

GOVERNMENT OF RAJASTHAN
Urban Development and Housing Department

No.F17(22)UDH/Rules/2020

Jaipur Dated: 18.11.2023

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.

(Manoj K. Roy)

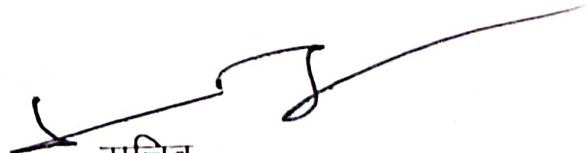
Joint Secretary to the Government.

-:-CONDITION-:-

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, in case of successful bidder.
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 15% on remaining amount 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 15% on remaining amount 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. 10/- Per Sq. Ft in case of Residential Plot, Rs. 50/- Per Sq. Ft in case of Commercial Plot and Rs. 1000/- Per House/Constructed Shop.
9. Property is being sold on "as is where is" basis.
10. Area of plot can be increased or decreased as per actual site conditions. In case of excess area, extra amount will have to deposit and in case of short area, amount will be refunded.
11. The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
12. UIT, Kota reserves the right to accept or reject the highest bid, which shall be final and binding.
13. Terms & Conditions of UIT, Kota shall apply.
14. As per Income Tax proviso 194-IA a Transferee (Purchaser) is responsible to deposit 0.75% TDS of immovable property which cost is 50 lakhs or more than 50 lakhs.
15. UIT Kota Not Responsible for any networking problems.


सचिव,

नगर विकास न्यास, कोटा