

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

RESIDENTIAL PLOTS SCHEME 2024(I)

BROCHURE

FOR

E –AUCTION

OF

RESIDENTIAL PLOTS ON ‘AS IS WHERE IS BASIS’

Scheme Opens on : 25.01.2024, 11 AM

Scheme Closes on : 14.02.2024

(EMD DEPOSIT LAST DATE)

**(DOCUMENT SUBMISSION LAST DATE FOR EARNEST MONEY DEPOSITORS:
DATE 16.02.2024)**

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NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
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TERMS AND CONDITIONS FOR ALLOTMENT OF RESIDENTIAL PLOTS

New Okhla Industrial Development Authority (NOIDA) invites e-Auction for the sale of Residential Plots of Noida as per details described at Annexure-B on 'as is where is basis' as per the terms & conditions described in the Auction Document. It will be presumed that the bidder has visited the site and satisfied himself/herself with the prevalent site conditions in all respects including status and Infrastructural Facilities available, etc. before participating in the e-Auction and submitting the bid.

1. ELIGIBILITY FOR APPLICANTS:

- (i) Only individuals or Group of individuals who are Indian Citizens shall apply. Companies, Firms, Societies and Entities in their Corporate Capacities shall not apply.
- (ii) Applicant should be competent to enter into contract and should have attained the age of majority.
- (iii) Applicant, their spouse and dependent children should not have been allotted in full or in part, on lease hold or on plots free hold or hire purchase tenancy agreement basis any residential plot or house or flat by Noida.
- (iv) Husband, Wife and their dependent Children will not be eligible for allotment of separate plots and for this purpose they will be treated as single unit.

2. SALE OF APPLICATION FORM:

The brochure containing the detailed terms & conditions and the application form shall be available online on website <https://nda.etender.sbi>. Rs 2300/- as processing fee is to be deposited alongwith the application form and it will non-refundable.

3. MODE OF REGISTRATION

- (i) Application form (ANNEXURE-C) for Registration shall be submitted ONLINE ONLY. Please refer annexure 'A' for detailed instructions on how to participate .
- (ii) Incomplete application form shall be summarily rejected.
- (iii) The scrutiny committee reserves the right to accept/reject the applications having minor mistakes.
- (iv) Applicant must mention the name of Bank, Bank A/c., IFSC Code No. and PAN Number in the application Form.
- (v) The Applicant /Their spouse/dependent children should not have been allotted in full or in part on lease hold of free hold or hire purchase tenancy agreement basis any residential plot or house or flat by NOIDA. Husband and Wife and their dependent children will not be separately eligible for allotment of plot and for this purpose they should be treated as a single person. They will have to furnish an affidavit regarding this.

4. MODE OF ALLOTMENT:

- (i) Allotment of all Residential plots will be done through E-Auction process wherein the E-bidder will bid for the highest bid against the reserve price mentioned in the E-brochure. Those plots which will have single bid during e-auction, they will be floated for roll over-auction, out of those plots which will have single bid in second auction also final decision will be done on recommendation of Authority Committee by CEO, Noida.

- (ii) The plots will be allotted on the basis of layout plans.
- (iii) Applicant may bid for multiple plots but he has to deposit Brochure/processing fee and EMD for each plot separately. In case the applicant succeeds as highest bidder in one bid then the bidding process for that applicant for her /his other applications will get automatically locked.

For example during e-bid process if a person has applied for four plots, (say A,B,C,D) then he will have a visibility of only those four plots out of all the plots which are available for auction. And during the process if that person becomes highest bidder in one particular plot say on plot no. A then his bidding capacity will get locked in other three plots i.e. in plot No. B, C & D. And finally if that person is highest bidder in one plot, EMDs of other three plots will get refunded else if the person doesn't succeed in becoming highest bidder in any one of the plots, then his EMDs of all the plots will get refunded.

- (iv) Unsuccessful applicants in e-Auction, will be refunded their Earnest Money without interest within 30 days of the last date of e-Auction. The amount shall be refunded to the account number/ bank as mentioned in the application form or the account from which payment of Earnest money was made.

5. DETAILS OF PLOTS:

The details of plots available under the scheme are available in Annexure – 'B'.

The number of plots may increase or decrease depending on availability of the plots at the time of auction.

6. PAYMENT PLAN:

- (i) An Earnest Money approx 5% of the base price of the plot applied for and as shown in Annexure-B, should be paid in order to be eligible for e-Auction.
- (ii) The Successful applicant will have to deposit Allotment money equivalent to 25% of the total premium of the plot (after adjustment of EMD/ Registration money without interest) within 7 days from the date of issue of allotment letter. In case of non-payment of Allotment money within 7 days, the allotment will be treated as withdrawn and cancelled and the Earnest Money shall be forfeited in favour of the NOIDA. However, extension of time for depositing allotment money may be granted in exceptional circumstances by the Chief Executive Officer, NOIDA or any officers authorised by him subject to payment of interest for the delayed period on due amount as per the prevailing policy of NOIDA.
- (iii) For payment of balance 75% of premium two options will be available-
 - a) 2% rebate on bid price will be given to successful applicant who deposits full payment within 60 days from the date of issue of allotment letter.
 - b) Balance 75% of the premium if not paid in 60 days then the balance amount will have to be paid within one year from date of issue of allotment letter, in four quarterly instalments (of 3 months) at simple interest (currently 10%). Interest rate will be as per SBI MCLR rate which is revised in every 6 months (every year in the month of Jan & July). If instalments are not paid on time 3% penal interest will be imposed.
- (iv) All payments under premium/lease rent shall be accepted within stipulated time through RTGS/NEFT OR in the form of 'Account Payee' demand draft/pay order in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" payable at New Delhi/Delhi/NOIDA.

7. PRICE OF PLOTS:

- (i) The reserve price of available plots is available in Annexure – 'B'.
- (ii) Any enhancement towards rate of land compensation will be recoverable from the allottee.

8. PERIOD OF LEASE:

The allotment of residential plot will be made on lease hold basis. The lease shall be for a period of 90 years from the date of execution of lease deed of allotted plot.

9. GROUND RENT/LEASE RENT:

In addition to the premium of plot, the lessee shall have to pay yearly ground rent/lease rent as indicated below :

- (i) The ground rent/lease rent will be 1% of the plot premium for the first 10 years of lease period.
- (ii) The ground rent/lease rent will be enhanced 50% after every 10 years i.e. 1.5 times of the prevailing lease rent. Separate notice to this effect may not be issued.

- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on at the date of execution of lease deed and thereafter, every year, on or before the date of execution of lease deed. Delay in payment of the advance lease rent will be subject to interest as decided by NOIDA from time to time. Onus of payment of lease rent would remain with the allottee/lessee.

OR

One Time ground/lease rent equivalent to 15 times of the amount of annual lease rent shall be payable by the allottee at the time of execution of lease deed.

10. CHANGE IN THE ENTRIES IN APPLICATION FORM:

Once an application is submitted, no amendment in the application form will be accepted. Change of address, if any, may be communicated to the Authority by registered post to the Residential Plot Department, NOIDA. The applicant should also make arrangement to get letters redirected at the changed address, respectively for undelivered letters. However, date of allotment letter shall hold good for payment of allotment money and instalment, in case of delay in receipt of the letter due to change in address.

11. EXECUTION OF LEASE DEED AND POSSESSION:

The allottee will be required to execute legal documents and take over physical possession of the plot as soon as the lease deed is executed. Action for cancellation of allotment and forfeiture of deposited amount shall be undertaken in case of failure to execute legal documents within stipulated/extended period. The date of execution of lease deed will be the date from which lease rent will be charged and also stipulated period of construction would commence from the date of execution of the deed. Taking over physical possession, immediately after execution of the deed will be obligatory on the part of the lessee.

12. AREA OF PLOT :

Actual area of plot allotted or handed over may vary from the size of the plot advertised in the scheme or applied for. If the area of the plot indicated in the allotment letter issued by the Authority or actually handed over to the allottee is found less than the area applied for, a proportionate change in the amount of premium shall be made. The allotment of excess area on the basis of Site Plan of the plot, shall be made at the current rate prevailing at the time of allotment of additional land and premium of excess area will be recovered in lump sum. No interest would be charged for first 30 days from the date of allotment of excess area. In the event of failure to deposit premium of excess area, penal interest would be charged for the defaulted period as per the prevailing policy of NOIDA. No dispute/objection will be allowed to be raised by the allottee on the ground of variation in the size of the plot. The allottee will have no right for change of plot or refund of registration money deposited by him/her, on this account.

If the variation between the plot area applied for and the area allotted is more than 20 percent and the allottee is unwilling to accept the enhanced or reduced area, the registration money/ amount deposited by the allottee will be refunded without any interest by RTGS or through Cheque, if he/she applies for refund within 30 days from the date of issue of allotment letter/such communication. Even when the allottee is willing to accept the excess area, which is greater than 20% of the allotted plot, right of allotment shall vest with the authority.

13. SURRENDER:

- (i) In case the applicant wishes to withdraw their application, EMD prior to the date of E-Auction the applicant/ e-bidder may be permitted to do so. However, such application must reach the Authority at least 72 Hours before the e-Auction date. Deposited earnest money shall be refunded to the applicant without any interest.
- (ii) In case the successful e-bidder/allottee wishes to surrender the allotment before the issuance of allotment letter then the entire EMD will get forfeited.
- (iii) In case the successful e-bidder allottee wishes to surrender the allotment within 7 days from the issuance the allotment letter then the entire EMD will get forfeited.
- (iv) In case the allotted plot is surrendered after 7 days from the date of issue of allotment letter but before execution of lease deed, entire EMD +10% of total premium of plot discovered through e-bid shall be forfeited. In no case, the deduction shall be greater than the deposited amount.
- (v) **In case the allotted plot is surrendered after execution of lease deed, 25% of total premium of plot discovered through e-bid shall be forfeited. In no case, the deductions shall be greater than the amount deposited.**
- (vi) **Under no circumstances, request for surrender shall be entertained after receiving full payment, (I) after 60 days in case the allottee had paid the entire premium (as discovered through e-Bid) or (II) after 01 year in case the allottee has paid the entire premium (as discovered through e-Bid) in instalments, from the date of issue of allotment letter.”**
- (vii) During the bidding process , it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in both figures and words match and are correct. Any

exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money deposit.

(viii) The signatures and Photo of the applicant on application for surrender of allotment of plot should be attested by Gazetted Officer/Banker.

14. AS IS WHERE IS BASIS :

The allottee will have to accept the plot on 'AS IS WHERE IS BASIS'. Interested bidders are advised to inquire independently about the disputes, encumbrances, litigations, attachment, status of acquisition, encroachments and any other rights attached to the plot before they bid. If the allottee fails to do so, NOIDA shall not be responsible or be committed to any encumbrances attached to the plots. The allottee would have no right whatsoever to claim any alternate plot in lieu of the plot originally allotted to him. No rebate or grace shall be accorded to him regarding time extension, amount payable or applicable interest or refund.

15. EXPENSES RELATED TO LEGAL DOCUMENTATION :

The cost of stamp duty for execution of lease deed and expenses against registration of legal documents and/or its copies and all other incidental expenses will be borne by the allottee. Transfer charges shall be payable on transfer of immovable property or any other duty or charges that may be levied by any Authority empowered in this behalf.

16. PERIOD OF CONSTRUCTION:

The allottee/lessee will have to complete the construction on the plot and to obtain Occupancy Certificate of plot from the Authority within two years from the date of execution of legal documents. In case the lessee does not construct the building within the stipulated time provided in the lessee deed, the plot is liable to be cancelled unless the lessee is given time for construction as per prevailing policy at the time of such application as per prevailing policy.

The extension for completing the construction of plot can be granted on payment of extension charges as per prevailing policy of NOIDA.

17. LAND USE:

The plot shall be used only for residential purpose. The allottee shall not indulge in any such act/activity on the premises which may amount to change in land use and/or is likely to cause pollution or nuisance. Use of residential plot or part thereof for the purpose of non residential purposes e.g. shop, office, nursing home, school etc., would amount to breach of conditions and allotment/lease deed of plot would deemed to be cancelled/determined even without issuing notice for cancellation. The Authority shall be free to re-enter into the premises after giving 15 days notice to vacate the plot/premises.

18. OBSERVATION OF BUILDING BYE-LAWS:

- (i) Construction of the building on the plot will be according to approved building plan and specifications approved by the competent Authority.
- (ii) The allottee/lessee will not be entitled to sub-divide the plot area or amalgamate it with any other plot.

19. MORTGAGE:

The allottee/lessee, with the prior permission of the Chief Executive Officer, NOIDA or any other officer authorised by him, may mortgage the residential plot to the Banks, Govt. Organisations/financial institutions approved by Reserve Bank of India or National Housing Bank, for availing loan for purchase of plot or construction of house on the plot.

Mortgage permission shall be allowed by Noida Authority only after the reception of full payment of the plot premium. This condition shall be mentioned in the mortgage permission certificate.

20. TRANSFER

The transfer of plot or house built upon it, shall not be permissible without prior permission of the Chief Executive Officer, NOIDA or any other officer duly authorised by him in this regard. Such permission will be granted on the basis of the terms & conditions prevailing at the time of application and charges as prescribed and levied by the Authority shall be charged before granting such transmission.

21. LIABILITY TO PAY TAXES:

The allottee/lessee will be liable to pay all taxes, charges, fee and assessment of every description in respect of the plot whether assessed, charged or imposed on the plot or on the building constructed thereon, by the lessor or any other competent Authority.

22. CANCELLATION AS A CONSEQUENCE OF BREACH OF TERMS AND CONDITIONS:

If the allottee/ lessee fails to deposit the due amount within the given time or such extended period as allowed by the Chief Executive Officer, NOIDA or his duly authorised representative or commits any breach of the terms & conditions as laid down in this brochure/allotment letter/lease deed, the allotment/lease shall be liable to be cancelled and deposited amount equivalent to 1% of plot premium shall be forfeited in favour of the Authority after deducting interest, lease rent & penalty (if any) and balance amount, if any, will be refunded to the allottee after cancellation. Possession of the plot along with the structure existing thereon, shall be resumed in favour of the Authority and the allottee/lessee shall not be entitled to claim any compensation for the same.

23. CONSEQUENCES OF MISREPRESENTATION:

If the allotment/lesser of the plot is obtained by any misrepresentation, suppression of material fact, mis-statement or fraud, allotment/lease of plot may be cancelled/determined and the possession of the plot and building thereon (if exists) may be resumed by the Chief Executive Officer, NOIDA or his duly authorised representative. The allottee/lessee will not be entitled to claim any compensation. Entire money deposited will also be forfeited in favour of the Authority. Besides, Authority will be at liberty to initiate legal/criminal action against such allottee/lessee.

24. OVER RIDING POWERS OVER DORMANT PROPERTIES:

The Authority reserves the right to all mines, minerals, coals, washing golds, earth gold quarries, in, over or under the allotted plot and shall have full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining, removing & enjoying, the surface of the residential plot or for any building for the time being standing thereon provided always that the Authority shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation, the decision of the Chief Executive Officer, NOIDA will be final and binding on the allottee/lessee.

25. Lock-in process in Detail:

As per the norms of Noida Authority, one person can have only one allotment for himself. For this during e-auction process bidders are restricted to be highest bidder for bidding of only one single plot. For this Noida Authority has introduced lock- in process during e bidding.

This process would reserve a person to be highest bidder for only one plot. This process would be active all through the auction and every time bid of a person becomes highest for one plot, his bidding capacity will get locked for the other plots (for which he has submitted EMD).

26. OTHER CLAUSES:

- (i) The Chief Executive Officer, NOIDA reserves the right to make such additions, alternation or modifications in the terms and conditions of allotment from time to time as he may consider just and expedient.
- (ii) In case of any clarification or interpretation regarding these terms and conditions, the decision of the Chief Executive Officer of the Authority shall be final and binding on the applicant.
- (iii) If due to any "FORCE MAJEURE" circumstances beyond Authority's control, the Authority is unable to make allotment or delivery of possession of allotted plot, entire deposited amount towards plot premium will be refunded alongwith interest @5% p.a., if delay in refund is more than three months from the date of allotment.
- (iv) For all disputes on any issue pertaining to allotment/lease, the jurisdiction of disputes will be the District Court, Gautam Budh Nagar and/or the High Court of Judicature at Allahabad.
- (v) The allottee will be governed by the provisions of U.P. Industrial Area Development Act, 1976 and by the Rules/Regulations framed or directions issued there under.

1. Allotment Process

Noida announces e-Auction for the allotment of Residential Plots as per terms and conditions prescribed in the e-brochure. Allotment of Residential plots will be done through E-Auction process wherein the E-bidder will bid for the highest bid against the reserve price mentioned in the E-brochure. Those plots which will have single bid during e-auction, they will be floated for roll over-auction, out of those plots which will have single bid in second auction also final decision will be done on recommendation of Authority Committee by CEO, Noida. .

2. Eligibility for participation

INSTRUCTIONS:

- (i) Any person citizen of India and legally competent to enter into a contract will be eligible to participate in the auction .
- (ii) In case of e-bid on behalf of an Individual he/she is required to submit a copy of Aadhar card/Passport/Driving License and PAN Card etc. **Applicant must submit a copy of PAN Card.**
- (iii) No e-bid below the reserve price will be accepted.
- (iv) In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction etc. the Competent Authority shall have the right to cancel the bid and forfeit whole or any part of the amount paid by the bidder.
- (v) If the tendered rates are not written in words, the tender shall be summarily rejected.
- (vi) If the tendered rates written in words and figures differ, the rates written in words shall be accepted and not the rates written in figures.
- (vii) Change in the name of e-bidder will not be accepted.

3. How to Participate

- (i) Interested parties will need to register and obtain user ID and password on the portal <https://nda.etender.sbi> and thereafter deposit non refundable and non adjustable Processing Fees of Rs 2300/- separately against each property for participation in the e-auction through online payment on or before **14.02.2023**, NOIDA will not be responsible for any payment after that and bid will not be considered.
- (ii) It will be the sole responsibility of the bidder/participant to obtain a compatible computer terminal with internet connection to enable him/her to participate in e-bidding process any reasons thereof. Ensuring internet connectivity at the bidders end shall be the sole responsibility of the bidder. Any Request / Complaint regarding the connectivity of internet at the bidders end will not be entertained in any form and shall not be a basis of cancellation of the bidding process.
- (iii) Group of plots/sites having the same size and same earnest money, are likely to be put up for e-auction on a particular day. Bidder is required to deposit a separate EMD for each advertised property.
- (iv) The Authority may without assigning any reason withdraw any or all the sites from the e-auction at any stage and is not bound to accept the highest bid or all bids even if they are above the reserve price.
- (v) Authority reserves the right to accept or reject any or all the bids or cancel/postpone the e-auction without assigning any reason.
- (vi) Bidding will not be permissible below the Reserve Price/Allotment Rate of the plot. The minimum incremental value of each further bid will be Rs. 50,000/-.
- (vii) If the bid continues after the time for closure of bidding then a time extension of 5 minutes would be allowed automatically. Such extension would be restricted to 20 times only.
- (viii) During the bidding process, it shall be the responsibility of the bidder to ensure that before submitting the bids on the portal, the bid amounts being entered by him in both figures and words match and are correct. Any exaggerated bid which has the capacity of thwarting the bidding process would lead to the forfeiture of 100% of the Earnest Money deposit and could also lead to further penal actions, if decided so by the CEO.

4. Mode of Payments

Post registration, E-bidder shall proceed for login by using his ID & password. Bidder shall proceed to select the event he is interested in. The E-bidder would have following options to make payment towards processing fees and Earnest Money Deposited (EMD) through valid:

- A. Credit Card. : Processing Fee.
- B. Net Banking : Processing Fee and EMD.
- C. NEFT : Processing Fee and EMD.
- D. RTGS : For EMD
- E. Branch Option (SBI Cheque) at SBI branch: For Document Download Fee, Processing Fee and EMD.

5. After verification of related documents uploaded by the highest e-bidder, allotment letter to the successful highest e-bidder will be issued by NOIDA by 20.03.2023.

Portal for E-Auction: <https://nda.etender.sbi> can also be accessed through a link at NOIDA AUTHORITY's website www.noidaauthorityonline.in.

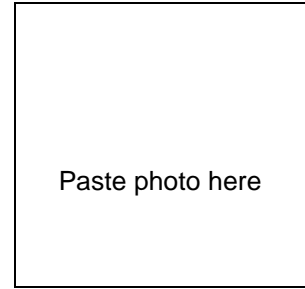
CUSTOMER CARE: 079-61200538/554/568/587/594/598.

6. For further enquiries contact: OFFICE OF THE OFFICER ON SPECIAL DUTY, RESIDENTIAL PLOTS DEPARTMENT, MAIN ADMINISTRATIVE BUILDING, SECTOR-6, NOIDA, U.P.-201301 BETWEEN 11 AM TO 1.00 PM.

Event ID No _____

ANNEXURE-C

(FORM IS TO BE FILLED IN BLOCK/CAPITAL LETTERS)
NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
RESIDENTIAL PLOTS SCHEME NO. _____
(w.e.f. _____ to _____)



1. Application for Plot No _____ Block _____, Sector _____
2. Details of Deposit of Earnest Money Amount _____
Challan No/DD No/UTR No/RTGS No _____ Date _____
Bank Name _____ Branch _____

3. Applicant's Account No to which refund is to be made
Account No _____
Bank Name _____ Branch _____

IFSC Code _____
4. Full Name of the Applicant (In Capital Letters) _____

5. (i). Father's /Husband's name of the Applicant _____
(ii.) **Wife Name (Incase Applicant Merried)** _____ **Aadhar No** _____
6. (a) Present Address (In Capital Letters) _____
_____ **MOBILE NO** _____
(b) Permanent Address (In Capital Letters) _____
_____ **MOBILE NO** _____
7. Age _____ Years, Date of Birth _____ / _____ / _____
8. APPLICANT PAN No _____
9. APPLICANT AADHAR No _____
10. **Dependent family members (Children)(Applicant & Co-Applicant/s):-**

1.	NAME _____	AGE _____	RELATION _____	DEPENDENT AADHAR NO _____
2.	NAME _____	AGE _____	RELATION _____	DEPENDENT AADHAR NO _____

I hereby declare that the above information is true to the best of my knowledge, Nothing has been concealed and no part of it is false. I further declare that I have carefully read and understood the terms & conditions of the scheme for residential plot and do hereby agree to abide by the same. The Authority has full right to cancel my application form or allotment of plot without assigning any reason thereof.

SIGNATURE OF THE APPLICANT