

BROCHURE FOR ALLOTMENT OF RESIDENTIAL PLOTS ON ‘AS IS WHERE IS BASIS’ IN HOUSING COLONY GANDHINAGAR, SHASTRINAGAR , JAMMU.

J&K Housing Board invites bidders for e-auction on portal www.jkhm.auctiontiger.net for allotment of plots on ‘as is where is basis’ in Housing Colony, Gandhinagar/Shastrinagar, Jammu on 20 years lease basis. All the relevant details about the property are furnished, to enable bidders to participate in the auctions. Details, including its measurement, location, etc., are included in the public notice issued for the auction.

The Bid for allotment shall be entertained only on the website www.jkhm.auctiontiger.net.

1. ELIGIBILITY

- a. Domicile of UT of J&K.
- b. The applicant must have attained the age of 18 years on the last date of submission of Application form.

2. DETAIL OF PLOTS/COST OF PLOT/REGISTRATION FEE:-

HOUSING COLONY GANDHINAGAR/SHASTRINAGAR

S.No.	Plot No.	Size	Area in sft	Minimum Reserved Bid	Reg fee/EMD
Housing Colony, Gandhinagar.					
1.	7-C II Extension	45'-0" X 65'-8"	2955	11122620	1112262
Housing Colony, Shastrinagar.					
2.	5-A	40'-0" X 72'-6"	2900	7557400	755740

- Note:-**
- a. Area/sizes Indicated above are tentative and the applicants have to accept the area/size as per availability at site.
 - b. Registration fee shall be adjusted towards the cost of plot in case of successful bidders, refunded to un- successful bidders and shall be forfeited in respect of defaulter(s) as specified in relevant clauses of this Brochure.
 - c. Non-refundable Application Fee of Rs. 1000/- is applicable for each event.
 - d. Cost referred above is exclusive of GST @18% and other taxes if applicable.

3. **REGISTRATION**

Persons desirous to procure the Plot on lease basis shall submit the Bid along with requisite documents and requisite registration fee online during bid submission.

4. **MODE OF ALLOTMENT**

Allotment shall be made in favour of the highest bidder only after the e-auction on the website. In case of default the plot shall be put to re-auction.

Note:- Issuance of letter of intent/drawl of lease deed will not debar the Housing Board from cancellation of the plot if it is found at some stage that misrepresentation of facts or perjury has been committed for obtaining the allotment of plot. The Managing Director, J&K Housing Board reserves the right to initiate legal proceedings against such bidders/allottees.

5. **MODE OF PAYMENT**

The successful bidder shall have to deposit bid amount within a period of one month from the date of issuance of letter of intent. However, the Managing Director, J&K Housing Board has the discretion to allow highest bidder to pay the 50 % of the cost of bid amount within a period of one month and the balance amount within next three months from the date of issuance of letter of intent along with interest @ 18% provided that the total period should not exceed 4 months from the date of issuance of letter of intent.

Note:-In case the Applicant fails to deposit the bid amount within the stipulated period, the allotment shall be treated as cancelled.

6. **GROUND RENT AND DATE OF COMMENCEMENT OF GROUND RENT**

Besides the premium, the allottee has to pay ground rent @ Rs. 5/- per 100 sft. per annum subject to an annual increase of 10%. The ground rent shall become payable after expiry of 90 days from the date of issue of lease deed or 30 days from the date of registration of lease deed in the Court of law or from the date of handing over of possession of the plot, whichever is earlier. However, in case J&K Housing Board is not in a position to handover the possession of the plot due to some unavoidable circumstances beyond the control of J&K Housing Board, the ground rent shall be payable w.e.f. the date of issue of possession letter.

7. **REFUND OF REGISTRATION CHARGES**

The unsuccessful Bidders, shall be refunded the amount of registration fee within 90 days of finalization of allotment without any interest.

8. DRAWAL OF LEASE DEED/REGISTRATION

The allottee shall have to enter into Lease Deed with J&K Housing Board with two witnesses and get it registered in the Court of Sub-Registrar concerned. All the charges on account of the legal documentation including registration of documents in the court of law, if any, shall be borne by the allottee.

9. POSSESSION

- a. The possession of the plot shall be handed over only after the premium is paid in full and lease deed executed in the Court of law.
- b. The allottee shall take the possession of plot within a period of 90 days from date of issue of lease deed or within 30 days from the date of registration of document, whichever is earlier, failing which, a penalty up to 10 % of the total cost of plot shall be charged by the J&K Housing Board from the allottee.

10. TRANSFER OF PROPERTY

The lessee shall not transfer or part with the possession of the premises in full or part or create any interest of any person by mortgage, lease or otherwise except with the previous permission in writing of the lessor. However, in the event of granting permission for transfer of property, the lessor shall charge the following fee :-

- a. In case of transfer of property to the next of kin by way of Will/ Gift, the Housing Board shall charge the transfer fee as applicable as per the new uniform policy issued vide by J&K Housing Board Order No. 19 of 2022 dated 11.03.2022.
- b. In case of sale of property, Housing Board has the first right to purchase back the plot on original cost paid by the allottee.
- c. In case Housing Board does not purchase back the plot, the allottee has the right to sell the property to any person with prior permission of the J&K Housing Board as per the new uniform policy.

11. GENERAL CONDITIONS

- a. Managing Director, J&K Housing Board reserves the right to accept/ reject any bid without assigning any reason thereof. Mere registration on online portal will not be construed as acceptance for allotment.

- b. The lessee shall, within a period of three years from the date of handing over of possession of the premises, raise construction and complete the same to the satisfaction of the lessor as per approved plan from competent Authority. The lessee shall at his own cost and expenses obtain necessary sanction or permission from the prescribed competent authority.
- c. The lessee shall use the premises for residential purposes only.
- d. The jurisdiction for all illegal disputes, if any, shall be dealt by the concerned Court only.
- e. Applicant should not have been the beneficiary of any other residential allotment in the Govt. Colony/flats in the UT.

12. ENCLOSURES TO BE SUBMITTED ONLINE

- a. Domicile Certificate
- b. PAN.
- c. Aadhar/Voter ID.
- d. Scanned Signature.
- e. Scanned Photo.
- f. Scanned cancelled cheque/Passbook.