be responsibility of the auction purchaser to get it removed after obtaining approval of the concerned Authorities and DDA will not be a party for obtaining permission etc. after closer of bid.

3. Brochure and the application form can be downloaded from our website www.ddaeuction.ewizard.in.

4. The accepting officer shall subject to the confirmation of the VC DDA, normally accept the bids, subject to confirmation by the Competent Authority, the highest bid offered at the auction and the person whose bid has been accepted shall pay, at the closure of bid, Earnest Money, a sum equivalent to 25% of bid amount by way of RTGS in favor of DDA. If the Earnest Money is not paid, it shall be deemed that the bid has been revoked/withdrawn and the amount, as specified in Clause-2.2(a) of Chapter I above, shall stand forfeited to DDA.

5. The accepting officer shall subject to confirmation of the VC, DDA, normally accept the highest bid for a plot provided that it is above the reserve price and found to be competitive enough to reflect the market value of the plot auctioned for.

6. The confirmation of the highest bid shall be at the sole discretion of the Vice Chairman, DDA who does not bind himself to confirm the highest bid and reserve the right to reject all or any of the bidder without assigning any reasons. Any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.

7. If the bid is not accepted, the Earnest Money will be refunded to the bidder without any interest. If DDA has to withdraw the plot from auction (including not handing over the plot to successful bidders due to any reason like excess area or less area, etc.) then the Earnest Money Deposit (EMD) and premium deposited will be

returned to the auction purchaser without any interest up to a period of six months from the date of auction. Beyond six month period, DDA will pay an interest of 7% for the amount lying with DDA for such period.

8 The bidder after submission of bid shall not be permitted to withdraw surrender or modify his bid on any ground whatsoever. If he withdraws or surrenders the bid, the entire amount of earnest money shall be forfeited absolutely. This shall be without prejudice to other rights or remedies that may be available to DDA.

9. The demand-cum-allotment letter would be issued to the successful bidder through the BHOOMI Portal after receipt of second stage EMD payment and other requisite documents and verification of second stage EMD. The highest bidder is required to make payment of balance 75% bid amount, as demanded vide said demand letter referred to above, within 60 days from the date of issuance of the demand letter (without interest)/within 90 days from the date of issuance of demand letter (subject to payment of interest on the balance amount @ 10.00% p.a. during the extended period) through payment tab provided in BHOOMI Portal, failing which the bid will automatically stand cancelled without any further notice. No extension of time will be granted for payment of 75% of bid amount for period after 90 days from the date of issuance of demand-cum-allotment letter, also see circular dated 04.08.2022 and corrigendum dated 18.08.2022 in respect of delay payment.

Note: The successful bidder may pay the cost of the plot by availing loan facility from financial institutions for which the DDA offer NOC/mortgage permission.

Note: The Interest is applicable only on the delayed amount of the total amount due and to be computed on every 15 day basis e.g. if the payment is delayed for 15 days, interest is applicable for 15 days. Similarly, if the delay is for 16-30 day interest is applicable for 30 days and so on.


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Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

10. In case the highest bidder fails to deposit the balance 75% amount within the stipulated period, as mentioned in the demand, the bid shall automatically stand cancelled and the Earnest Money shall stand forfeited without any further notice. In that eventually, the Competent Authority shall be competent to re-auction the Residential plot.

11. (i) The Possession of the plot will be given after receipt and verification of the balance premium along with interest amount, if applicable, through BHOOMI Portal and submission of other requisite documents. A letter for handing over the physical possession will be issued through BHOOMI Portal. The following document/s are required to be submitted after payment of premium along with interest, if applicable :

- a. Self attested copy of Demand-cum- allotment letter.
- b. Affidavit (notarized) on non-judicial stamp paper of Rs.10/- for marital status of purchaser and & suppose.
- c. Self attested photo IDs of purchaser & spouse.
- d. Photo / signature specimen of purchaser & suppose duly notarized.
- e. Affidavit (notarized) on non-judicial stamp from the purchaser and spouse in original as in Annexure-III of e-Auction Brochure.
- f. Joint Undertaking (Purchaser & Spouse) as in chapter-III of e-Auction Boucher on non-judicial stamp paper of Rs.10/- duly notarized.
- g. Any other documents asked though BHOOMI Portal

(ii) The Auction Purchaser will be required to take over the physical possession from concerned Engineering Division within 30 days from the date of issuance of letter for handing over the physical possession. Please note that in case, you do not turn up in the office of Executive Engineer on or before the given date for taking over the physical possession, the next date for handing over the possession will be fixed by DDA subject to payment of penalty of Rs. 1000/- per month of delay in taking over physical possession caused by bidder. The possession, however, must be taken within three months from date of issuance and in case the possession is not taken over in the timeframe, the allotment shall stand cancelled and the earnest money deposited (EMD) shall stand forfeited without any further notice.

(iii) For taking over the possession, the bidder/s are required to carry a copy of possession letter, their registered mobile number and a valid identity proof to the office of concerned Engineering Division. The bidder will be required to intimate the OTP received to their registered mobile number to the officer / official of concerned Engineering Division for verification.

(iv) After verification of the H1 bidder through OTP, the concerned officer/official of Engineering Division will hand over the physical possession of the site and provide a copy of site possession slip and site plan to the H1 bidder. The H1 bidder is required to upload a scanned copy of the same on BHOOMI Portal.

12. After uploading of handing over / taking over possession slip along with site plan, the draft of Conveyance Deed will be issued to the H1 Bidder / Allottee through BHOOMI Portal. The Allottee shall be required to check the Conveyance Deed Papers and upload the copy of e-stamp paper on the BHOOMI Portal along with comments/suggestions/corrections, if any after uploading of the e-stamp paper(s) alongwith comments/suggestion/corrections, if any, a date will be given to H1 Bidder for execution of Conveyance Deed by Lease Administration Officer (LAO). The H1 Bidder/ Allottee shall execute the Conveyance Deed in the said form (Chapter IV of this Documents) within 3 months from the date of taking over the Possession.

13. In the case of default, breach or non-compliance of any of the terms and conditions of the auction or any fraud, misrepresentation or concealment of facts or non-payment of balance premium within the due date by the bidder/intending purchaser, the Earnest Money shall stand forfeited.

14. In case of dispute, only local courts of Delhi shall have jurisdiction.

15. In case of disruption of service at the service provider's end while the Forward Auction is live due to any technical snag or otherwise attributable to the system failure at the server end, Auction Inviting Authority in consultation with Application Administrator may decide to resume auction if required. In this case, the status quo of Auction will be maintained prior to failure and process would continue from that point onwards.

III CONSTRUCTION ON PLOT

1. The purchaser shall have to erect and complete the residential building in accordance with the type, design and other architectural features if any, prescribed by the Delhi Development Authority, after obtaining and in accordance with the sanction of the building plan with necessary design, plans and specifications from

20 |

Handwritten signature
ABHINAV LAB (Rohini)
Dy. Director / LAB (Rohini)
Delhi Development Authority
Sadan, INA, New Delhi-110023

Handwritten date: 07/10/23
दिशान्त चौधरी / DISHANT CHAUDHARY
उप निदेशक (ओ.एस.सी.) / Dy. Director (OSB)
भूमि निपटान / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023

Handwritten date: 07/10/23
Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

proper Municipal or other authorities concerned in accordance with their respective rules, bye-laws etc., as the case may be. The purchaser shall not start construction before the said plan etc. are fully sanctioned by the authorities aforesaid. The purchaser shall not start any activity in connection with the construction before execution and registration of conveyance deed.

2. The plot/building thereon shall not be used for a purpose other than residential.
3. The allottee shall not sub-divide the plot or amalgamate with any other plot.
4. The purchaser will be liable to pay all rates, taxes, charges and assessment of every description in respect of the plot whether assessed, emerged or imposed on the plot or on the building constructed there on or on the Land Lord or tenant in respect, thereof.
5. All dues payable to the DDA in respect of the plot of the building erected thereon shall be recoverable as arrears of land revenue and will be first charge on property.
6. If the conveyance of the plot is obtained by any concealment, misrepresentation, misstatement or fraud and if there is any breach of conditions of the auction the conveyance deed will be terminated and the possession of the plot and the building thereon will be taken over by the DDA and the purchaser will not be entitled to any compensation/refund.

IV COST & EXPENSES

1. The terms and conditions of the auction shall be strictly followed by the successful auction purchaser and in case of any breach of terms and conditions of the auction, conveyance deed the allotment shall stand cancelled. The orders of the competent authority in respect of the interpretation of any conditions of the auction, conveyance deed shall be final and binding and shall not be called in action in any proceedings.
2. The cost and expenses of preparation, stamping and registration of the conveyance deed and its copies and all other incidental expenses shall be paid by the allottee/purchaser. The purchaser shall also pay any other duty charges as may be levied by any other Authority.

V. For any other violation/breach of the terms and conditions aforesaid, the bid of the purchaser/allottee shall be liable to be cancelled and the conveyance deed if, already executed, liable to be determined and the allottee/purchaser shall not be entitled to any compensation whatsoever, or to the return of any premium to him/her.

[Signature]
07/10/23
ABHINEET SAPRA
Dy. Director LAB (Rohini)
Delhi Development Authority
420, INA, New Delhi-110023

[Signature] 07/10/23
दिशान्त चौधरी / DISHANT CHAUDHRY
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[Signature] 07/10/23
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DDA, Vikas Sadan, INA
New Delhi-110023

VI. If there is any discrepancy/contradiction in translation from English to Hindi, the language used in English version will hold good.

Place

Date

Signature of the highest bidder/

On his/her behalf/

On behalf of the applicant

[Signature] 07/10/23

दिशान्त चौधरी / DISHANT CHAUDHRY
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[Signature] 07/10/23

Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
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[Signature] 07/10/23

ABHINEET SAPRA
Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

ANNEXURE: I
DETAILS OF RESIDENTIAL PROPERTIES WITH RESERVE PRICE TO BE
DISPOSED BY AUCTION

Sr. No.	Plot ID	Residential Property Details	Area(Sqm)	Reserve Price
1.	750	Plot No. 101, Pocket 7, Sector 25, Rohini	126	88,30,080
2.	343	Plot No. 62, Pocket 7, Sector 25, Rohini	119	83,39,520
3.	722	Plot No. 73, Pocket 7, Sector 25, Rohini	126	88,30,080
4.	222	Plot No. 45 Pocket 7, Sector 25, Rohini	119	83,39,520
5.	748	Plot No. 99 Pocket 7, Sector 25, Rohini	126	88,30,080
6.	159	Plot No. 39 Pocket 7, Sector 25, Rohini	126	88,30,080
7.	739	Plot No. 90 Pocket 7, Sector 25, Rohini	119	83,39,520
8.	338	Plot No. 57 Pocket 7, Sector 25, Rohini	119	83,39,520
9.	726	Plot No. 77, Pocket 7, Sector 25, Rohini	119	83,39,520
10.	752	Plot No. 103, Pocket 7, Sector 25, Rohini	126	88,30,080
11.	740	Plot No. 91, Pocket 7, Sector 25, Rohini	126	88,30,080
12.	162	Plot No. 41, Pocket 7, Sector 25, Rohini	119	83,39,520
13.	341	Plot No. 60 Pocket 7, Sector 25, Rohini	119	83,39,520
14.	744	Plot No. 95, Pocket 7, Sector 25, Rohini	126	88,30,080
15.	151	Plot No. 31, Pocket 7, Sector 25, Rohini	126	88,30,080
16.	891	Plot No. 16, Pocket E, Sector 18, Rohini	222.49	1,55,92,099
17.	899	Plot No. 24, Pocket F, Sector 18, Rohini	233.72	1,63,79,097
18.	884	Plot No. 2, Pocket C, Sector 18, Rohini	119.24	83,56,339
19.	954	Plot No. 23, Pocket H, Sector 18, Rohini	208	1,45,76,640
20.	906	Plot No. 27, Pocket H, Sector 18, Rohini	208	1,45,76,640
21.	776	Plot No. 8, Pocket H, Sector 18, Rohini	325	2,27,76,000
22.	909	Plot No. 30, Pocket H, Sector 18, Rohini	208	1,45,76,640

23.	2885	Plot No. 265, Pocket 1,Block C, Sector 37, Rohini	32	22,42,560
24.	2883	Plot No. 651, Pocket 1,Block C, Sector 37, Rohini	32	22,42,560
25.	2886	Plot No. 829, Pocket 1,Block C, Sector 37, Rohini	60	42,04,800
26.	2891	Plot No. 198, Pocket A, Block 2, Sector 36, Rohini	32	22,42,560
27.	2882	Plot No. 588, Pocket 1,Block C, Sector 37, Rohini	32	22,42,560
28.	186	Plot No. 20 Pocket 28, Sector 24, Rohini	120	84,09,600
29.	2459	Plot No. 114 Pocket E-1, Sector 7, Rohini	206.93	1,45,01,654
30.	2621	Plot No. 23, Block C&D Shalimar Bagh	200	2,55,36,000
31.	2614	Plot No. 16, Block C&D Shalimar Bagh	200	2,55,36,000
32.	2619	Plot No. 21, Block C&D Shalimar Bagh	200	2,55,36,000
33.	2620	Plot No. 22, Block C&D Shalimar Bagh	200	2,55,36,000
34.	2610	Plot No. 12, Block C&D Shalimar Bagh	200	4,77,86,000
35.	2978	Plot No. 600B, Block B-1, Janakpuri	357	4,55,81,760
36.	1144	Plot No. 121,Pocket C-8, Sector 17, Dwarka	315	4,67,69,200
37.	2578	Plot no. 53, New Rajinder Nagar	81.926	1,59,10,312
38.	2583	Plot no. 58, Site No. 1, New Rajinder Nagar.	81.926	3,06,60,312
39.	2586	Plot no. 61, Site No. 1, New Rajender Nagar.	81.926	1,71,10,312
40.	1154	Plot no. 127, Site No. 1, New Rajender Nagar.	83.612	3,18,75,580
41.	2592	Plot no. 36A, Block-21, West Patel Nagar.	156.4	2,00,69,152
42.	3719	Plot no. 2291, Dr. Mukherjee Nagar	133.78	1,70,81,030
43.	3720	Plot no. 2292, Dr. Mukherjee Nagar.	133.78	1,70,81,030
44.	822	Plot no. 1119, Dr. Mukherjee Nagar.	133.78	1,70,81,030
45.	2591	Plot No. 31A, Block- 21, West Patel Nagar.	158.98	2,02,98,566
46.	969	Plot no. 1106, Dr. Mukherjee Nagar	133.78	1,70,81,030

11/10/23

दिशान्त चौधरी / DISHANT CHAUDHRY
 उप निदेशक (ओ.एस.डी.) / Dy. Director (OSB)
 भूमि निस्तारण / Land Disposal Deptt.
 दिल्ली विकास प्राधिकरण / Delhi Development Authority
 विकास सदन, आई.एन.ए. / Vikas Sadan, INA
 नई दिल्ली-110023 / New Delhi-110023

10/10/23

Pankaj Kumar Bhagat
 Dy. Director / LAB (Resd.)
 DDA, Vikas Sadan, INA
 New Delhi-110023

ANNEXURE: II
DETAILS OF SMALL SIZE RESIDENTIAL ROHINI PROPERTIES WITH
RESERVE PRICE TO BE DISPOSED BY AUCTION

S. No	Plot ID	Small Size Residential Rohini Property Details	Area measuring (In Sqmt.)	Reserve Price as per Circle rate in Rs Per Sq. Metre
1	1182	Plot No.436 Block & Pocket C-1 Sector 37 Rohini	32	2242560
2	1064	Plot No.1331 Block & Pocket C-1 Sector 34 Rohini	32	2292560
3	1038	Plot No.456 Block & Pocket C-1 Sector 30 Rohini	32	2242560
4	2490	Plot No.2346 Block & Pocket C-1 Sector 34 Rohini	26	1872080
5	1047	Plot No.386 Block & Pocket C-1 Sector 30 Rohini	26	1822080
6	2293	Plot No.2319 Block & Pocket C-1 Sector 34 Rohini	26	2622080
7	1197	Plot No.282 Block & Pocket D-1 Sector 29 Rohini	26	2472080
8	1009	Plot No.2046 Block & Pocket A-1 Sector 34 Rohini	32	3192560
9	1228	Plot No.68 Block & Pocket C-2 Sector 30 Rohini	60	6554800
10	2498	Plot No.1087 Block & Pocket C-2 Sector 34 Rohini	26	2972080
11	2266	Plot No.1210 Block & Pocket C-6 Sector 34 Rohini	26	2272080
12	1114	Plot No.880 Block & Pocket C-5 Sector 34 Rohini	26	2272080
13	1149	Plot No.146 Block & Pocket C-1 Sector 35 Rohini	26	2772080
14	1029	Plot No.1323 Block & Pocket A-1 Sector 34 Rohini	32	2242560
15	2500	Plot No.318 Block & Pocket D-3 Sector 29 Rohini	26	2622080
16	2886	Plot No.829 Block & Pocket C-1 Sector 37 Rohini	60	4204800
17	1005	Plot No.570 Block & Pocket C-2 Sector 30 Rohini	32	2892560
18	2271	Plot No.762 Block & Pocket C-6 Sector 34 Rohini	32	2992560
19	1110	Plot No.268 Block & Pocket C-5 Sector 34 Rohini	26	2272080

Chapter-IV

DELHI DEVELOPMENT AUTHORITY

(TO be typed on non-judicial stamp paper of Rs. 100/-)

FORM BA

(See rule 42)

CONVEYANCE DEED PROFORMA

(For Residential Properties allotted on Freehold basis through Auction)

This deed of conveyance made on this day of Two Thousand and between the President of India, hereinafter called "THE VENDOR" through DDA, Vikas Sadan, New Delhi (which expression shall unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) of the one part and Shri/Smt./ M/S

.....R/o hereinafter called "The Purchaser" (which expression shall unless excluded by or repugnant to the context be deemed to include his/her heirs, administrators, representatives and permitted assigns) of the other part.

WHEREAS

..... situated in was allotted to the Purchaser by Delhi Development Authority vide allotment letter No. F..... ()...../CL..... dated against a consideration of Rs. (Rupees.....) which has been received subject to limitation, terms and conditions mentioned in the said letter of allotment.

AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs. /- (Rupees) paid at the time of allotment and Rs. (Rupees)

ABHINEET
Dy. Director LAB (Rohini)
Delhi Development Authority
Sadan, INA, New Delhi-110023

7/10/23
दिशान्त चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ.एस.बी.) / Dy. Director (OSB)
भूमि निपटान / Land Disposal Deptt.
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विकास सदन, आई.एन.ए. / Vikas Sadan, INA
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7/10/23
Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

was paid before the execution hereof (the receipt whereof the Vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor does hereby grant, convey, sell release and transfer, assign and assure unto the aforesaid Purchaser freehold ownership in the Scheme Plot No.....

- (1) The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.
- (2) That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/Zonal Development Plan/Layout Plan shall not be deemed to have been condoned in any manner and Delhi Development Authority shall be entitled to take appropriate action for contravention of Section 14 of Delhi Development Act or any other law for the time being in force.
- (3) The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.
- (4) The said plot is allotted on the basis of 'as is' and the Purchaser cannot make any alteration/ addition/ encroachment/unauthorized construction in or around the same without written permission of Vendor (DDA) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the allottee / Purchaser.
- (5) If it is discovered at any stage that the allotment or this deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this deed shall become void at the option of the Vendor, which shall have the right to cancel this deed and forfeit the consideration paid by the Purchaser. The decision of the vendor in this regard shall be final and binding upon the Purchaser and shall not be called in question in any proceedings.
- (6) That the Purchaser shall abide by the terms and conditions of allotment/auction/tender, which shall be treated as a part of these presents.
- (7) That the vendor reserves the right to cancel this deed in event of breach of conditions of allotment/ auction/tender and of this deed.

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ABHINEET
Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

10/10/23
विशाल चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ.एस.बी.) / Dy. Director (OSB)
भूमि निपटान / Land Disposal Deptt.
विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023

10/10/23
Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

The stamp duty and registration charges upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness where of Shri/
For and on behalf of and by the order and direction of the Vendor has hereunto set his/her hand Shri/Smt. /M/s the Purchaser, the hereunto set his/her hand day and year first above written.

THIS SCHEDULE ABOVE REFERRED TO

All that in the layout plan of and consisting of sq. mtrs. (Courtyard Area) or thereabouts bounded as follows.

NORTH :

FAR :

EAST :

USE:

SOUTH :

WEST :

Signed by Shri/Smt.
for and on behalf of and by the order and direction of the President of India (Vendor).

(VENDOR)

In the presence of:

(1) Shri/Smt.

Signed by Shri/Smt.

(PURCHASER)

In the presence of:

(1) Shri/Smt.

(2) Shri/Smt.

AFFIDAVIT

(The Affidavit shall be on Stamp paper of Rs.10/- and must be Notarized)

Whereas I S/o
R/o
..... have bid for tender for plot No.
at

Now therefore, I the undersigned do hereby solemnly affirm and declare that the information supplied is accurate, true and correct. The undersigned also authorize(s) and request (s) to any bank, person or firm to furnish pertinent information deemed necessary and requested by the Authority to verify our reputation.

The undersigned also understands and agrees that further qualifying information may be requested and agrees to furnish any such information at the request of the Authority.

The undersigned also understands that furnishing of false information could result in disqualification of my Bid for the allotment of plots.

(Signed by an Authorized Signatory of the Firm)

(Deponent)

Verification

I the above named deponent do hereby verify on this day
of 2021, at New Delhi the contents of my above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed there from.

(Deponent)

ABHINEET SAPRA
29 / Dy. Director / LAB (Resd.)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

विशाल चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ.एस.वी.) / Dy. Director (OSB)
भूमि विभाग / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023

Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

LETTER OF APPLICATION AND INTENT

(On Letterhead of the applicant or Lead partner responsible for the consortium/joint venture including

Full Postal Address, Telephone No., E-mail and Cable Address)

Date

To,

The Dy. Director- Residential Land
Delhi Development Authority
Vikas Sadan, Near INA Market
New Delhi.

Sir,

1. Being duly authorized to represent and on behalf of - (herein after the Applicant), and having studied and full understood all the information provided in the auction documents, the undersigned hereby apply as a auctioneer for the plot at, Delhi according to the terms and conditions of the offer made by Delhi Development Authority for the said site.
2. The payments towards the Earnest Money Deposit have already been paid online.
3. DDA and its authorized representatives are hereby authorized to conduct an inquiry or investigation to verify the statements, documents and information submitted in connection with this application and to seek clarification from our bankers and clients regarding any financial and technical aspects. This letter of application will also serve as authorization to any individual or authorized representative of any institution referred to; in the supporting information, to provide such information deemed necessary and requested by yourselves to verify statements and information provided in this application or with regard to the resources, experience and competence of the Applicant.
4. This application is made with full understanding that:
 - a. Bid will be subject to verification of all information submitted at the time of bidding.
 - b. DDA reserves the right to reject or accept any Bid, cancel the bidding process and reject all bids.
 - c. DDA shall not be liable for any of the above actions and shall be under no obligation to inform the applicant of the same.

ABHINAV SINGH
Dy. Director LAB (Resd.)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-110023

7/10/23
विशाल चौधरी / DISHANT CHAUDHRY
असु निदेशक (ओ एस.बी.) / Dy. Director (OSB)
असु निपटान / Land Disposal Deptt.
विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023

07/10/23
Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

We undersigned declare the statement made, and the information provided in the duly completed application form enclosed are complete, true and correct in every detail.

6. We have read the terms and conditions of the offer detailed in the auction document and the terms and conditions of conveyance deed and are willing to abide by them unconditionally.

7. The offer made by us is valid for the next six months.

Name Name

For and on behalf of For and on behalf of
(name of Applicant of lead partner of a
Joint Venture/consortium)
(Joint Venture/consortium)

Signed Signed

Name Name

For and on behalf of For and on behalf of
of..... (name of Applicant of lead partner of a
Joint Venture/consortium)
(Joint Venture/consortium)

Signed Signed

Name.....Name.....

For and on behalf of For and on behalf of
of.....
(Name of Applicant of lead partner of a
Joint Venture/consortium)
(Joint Venture/consortium)

Signed.....

Signed.....

ABHINEET SAPRA
Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi

दिशान्त चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ एस बी.) / Dy. Director (OSB)
भूमि विपणन / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023

Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

(The tenderer is required to use this form only for tendering. Use of any other form in lieu thereof shall make him liable for disqualification)

DELHI DEVELOPMENT AUTHORITY
Residential LAND BRANCH
(APPLICATION FORM FOR AUCTION)

Application by the Bidder for Grant of the Free Hold Right under the Delhi Development (Disposal of Developed Nazul Land) Rules, 1981.

A. PARTICULARS OF THE BIDDER :

1. Name (in block letters) Shri/Smt. : _____
2. Status of the Applicant / Firm : _____
 (Lead Firm) whether Public Ltd., : _____
 Pvt. Ltd., Partnership, Sole Proprietorship etc.
3. Year of establishment of Firm : _____
4. Name of the authorized Signatory : _____
 of the firm & his designation
5. Name of Father/Husband of the : _____
 Applicant/ authorized signatory
6. Age : _____
7. Full Residential Address : _____
8. Occupational Address : _____
9. Telephone No./Mobile No. : _____

B. PARTICULARS OF TENDER FOR Residential PLOT

1. Plot no. : _____
2. Location of the Plot : _____
3. Reserve Price : (Rs. in Figure) _____
4. (i) Bank A/c No. _____ (for refund, if any)
 (ii) Name of Bank & Branch _____

I / We the undersigned being the tenderer as mentioned above, hereby apply to the DDA for allotment of the free hold rights in the plots site described above in accordance with the terms/conditions of the allotment by tender under DDA

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ABHINAV SAPRA
 Dy. Director (LAB Resd.)
 Delhi Development Authority
 Vikas Sadan, INA, New Delhi-23

07/10/23
 दिशान्त चौधरी / DISHANT CHAUDHRY
 उप निदेशक (ओ.एस.बी.) / Dy. Director (OSB)
 भूमि निपटान / Land Disposal Deptt.
 दिल्ली विकास प्राधिकरण / Delhi Development Authority
 विकास सदन, आई.एन.ए. / Vikas Sadan, INA
 नई दिल्ली-110023 / New Delhi-110023

07/10/23
 Pankaj Kumar Bhagat
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 DDA, Vikas Sadan, INA
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Disposal of Developed Nazul Land) Rules, 1981. I / We have read and understood terms / conditions of tender as well as those contained in the Performa of the Conveyance Deed and hereby unequivocally accept the same. I / We have inspected the plot for which tender is being submitted.

I / We shall pay the balance of the premium and other amounts and execute the conveyance deed in the form prescribed in accordance with terms/conditions of tender.

The terms & conditions of conveyance deed, terms and conditions of the tender and notice inviting tender are also signed and being submitted with the tender application form.

SIGNATURE OF THE TENDERER OR
ON BEHALF OF THE APPLICANT TENDERER

Date:

Place:

NOTE:-

- Any correction in the tender application form should be initialed by the applicant/duly authorized agent.
- All pages of the tender application form should be signed and stamped by the applicant/duly authorized agent.
- The amount of premium offered (total bid amount) must be above the reserve price.


दिशांत चौधरी / DISHANT CHAUDHRY
उप निदेशक (ओ.एस.सी.) / Dy. Director (OSB)
भूमि निपटान / Land Disposal Deptt.
दिल्ली विकास प्राधिकरण / Delhi Development Authority
विकास सदन, आई.एन.ए. / Vikas Sadan, INA
नई दिल्ली-110023 / New Delhi-110023


Pankaj Kumar Bhagat
Dy. Director / LAS (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023


ABHINEET SAPRA
Dy. Director LAB (Rohini)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-23

DELHI DEVELOPMENT AUTHORITY
OFFICE OF DIRECTOR (E-AUCTION)
VIKAS SADAN, INA, NEW DELHI

Computer No: 8691


File No: LD/EAUC/0001/2020/LOI/-E-AUCTION/

Dated 18.08.2022

Corrigendum


This is in continuation to the Circular dated 04.08.2022 (Copy Attached) wherein relaxation has been provided to the bidders for delay in payment of EMD/Premium (including penalty/interest).

In this connection, it is informed that VC, DDA has approved that the line "*It will be applicable from the date of issue of the Circular*" may be omitted from the Circular dated 04.08.2022. This circular will be applicable to all such cases to which forfeiture/refund has not been made and the same is under process & undecided.


(S.K. Meena)
Director (e-Auction)

Copy to:

1. OSD to VC, DDA
2. PS to FM, DDA
3. PS to Commissioner (LD), DDA
4. All Directors of LD Deptt.
5. Director (LC)/ FA(H), DDA
6. Director(System), DDA
7. All Dy. Directors of LD Deptt.
8. Dy. Director (Coordination) with the request to upload the same on DDA website under e-Auction tab.


Director (e-Auction)


Pankaj Kumar Bhagat
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023


विशाल चौधरी / DISHANT CHAUDHRY
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भूमि निपटान / Land Disposal Deptt.
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ABHINEET SAPRA
Dy. Director LAB (Resd.)
Delhi Development Authority
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DELHI DEVELOPMENT AUTHORITY
OFFICE OF DIRECTOR (E-AUCTION)
VIKAS SADAN, INA, NEW DELHI

Computer No: 8691

File No: LD/EAUC/0001/2020/LOI/E-AUCTION/247

Dated 04.08.2022

Circular

There are several issues related to delay in payment on part of the bidder/s due to oversight, settlement of transaction by the bank, payment of interest on the balance premium etc. which results into the forfeiture of the Earnest Money Deposit (EMD), cancellation of the bid, and leading to litigations. These issues were placed before the Competent Authority for consideration and following decisions were taken:-

Issue 1: The small part of second stage EMD is not received even after an extended period of 02 working days.

Decision: As per existing terms and conditions of tender document, the second stage EMD should be received within 07 days and further extension of 02 working days is allowed to the Bidders for payment after charging token penalty.

Even after, if a small amount, upto Rs. 500/- is found deficient (after extended period of 02 working days), it can be regularized and demanded with the balance premium of 75% of bid amount. Penalty shall be applicable as per Circular dt. 04.12.2020 of e-Auction, if not deposited earlier.

Issue 2: Full premium along with self-calculated interest paid within the extended period of 180 days (i.e. 90+180= 270 days from the date of issue of Demand Letter). It has been observed that in some cases where due to bank delays, non-working day/ holiday etc. full amount of premium and interest is received after the said limitation period of 270 days.

Decision: The delay upto 07 (seven) days can be considered for regularization. Since such cases will be the case of restoration of bid due to delay in payment (which otherwise has to be forfeited as per existing terms and conditions of e-Auction) and therefore the charges of 2% of the total outstanding payment as on the date of expiry of 270 days shall be recovered as 'Restoration Charges for bid'. However, such regularization can be done if the payment of Restoration Charges for bid is made within 30 days from the date of communication. In case, the same is not received within 30 days, EMD will be forfeited automatically and the balance amount deposited (i.e. premium (75%) + interest paid on balance premium) shall be refunded to the Bidder without any interest.

Issue 3: There are cases wherein the bidder deposited most of the demanded amount (i.e. 75% of Premium + Interest) within the prescribed period of 270 days, however amount upto Rs. 5,000/- remains outstanding due to calculation difference/ bank charges etc.

Decision: As such cases will also be the case of restoration of bid due to delay in payment (which otherwise has to be forfeited as per existing terms and conditions of e-Auction); therefore, in these cases also the delay in payment shall

विशाल चौधरी / DISHAANT CHAUDHARY
उप निदेशक (अंतराष्ट्रीय) / Dy. Director (OSR)
उप निदेशक / Land Disposal Deptt.
निदेशक निदेशक / Delhi Development Authority
निदेशक, विकस सादन, इना, नई दिल्ली-110023
फैल: दिल्ली-110023 / New Delhi-110023

पंकज कुमार भगत
Dy. Director / LAB (Resd.)
DDA, Vikas Sadan, INA
New Delhi-110023

अभिनेत साहू
Dy. Director LAB (Resd.)
Delhi Development Authority
Vikas Sadan, INA, New Delhi-110023

be regularized after payment of restoration charges of Rs. 5,000/- in addition to the balance premium along with interest. However, such regularization can be done if the said balance payment is made within 30 days of the expiry of the 270 days. In case, the same is not received within 30 days, EMD will be forfeited automatically and the balance amount deposited (i.e. premium (75%) + interest paid on balance premium) shall be refunded to the Bidder without any interest.

It will be applicable from the date of issue of the Circular.
This issues with the approval of VC, DDA.

(S.K. Meena)
Director (e-Auction)

Copy to:

1. OSD to VC, DDA
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(S.K. Meena)
Director (e-Auction)

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