



Jammu & Kashmir Housing Board

A/D Block, Green Belt Park, Gandhinagar, Jammu / Habitat Centre, Bemina, Srinagar.

jkhousingboard@gmail.com - (0191-2431044)

**The Joint Director
Information Department
Jammu/Kashmir.**

NO. HB/CLA/ 6879-83 (CN7608750)

Dated: - 09.12.2024

Subject: - Publication of Advertisement.

Sir/Madam

Kindly find enclosed advertisement (e-auction of plots/Commercial sites at Housing Colony Botakadal, Lal Bazar) to be published in the leading dailies i.e. Rising Kashmir, Daily Aftab (Kashmir), Daily Excelsior (Jammu). The verified bill for the same may kindly be furnished to this office for payment.

Yours sincerely


Collector

J&K Housing Board

Copy to the: -

1. Sr Programmer JKHB for uploading on auction portal and official website of JKHB.
2. DGM Housing Unit I/II Srinagar to display the Advertisement notice at prominent places.
3. Personal Section of the Managing Director, J&K Housing Board, Jammu for information of the Managing Director.



Jammu & Kashmir Housing Board

A/D Block, Green Belt Park, Gandhinagar, Jammu / Habitat Centre, Bemina, Srinagar.
jkhousingboard@gmail.com - (0191-2431044)

e-Auction of Housing Board Plots/Commercial sites
J&K Housing Board invites bidders for **e-auction of Plots/Commercial sites in Housing Colony Botakadal, Lal Bazar, Srinagar** on 'as is where is Basis' for a period of 20 years on lease basis.

For brochures visit. <https://jkhousingboard.jk.gov.in>

The Bid for allotment shall be entertained only through online mode at:
<https://jkhm.procure247.com>

Start date & time : 12th December 2024, 10:00 AM
Closing date & time : 26th December 2024, 06:00 PM

Detail of Plots/Commercial sites at Housing Colony Botakadal, Lalbazar, Srinagar

PLOTS				
S.No.	Plot No.	Area in sft	Minimum Reserved Bid (in Rs)	Reg fee/EMD (in Rs.)
1.	155-A	3672 sft	6712416	671242
2.	155-B	3672 sft	6712416	671242
COMMERCIAL SITES				
S.No.	Site No.	Area in sft	Minimum Reserved Bid (in Rs)	Reg fee/EMD (in Rs.)
1.	C1	5440.00 sft	20002880.00	2000288.00
2.	C2	4080.00 sft	15002160.00	1500216.00

ELIGIBILITY:

a. The applicant must be a citizen of India.

b. The applicant must have attained the age of 18 years on the last date of submission of the Application form and be legally competent to enter into a contract.

- Applicants are advised to keep scanned copy of Photograph, Aadhar Card, PAN Card, signatures and cancelled cheque or passbook before starting the online application.
- The Application Form should be filled up online and the applicant should verify his/her details carefully before submitting application on auction website. Mere online submission of data will not be treated as an application and shall be liable to be rejected out rightly.
- Step by step procedure for filling the form also available on the website.

NOTE:

- Area/sizes Indicated above are tentative and the applicants have to accept the area/size as per availability at site.
- Registration fee shall be adjusted towards the cost of plot/commercial site 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 the Brochure.
- Non-refundable Application Fee of Rs. 1000/- is applicable for each event.
- Cost referred above is exclusive of 18% GST and other taxes if applicable.**

C.No. 7608750

No.HB/CLA/AU/ 6884

Dated: 09-12-2024

Sd/-
Collector,
J&K Housing Board.

AUCTION OF PLOTS

IN

HOUSING COLONY,
BOTAKADAL, LALBAZAR
SRINAGAR.

Contact us:



J&K HOUSING BOARD

Jammu
A/D Block Green Belt Park,
Gandhi Nagar, Jammu

Srinagar
Habitat Centre, Bypass,
Bemina, Srinagar

jkhousingboard@gmail.com



VISION

J&K Housing Board, a Semi-Government, Autonomous and Statutory Organization, established under J&K Housing Board Act, 1976. The Board has been established with an aim to provide affordable shelter to all. The main functions of the Housing Board are to develop Shopping Complexes, plots by developing Housing Colonies & Office cum Shopping complexes, construction of flatted accommodation under Self-Financing Scheme, Housing Facilities for Government Employees etc.

J&K Housing Board invites bidders for e-auction on portal <https://jkhm.procure247.com> for allotment of plots on "as is where is basis" in Housing Colony, Botakadal, Lalbazar, Srinagar 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 <https://jkhm.procure247.com>

1. ELIGIBILITY:

- i. The applicant must be a citizen of India.
- ii. The applicant must have attained the age of 18 years on the last date of submission of the Application form and be legally competent to enter into a contract.

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

HOUSING COLONY, BOTAKADAL, LALBAZAR, SRINAGAR

S.No.	Plot No.	Area in sft	Minimum Reserved Bid (in Rs)	Reg fee/EMD (in Rs.)
1.	155-A	3672 sft	6712416	671242
2.	155-B	3672 sft	6712416	671242

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% p.a 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 and EMD/registration amount shall be forfeited in full.

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

- i. In case of transfer of property to the next of kin by way of Will/ Gift/Decree, 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.
- ii. In case of sale of property, Housing Board has the first right to purchase back the plot on original cost paid by the allottee.
- iii. 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.
- iv. The jurisdiction for all illegal disputes, if any, shall be dealt by the concerned Court only.

11. GENERAL CONDITIONS

- i. 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.
- ii. 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.
- iii. The lessee shall use the premises for residential purposes only.
- iv. The jurisdiction for all illegal disputes, if any, shall be dealt by the concerned Court only.
- v. Applicant should not have been the beneficiary of any other residential Plot/Flat allotted by Government in the Govt. Colonies in the JKUT.

12. ENCLOSURES TO BE SUBMITTED ONLINE



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

No.HB/CLA/
Dated.

Sd/-
Collector
J&K Housing Board

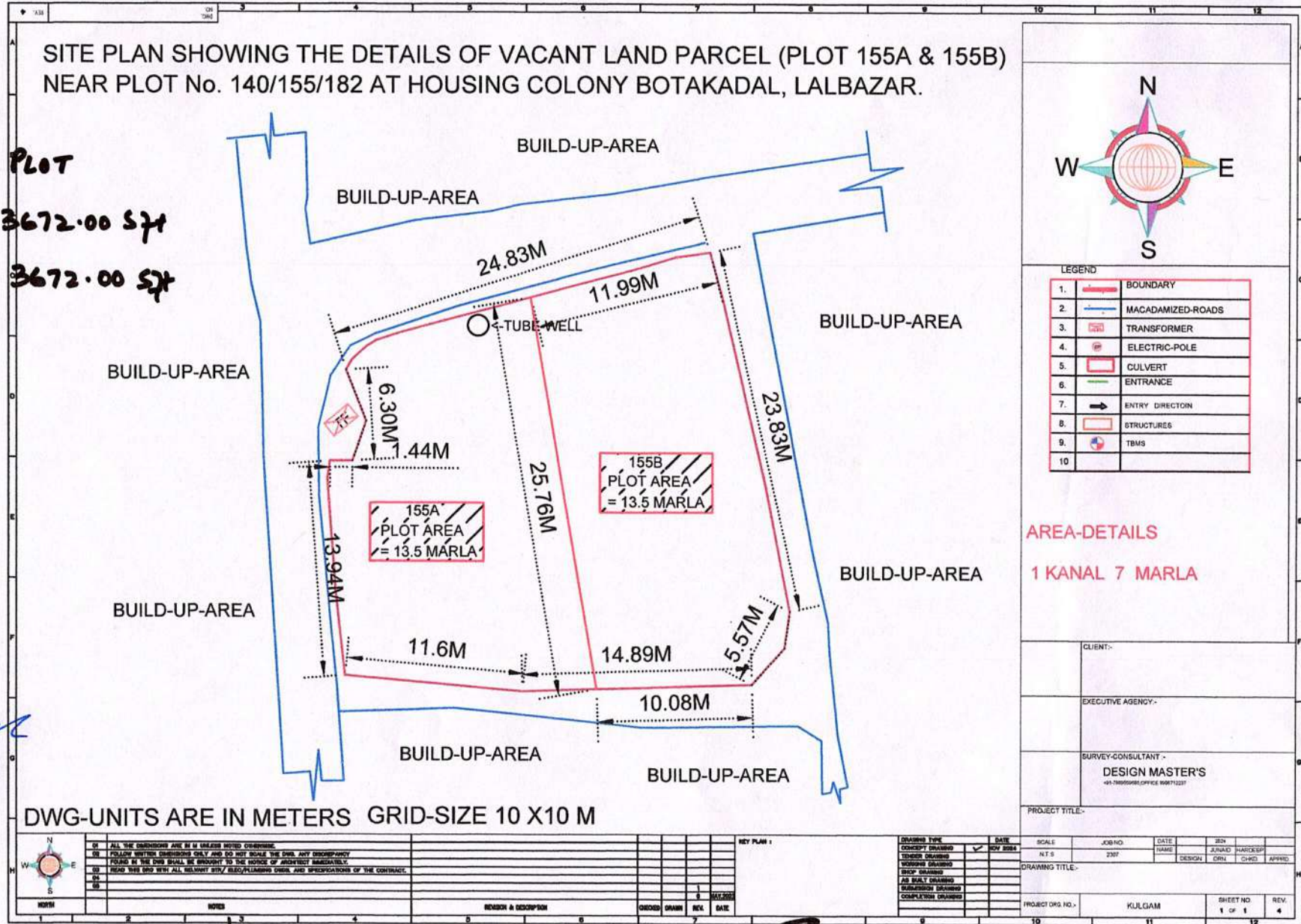
CLUSTER PLAN

SITE PLAN SHOWING THE DETAILS OF VACANT LAND PARCEL (PLOT 155A & 155B) NEAR PLOT No. 140/155/182 AT HOUSING COLONY BOTAKADAL, LALBAZAR.

AREA OF PLOT

155A = 3672.00 SFT

155B = 3672.00 SFT



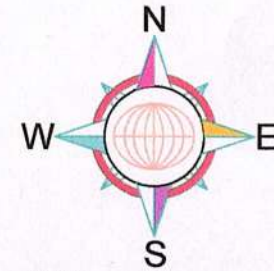
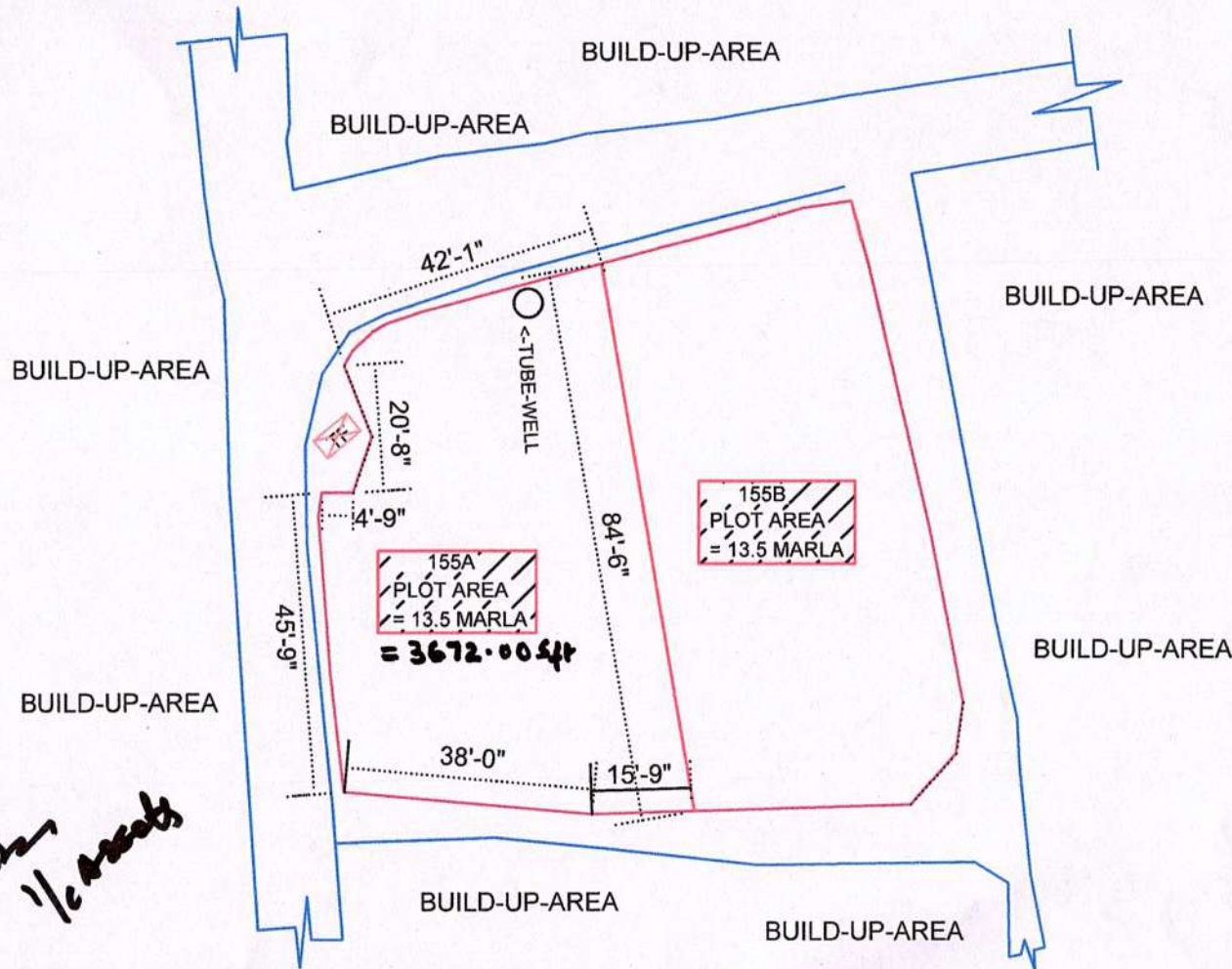
Handwritten signature
Hc Assets

Handwritten signature
Wasi An A/M.

Handwritten signature
S.M.

Handwritten signature

SITE PLAN SHOWING THE DETAILS OF VACANT LAND PARCEL (PLOT No. 155A)
NEAR PLOT No. 140/155/182 AT HOUSING COLONY BOTAKADAL, LALBAZAR.



LEGEND

1.		BOUNDARY
2.		MACADAMIZED-ROADS
3.		TRANSFORMER
4.		ELECTRIC-POLE
5.		CULVERT
6.		ENTRANCE
7.		ENTRY DIRECTION
8.		STRUCTURES
9.		TBMS
10.		

AREA-DETAILS
1 KANAL 7 MARLA

CLIENT:-

EXECUTIVE AGENCY:-

SURVEY-CONSULTANT:-
DESIGN MASTER'S
+91-7898888888, OFFICE 8068/12237

PROJECT TITLE:-

DWG-UNITS ARE IN METERS GRID-SIZE 10 X10 M

	01	ALL THE DIMENSIONS ARE IN M UNLESS NOTED OTHERWISE.	REVISION & DESCRIPTION 1 2 3 4 5 6 7 8 9 10 11 12	CHECKED DATE	DATE 0 MAY 2022	DRAWING TYPE CONCEPT DRAWING TENDER DRAWING WORKING DRAWING SHOP DRAWING JOB BUILT DRAWING SUBMISSION DRAWING COMPLETION DRAWING	DATE 05 MAY 2022	SCALE N.T.S	JOB NO. 2307	DATE NAME DESIGN CHKD. APPRD.	DRAWING TITLE:-	PROJECT DRG. NO.- KULGAM	SHEET NO. 1 OF 1	REV 4
	02	FOLLOW WRITING ENGINEERING ONLY AND DO NOT SCALE THE DWG. ANY DISCREPANCY FOUND IN THE DWG SHALL BE BROUGHT TO THE NOTICE OF ARCHITECT IMMEDIATELY.												
	03	READ THE DWG WITH ALL RELEVANT STR./ELEC./PLUMBING DWGS. AND SPECIFICATIONS OF THE CONTRACT.												
	04													
	05													

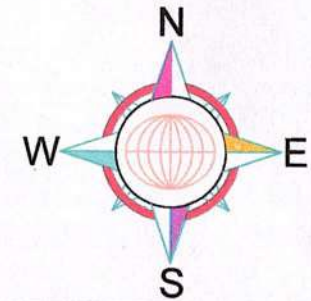
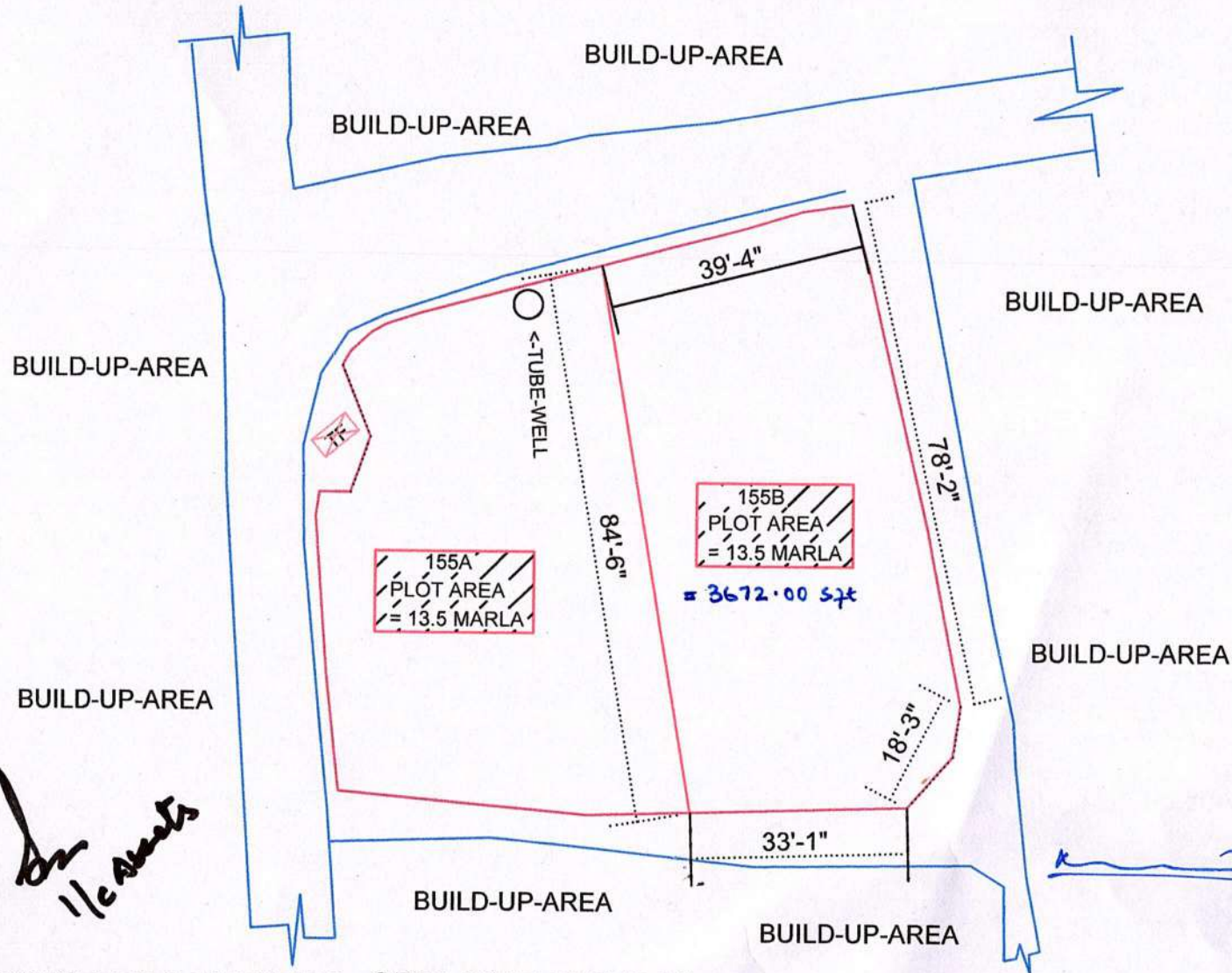
Handwritten signature
1/6/2022

Handwritten signature
wasiem
ATM

Handwritten signature
S.M.

Handwritten signature

SITE PLAN SHOWING THE DETAILS OF VACANT LAND PARCEL (PLOT No. 155B)
NEAR PLOT No. 140/155/182 AT HOUSING COLONY BOTAKADAL, LALBAZAR.



LEGEND	
1.	BOUNDARY
2.	MACADAMIZED-ROADS
3.	TRANSFORMER
4.	ELECTRIC-POLE
5.	CULVERT
6.	ENTRANCE
7.	ENTRY DIRECTIOIN
8.	STRUCTURES
9.	TBMS
10.	

AREA-DETAILS
1 KANAL 7 MARLA

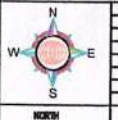
CLIENT:-

EXECUTIVE AGENCY:-

SURVEY-CONSULTANT:-
DESIGN MASTER'S
+91-78859886, OFFICE 9809712207

DWG-UNITS ARE IN METERS GRID-SIZE 10 X10 M

NO	REVISION & DESCRIPTION	CHECKED	DATE	DATE	SCALE	JOB NO.	DATE	2024	NAME	DESIGN	DRN	CHKD	APPRD.
01	ALL THE DIMENSIONS ARE IN M UNLESS NOTED OTHERWISE.				N.T.S	2397			JUNAID	HARDEEP			
02	FOLLOW WRITTEN DIMENSIONS ONLY AND DO NOT SCALE THE DWG. ANY DISCREPANCY FOUND IN THE DWG SHALL BE BROUGHT TO THE NOTICE OF ARCHITECT IMMEDIATELY.												
03	READ THIS DWG WITH ALL RELEVANT STBY/ELEC/PLUMBING DWGS. AND SPECIFICATIONS OF THE CONTRACT.												
04													
05													
06													
07													
08													
09													
10													



Wani
Alm.

S.A