



जयपुर विकास प्राधिकरण, जयपुर

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रजिस्टर्ड

F()/JDA/OSD(RM)/2022-23/ 371

Date: 30/01/23

Corrigendum

In reference to e-auction No. JDA/OSD(RM)/D-4355 Dated 20.12.2022 and JDA/OSD(RM)/D-298 Dated 19.01.2023. It is clarified that the terms & conditions of e-auction has been amended vide Notification No. F17(22)/UDH/Rules/2020 Dated 18.01.2023 (Copy enclosed). The amended terms & conditions of the e-auction, were effective from 18.01.2023.

Encloser: As above

30/01/23
OSD (RM)

राम किशोर व्यास भवन, इन्दिरा सर्किल, जवाहर लाल नेहरू मार्ग, जयपुर-302004

फोन : 0141-2569696

GOVERNMENT OF RAJASTHAN
Urban Development and Housing Department

No.F17(22)UDH/Rules/2020

Jaipur Dated: 18.07.2020

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 74 read with section 43 and 60 of the Rajasthan Urban Improvement Act, 1959 (Act No. 35 of 1959), the State Government hereby makes the following rules further to amend the Rajasthan Improvement Trust (Disposal of Urban Land) Rules, 1974 and orders with reference to proviso to sub-section (2) of section 74 of the said Act, that the previous publication of these amendment rules is dispensed with as the State Government, in public interest, considers that these amendment rules should be brought into force at once, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan Improvement Trust (Disposal of Urban Land) (Amendment) Rules, 2023.

(2) They shall come into force at once.

2. Amendment of rule 7.- In sub-rule (1) of rule 7 of the Rajasthan Improvement Trust (Disposal of urban Land) Rules, 1974, hereinafter referred to as the said rules, for the existing expression "reserve price prevailing at the time of allotment", wherever occurring, the expression "allotment price or 110% of reserve price prevailing at the time of allotment whichever is less" shall be substituted.

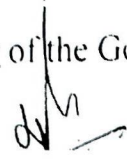
3. Amendment of Annexure-A.- In Annexure-A appended to the said rules,-

(i) in clause (k), for the existing expression "on remaining amount from the date of auction.", the expression "on remaining amount from the date of expiry of 120 days from the date of auction." shall be substituted;

(ii) in clause (l), for the existing expression "on remaining amount from the date of auction.", the expression "on remaining amount from the date of expiry of 180 days from the date of auction." shall be substituted; and

(iii) in clause (m), for the existing expression "1%", the expression "2%" shall be substituted.

By order of the Governor.



JAIPUR DEVELOPMENT AUTHORITY, JAIPUR

TERMS AND CONDITION OF e-AUCTION

- 1- **Earnest money** :Every bidder shall be required before being permitted to bid in auction to deposit an earnest money (in short EMD) @ 2% of the bid start price of the plot which shall be refunded to him at the close of the bid or adjusted against premium.
- 2- The highest bidder shall be required to deposit 15% amount of his bid within three working days from the date of auction. In case of failure to deposit the said amount within prescribed time limit, the EMD deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled.
- 3- After acceptance of the Bid the successful bidder shall deposit 35% of the Bid amount within 240 days from the date of Auction. If bidder fails to deposit 35% amount within 240 days, after expiry of above period bidder may deposit due amount in next 60 days or within extended time period as per provisions along interest at the rate of 9% on remaining amount from the date of expiry of 120 days from the date of auction.
- 4- Successful bidder shall deposit remaining 50% of the Bid amount within 360 days from the date of Auction. If bidder fails to deposit 50% amount within 360 days, after expiry of above period bidder may deposit due amount in next 90 days along interest at the rate of 9% on remaining amount from the date of expiry of 180 days from the date of auction.
- 5- If the successful bidder deposit the full amount within 15 days from the date of demand note, he will get 2% rebate of the bid amount.
- 6- In case of failure to deposit the amount within the extended time period, the 15% amount initially deposited shall be forfeited and auction of the land shall automatically stand cancelled.
- 7- The bidder will have to submit the copy of PAN card.
- 8- Bid shall be acceptable in multiples of Rs. 50/- Per Sq. Mtr.
- 9- Urban Assessment for residential, institutional and Group Housing plots @ 2.5% Per Sq. Mtr. per Year and for Commercial plots @ 5% per Sq. Mtr. Per Year shall be payable of allotment price or 110% of reserve price prevailing at the time of allotment, whichever is less, for first five years it shall be half of the rate.
- 10- BSUP (shelter) fund charges will be payable @ 10/- Per. Sq. Mtr. for residential plots measuring above 300.00 Sq. Mt. & Institutional Plots and @ 25/- Per. Sq. Mtr. for commercial plots.
- 11- Property is being sold on "as is where is" basis.
- 12- Area of plot can be increased or decreased as per actual site conditions.
- 13- The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
- 14- Jaipur Development Commissioner reserves the right to accept or reject the highest bid, which shall be final and binding .
- 15- Terms & Conditions of JDA shall apply.
- 16- EMD and Demand Notes Payable only through Online mode available on Portal.
- 17- As per Income Tax proviso 194-IA a Transferee (Purchaser) is responsible to deposit TDS as per applicable rate on immovable property costing is Rs. 50 lakhs or more than Rs.50 lakhs.
- 18- If the bidder who purchases the independent plot or other plot through public auction for residential or commercial purposes has not constructed one dwelling unit/commercial unit, as the case may be, in case of independent plot or in case of other plot such as for group housing, flats, institutional purposes, commercial purposes etc. has not constructed 1/5 of ground coverage of plot area within Seven years from the date of purchase of independent plot or other plot, he shall be liable to pay levy at the following rates:-

S.N.	Period of non construction	In case of lease hold Patta	In case of free hold Patta
		Levy	Levy
1.	0 to 7 Years	Nil	Nil
2.	After 7 years and upto 14 years	0.25% per year of the reserve price at time of auction	0.10% per year of the reserve price at time of auction
3.	After 14 years and upto 20 years	0.50% per year of the reserve price at time of auction	0.25% per year of the reserve price at time of auction
4.	After completion of 20 years, the Trust shall issue a notice to the allottee to complete the construction within a period of 2 years	0.75% per year of the reserve price at time of auction	0.50% per year of the reserve price at time of auction
5.	After completion of 22 years	Lease shall automatically stand cancelled	Free hold Patta shall automatically stand cancelled

Provided that the Trust may, if satisfied that some minimum facilities of electricity, water and approach road are not available in the area, exempt from payment of levy for non-construction.

Provided further that the Trust may, on application of lessee/allottee/patta holder, regularize and restore such cancelled lease/patta with the approval of the State Government, if such land has not been allotted to any other person and lessee is prepare to pay an additional levy at the rate of 0.75% and free hold patta holder is prepare to an additional levy at the rate of 0.50% per year of the reserve price at the time of auction in addition to levy payable for 22 years.