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GREATER MOHALI AREA DEVELOPMENT AUTHORITY, SAS NAGAR  
(POLICY BRANCH)

To

The Estate Officer,  
GMADA, SAS Nagar.

The Senior Accounts Officer (HQ),  
GMADA, SAS Nagar.


No. GMADA (Policy)/2012/  
Dated:

**Subject: Terms and conditions for residential/commercial/  
institution/ and chunks sites to be sold through  
auction.**

Please refer to Estate Officer's letter No. 4611 dated  
13-9-2012 on the subject cited above.

2. Please find enclosed herewith terms and conditions for  
allotment of residential/commercial/ institution/ and chunks sites to  
be sold through auction, duly approved by the Hon'ble Chairman  
which are valid till 30-9-2013.

DA/As above.

  
Administrative Officer (Policy),  
for: Chief Administrator.

CC No. 38724-25 dt. 11/10/2012 -  
APRO, Public Relation Cell, GMADA, SAS Nagar.

✓ Asstt. System Manager, GMADA, SAS Nagar for uploading  
website.

Pls provide soft copy

AQD(P)

  
Asstt. System Manager  
11/10/2012

ਪ੍ਰਸਾਰਨ / ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਏ  
ਕਮਿਸ਼ਨਰ, ਮੋਹਾਲੀ  
ਦਿ. 11/10/2012

GREATER MOHALI AREA DEVELOPMENT AUTHORITY, SAS NAGAR.  
(POLICY BRANCH)

**Subject: Subject: Terms and conditions for residential/  
commercial/institution/and chunks sites to be  
sold through auction.**

**BIDDING PROCESS AND ELIGIBILITY**

1. The intending bidders are required to deposit refundable/ adjustable participation fee mentioned in the advertisement, which shall be paid by an account payee's demand draft in favour of GREATER MOHALI AREA DEVELOPMENT AUTHORITY payable or in cash, before the commencement of the auction.
2. The bid shall be given in Rs. per sq. mtr.
3. No one can bid on behalf of another person unless he holds a power of attorney or a letter of authority to this effect. Such a document should be deposited with the Presiding Officer supervising the auction, before bidding.
4. After the bidding process is over no person whose bid is accepted, shall be permitted to withdraw or surrender his

bid on any ground, and in case he does so, the participation fee deposited by him/her shall stand forfeited in full.

5. Chief Administrator, GMADA or any other officer authorized by him reserves the right to accept or reject the highest bid or withdraw the site from the auction without assigning any reason even if the bid is higher than the reserve price. The acceptance of the final bid by the Presiding Officer shall be subject to the approval by the Chief Administrator, GMADA, Mohali.

6. In case the highest bid is not accepted by the Presiding Officer due to any reason whatsoever, the eligibility fee shall be refunded in full.

#### **FINANCIAL CONDITIONS**

7. In no case a bid less than the reserve price shall be accepted.

8. The exact size of the site and its dimensions are subject to variation as per actual measurement at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as



per price settled. In case of reduction in area, the allotment price will be proportionately reduced.

9. All applicable charges promulgated by Govt., any Statutory Authority or Local Govt. other than those for Change of Land Use will be payable over and above the consideration amount as and when due.
10. The successful bidder will be required to pay 10% of the bid amount (after adjusting the participation fee) by an account payee demand draft at the fall of hammer OR within one additional working day as the Presiding Officer, may permit.
11. Another 15% amount shall be paid within 30 days from the date of auction. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30 (thirty) days to complete 25% amount from the date of auction, then the 10% (ten percent) amount already deposited by him shall be forfeited and the applicant shall have no claim in this regard.
12. This period of 30 days can be extended, in case of extreme hardship up to a maximum of 90 days (i.e. 60 days more) subject to receipt of a written request from the applicant to Estate Officer within a period of 30 days from the date of

auction, explaining the hardship duly supported by the requisite documents, and on a payment of 1.5% surcharge on the due amount and 18% penal interest for the delayed period. Allotment letter will be issued only after the receipt of the 25% amount of the Bid.

- 13.** Possession of the site will be given within 90 (ninety) days from the date of issue of allotment letter. In case the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
- 14.** Residential Plots: The balance 75% amount can be paid either in lump sum with 5% rebate on the balance 75% amount within 60 days of issue of allotment or in 6 half yearly equated installments @12% per annum interest. First installment will be due at one year from the date of auction.
- 15.** Commercial/Institutional and Chunk Properties: The balance 75% amount can be paid either in lump sum with 10% rebate on the balance 75% amount within 60 days of issue of allotment letter or in 4 yearly equated installments @12% per annum interest. In case of other chunk sites and if the

consideration amount exceeds Rs. 200 crore, the balance 75% amount can also be paid in 6 yearly equated installments at the same rate of interest. First installment will be due at one year from the date of auction.

16. In case any installment or part thereof is not paid by due date, then without prejudice to any action under section 45 of the Punjab Regional and Town Planning and Development Act, 1995, 18% penal interest will be levied for the period of delay up to 18 months, beyond which delay shall not be condoned under any circumstances and the site shall be resumed.
17. The land shall continue to vest in the name of Greater Mohali Area Development Authority until the entire consideration money together with interest and any other dues, is paid in full to the Authority.
18. On payment of the entire consideration money together with interest due to the Greater Mohali Area Development Authority on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate



Officer within three months of the payment of entire consideration money.

19. The allottee shall have no right to transfer by way of sale, gift, or otherwise, the site or any other rights, title or interest in the said site before execution of conveyance deed without prior permission of the Estate Officer, GMADA, Mohali and on payment of transfer fee as applicable. Mortgage of the site will also be permitted with the prior permission of officer authorized by the Authority.
20. No interest will be paid for any amount, whatsoever, deposited with GMADA in advance of the due date.

**APPLICABLE BUILDING BYE LAWS:**

21. PUDA Building Bye Laws will be applicable. The allottee shall be allowed to undertake construction after getting the Building Plans approved from GMADA. For permissible Ground Coverage, Set Backs, Height of buildings, Parking norms etc. PUDA Building Bye Laws may be referred to.
22. FAR will be permitted as per PUDA Bye Laws in case of Residential Plots. FAR will be as mentioned in the advertisement in case of SCOs/SCFs/Shops/Booths. For Group Housing sites permitted FAR is 1.75, however,

number of units that can be constructed in case of residential projects will be governed by population density mentioned in the Master Plan of the area. In case of Commercial Chunk Sites FAR of 3.0 is permitted.

23. No fragmentation/Sub Division of the site and Change of land use shall be permitted in case of residential plots/SCOs/SCFs/Booths/Shops. Sub division of Chunk sites will be allowed after approval of the plans from GMADA, however license under PAPRA for the same will not be required.
24. It will be the responsibility of the allottee to obtain NO Objection Certificate from Fire Fighting Department under the provisions of various Acts as are applicable.

#### **USAGE AND PERIOD FOR CONSTRUCTION;**

25. Sites except those indicated as "Mixed Use Sites" shall be used only for the purpose for which they are allotted and not for any other purpose whatsoever, and no change of land use shall be permitted.
26. The site is offered on "as is where is" basis and the authority will not be responsible for leveling the site or removing the structures, if any, thereon.



27. The allottee will have to construct a dwelling unit in case of a residential plot and one story in case of an SCO/SCF within 3 years from the date of possession. The period can be extended by the Estate Officer in the manner and on payment of such fee as fixed by the authority. However in case of chunk sites there will be no time limit for construction.
28. Before occupying the building, allottee will be required to obtain Completion/Occupation Certificate from the Estate Officer, GMADA, Mohali.
29. GMADA officers at reasonable time and in reasonable manner after giving 24 (twenty four) hours notice in writing, enter in any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and provisions under prevalent rules, Acts and regulations as amended from time to time.
30. GMADA shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the

terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs, incurred in connection therewith or in any way relating therewith.

- 31. In case of breach of any condition (s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case 10% of the total price plus interest due till that date shall be forfeited.
- 32. In case of any dispute or differences arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Chief Administrator, GMADA. The decision of the Chief Administrator in this regard will be final and binding on all the parties.
- 33. These terms are valid till 30-9-2013 unless revalidated by the EC, GMADA.

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