

**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 (03) 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 120 days from the date of Auction. If bidder fails to deposit 35% amount within 120 days, after expiry of above period bidder may deposit due amount in next 60 days or within extended time period as per provisions along with interest at the rate of 9% on remaining amount from the 121st day of auction.
- 4- Successful bidder shall deposit remaining 50% of the Bid amount within 180 days from the date of Auction. If bidder fails to deposit 50% amount within 180 days, after expiry of above period bidder may deposit due amount in next 90 days along with interest at the rate of 9% on remaining amount from the 181st day of auction.
- 5- If the successful bidder deposit the full amount within 15 days from the date of **Demand Note**, he/she 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. 100/- Per Sq. Mtr.
- 9- Urban Assessment for residential, institutional and Group Housing plots @ 2.5% Per Sq. Mtr., Mix Land Use Plots @ 3.5% Per Sq. Mtr. and Commercial plots @ 5% per Sq. Mtr. shall be payable on allotment price or 110% of reserve price prevailing at the time of auction/allotment whichever is less per year, 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 & Institutional Plots measuring above 300.00 Sq. Mt. and @ 25/- Per. Sq. Mtr. for Mix Land Use and commercial plots.
- 11- The Urban assessment or lease, BSUP(shelter) Fund Charges, Site Plan charges etc. shall be part and parcel of the Bid amount/demand note.
- 12- Property is being sold on "**as is where is**" basis.
- 13- Area of plot can be increased or decreased as per actual site conditions.
- 14- The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
- 15- Jaipur Development Commissioner reserves the right to accept or reject the highest bid, which shall be final and binding .
- 16- Terms & Conditions of JDA shall apply.
- 17- EMD and Demand Notes Payable only through Online mode available on Portal.

- 18- As per Income Tax proviso 194-IA a Transferee (Purchaser) is responsible to deposit TDS as per applicable rate on immovable property costing Rs. 50 lakhs or more.
- 19- 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 07 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	(a) In case of lease hold Patta	(b) 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.