

क्रमांक :- नविन्यास/जैसल/2023-24/8673

दिनांक :- 15/2/2024

-:: ई-नीलामी सूचना ::-

सर्वसाधारण को सूचित किया जाता है कि नगर विकास न्यास, जैसलमेर द्वारा अमर शहीद सागरमल गोपा बहुउद्देशीय आवासीय योजना रामगढ़ रोड़, जैसलमेर में स्थित निम्न आवासीय/व्यावसायिक भूखण्डों की ई-नीलामी निम्नानुसार न्यास कार्यालय में की जावेगी। उक्त भूखण्डों का विवरण एवं बोली वेबसाईट <https://udhonline.rajasthan.gov.in/> पर लगाई जा सकती है।

क. स.	भूखण्ड संख्या	कॉर्नर/ नॉन-कॉर्नर	भूखण्ड का आकार (फिट में)	क्षेत्रफल (वर्गमीटर में)	भूखण्ड प्रकार	अमानत राशि	नीलामी प्रारम्भ करने की दर प्रति वर्गमीटर	लीज गणना हेतु आरक्षित दर प्रति वर्गमीटर	नीलामी दिनांक
1.	A-34	नॉन-कॉर्नर	30'X64'	178.43	आवासीय	35686.00	10000.00	4140.00	27.02.2024 से 01.03.2024
2.	A-35	नॉन-कॉर्नर	30'X64'	178.43	आवासीय	35686.00	10000.00	4140.00	
3.	A-36	नॉन-कॉर्नर	30'X64'	178.43	आवासीय	35686.00	10000.00	4140.00	
4.	A-37	नॉन-कॉर्नर	30'X64'	178.43	आवासीय	35686.00	10000.00	4140.00	
5.	S-12	नॉन-कॉर्नर	20'X40'	74.34	व्यवसायिक	37170.00	25000.00	8280.00	
6.	S-13	नॉन-कॉर्नर	20'X40'	74.34	व्यवसायिक	37170.00	25000.00	8280.00	
7.	S-14	नॉन-कॉर्नर	20'X40'	74.34	व्यवसायिक	37170.00	25000.00	8280.00	
8.	S-2	नॉन-कॉर्नर	80'X200'	1486.98	व्यवसायिक	446094.00	15000.00	8280.00	
9.	S-3	नॉन-कॉर्नर	80'X200'	1486.98	व्यवसायिक	446094.00	15000.00	8280.00	
10.	S-4	नॉन-कॉर्नर	80'X200'	1486.98	व्यवसायिक	446094.00	15000.00	8280.00	

शर्तें निम्नानुसार हैं:-

1. Earnest money : every bidder shall be requires before being permitted to bid in auction to deposite an earnest money (in short emd) @2% of the bid start price of the plot which shall be regunded to him at the close of the bid or adjusted againsted premium.
2. The highest bidder shall be required to deposit 15% amount of his bid within three working days from the date of auction. If case of failure to deposit the said amount within prescedied 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 form the date of auction. If bidder fails to deposit 35% amount within 240 days. After expiry of above period bidder may deposit due amont in next 60 days or within extended time period as per provisions along interest at the rate of 9% on remaining amount. form the date of expiry of 120 days from the date of auction.
4. Seccessful bidder shall deposit remaining 50% of the bid amount with 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 in next 90 days along interst at rate 9 % on remaining amount from the date of expiry of 180 days from the date of auction.
5. If the successful bidder deposit the 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 50/- per Sq. Mtr.
9. Urban Assessment for residential, institutional and Group Housing Plots @ 2.5% Per Sq. Mtr. Year and for cammercail 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 @ 10/- Per Sq. Mtr for residential plot measuring above 300.00 Sq.Mt. & Intstitutional plots and @25/- per sq. mtr. For commercial plots.
11. Peoperty is being sold on "as is where is" basis.
12. Area of plots 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. UIT Chairman reserves the right to accept or reject the highest bid, which shall be final and binding.
15. Terms and conditions of UIT shall apply.
16. Terms & Demmand Note Payble only through Online mode available on Portal.
17. As per Income Tax Proviso 194-IA a Transfree (Purchaser) is responsible to deposit TDS as per applicable rate on immovable peoperty costing is Rs. 50 Lakhs of more than Rs. 50 lakhs.
18. If the bildder who purchases the independented 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:-

<u>S.N</u>	<u>PERIOD OF NON CONSTRUCTION</u>	<u>IN CASE OF LEASE HOLD PATTA LEVY</u>	<u>IN CASE OF FREE HOLD PATTA LEVY</u>
1	0 to 7 years	Nil	Nil
2	After 7 years and upto 14 years	0.20% 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 comlete the construction within a period of 2 years	0.70% 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	Leasr 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.

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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.


सचिव
नगर विकास न्यास
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जैसलमेर

दिनांक :- 15/2/2024

क्रमांक :- नविन्यास/जैसल/2023-24/ 8674- 8684

प्रतिलिपि :- निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1. संयुक्त शासन सचिव, तृतीय नगरीय विकास विभाग, जयपुर।
2. निजी सहायक, अध्यक्ष महोदय, नगर विकास न्यास, जैसलमेर।
3. सचिव, विकास प्राधिकरण जयपुर/जोधपुर/अजमेर एवं न्यास, बीकानेर / भीलवाड़ा / कोटा / गंगानगर/ उदयपुर/ सीकर/ चित्तोड़गढ़/ माउंट आबू/ भरतपुर/ पाली/ भिवाड़ी/ बाड़मेर/ अलवर नोटिस बोर्ड पर चस्पा करने हेतु।
4. प्रतिनिधि जिला कलक्टर कार्यालय जैसलमेर
5. अधिशाषी अभियंता नगर विकास न्यास, जैसलमेर।
6. सहायक अभियंता/सहायक लेखाधिकारी न्यास, जैसलमेर।
7. कनिष्ठ अभियंता, नगर विकास न्यास जैसलमेर को भेजकर लेख है कि मौके पर भूखण्डों का चिन्हिकरण की व्यवस्था करे। अगर भूखण्ड की माप में भिन्नता हो तो नीलामी से पूर्व सूचित करें।
8. प्रभारी (भण्डार) को भेजकर निर्देश दिये जाते है कि व्यवस्था, पेम्पलेट्स एवं विज्ञापन पट्टिकाओं की व्यवस्था करें।
9. निदेशक सूचना एवं जन सम्पर्क निदेशालय राजस्थान जयपुर को भेजकर लेख है कि उक्त विज्ञप्ति का प्रकाशन निर्धारित समाचार पत्रों के क्षेत्रीय अंक में प्रकाशन कर बिल भुगतान हेतु इस कार्यालय में प्रस्तुत करें।
10. नोटिस बोर्ड न्यास/ नगर परिषद्/ जिला परिषद्/उपखण्ड अधिकारी जैसलमेर/फतेहगढ़/पोकरण/भणियाणा/विकास अधिकारी प.स. जैसलमेर/सम/सांकड़ा/तहसीलदार जैसलमेर/पोकरण/फतेहगढ़/भणियाणा/जनसम्पर्क कार्यालय एवं जिला कलक्टर कार्यालय जैसलमेर।
11. योजना शाखा पत्रावली
12. रक्षित पत्रावली


सचिव
नगर विकास न्यास
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जैसलमेर