Ajmer Development Authority, Ajmer

Terms and Conditions 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 again premium. In case of successful bidder.
2. The highest bidder shall be required to deposit 15% amount of his bid amount 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% or 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 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 180 days from the date of auction. If bidder fails to deposit 50% amount within 180 days. After expire of above period bidder may deposit due amount in next 90 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.
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 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 summit, the copy of PAN Card.
8. Bid shall be acceptable in multiples of Rs. 50/- Per Sq. Yard/Meter in case of Residential Plot, Rs. 100/- Sq. Yard/Meter in case of Commercial Plot and Rs. 1000/- Per House Constructed Shop.
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 ofthe rate.

10. BSUP (shelter) fund charges will be payable @ Rs. 10/- Per Sq. Mtr. for residential plots measuring above 300.00 Sq. Mt. & Institutional Plots and @ 25/- Per Mt. 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 in case of excess area extra amount will have to deposit and in case of short area, amount will be refunded.
13. The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
14. Chairman, Ajmer Development Authority, Ajmer reserves the right to accept or reject the highest bid, which shall be final and binding.
15. Terms and Conditions of Ajmer Development Authority, Ajmer shall apply.
16. EMD and demand note payable only through online mode available on portal.
17. As Per Income Tax provision 194-1A a Transferee (Purchaser) in responsible to deposit 1% TDS of immovable property which cost is 50 lakhs or more than 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 Levy	In case of free hold Patta Levy
1.	0 to 7 Years	Nil	Nil
2.	After 7 years and upto 14 years	0.25% per year ofthe 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 ofthe 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	0.75% per year ofthe reserve price at time of auction	0.50% per year of the reserve price at time of auction

	construction within a period of 2 years		
5.	After completion of 22 years	Lease shall automatically stand cancelled	Free hold Patta shall automatically stand cancelled

Provided that the Trust may, ifsatisfied 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 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.