



# Jammu & Kashmir Housing Board

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

## e-Auction of Housing Board Commercial sites

J&K Housing Board invites bidders for **e-auction of sites** on lease basis on 'as is where is Basis' for a period of 20 years.

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

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

**Start date & time: 05<sup>th</sup> May, 2025, 10:00 AM**  
**Closing date & time: 19<sup>th</sup> May, 2025, 06:00 PM**

### Detail of sites at Housing Colony Botakadal, Lalbazar, Srinagar

S.No.	Site No.	Area in sft	Minimum Reserved Bid (in Rs)	Reg fee/EMD (in Rs.)
1.	C1	5440.00 sft	20000000.00	2000000.00
2.	C2	4080.00 sft	15000000.00	1500000.00

**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 premium 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.
- 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.**

**Sd/-  
Collector,  
J&K Housing Board.**

CN. 7608750

NO.HB/CLA/AU/ 6370-75

Dated: 25-04-2025

# AUCTION OF COMMERCIAL SITES

IN

HOUSING COLONY,  
BOTAKADAL, LALBAZAR,  
SRINAGAR.

Contact us:



**J&K HOUSING BOARD**

Jammu

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

Deputy General Manager- II  
Habitat Centre,  
Bypass Road, Bemina, Srinagar

[jkhousingboard@gmail.com](mailto: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 Housing Colonies, Shopping Complexes plots, 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 Commercial sites on "as is where is basis" in Housing Colony, Botakadal, Lal bazar, 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 COMMERCIAL-SITES/COST/REGISTRATION FEE:-:****HOUSING COLONY, BOTAKADAL,LALBAZAR, SRINAGAR**

S.No.	Site No.	Area in sft	Minimum Reserved Bid (in Rs)	Reg fee/EMD (in Rs.)
1.	C1	5440.00 sft	20000000.00	2000000.00
2.	C2	4080.00 sft	15000000.00	1500000.00

**Note:**

- a. Area/sizes Indicated above are tentative and the applicants have to accept the area/size as per availability at site.
- b. Cost referred above is exclusive of GST @18% and other taxes if applicable.

**3. REGISTRATION**

- a. Non-refundable Application Fee of Rs. 1000/- is applicable for each event.
- b. 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.
- c. 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.

**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% per annum 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.100/- per commercial site 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. OTHER TERMS AND 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 not deviate in any manner from the layout plan nor alter the size of the shop whether by Sub-division, amalgamation or otherwise.
- iv. The Lessee shall not sublet, transfer, assign or otherwise part with possession of the enclosures or any part of the demised premises, except with the previous consent of the Lessor in writing.
- v. Lessee shall neither display his wares in Varandas (Public Place) nor encroach upon it at any stage.
- vi. That the site leased out shall not be used for Industries like manufacturing of Steel items, Motor Garages/Repair workshop, storing of explosive, inflammable materials, fire place/hearth, explosive & offensive trade and all laws prescribed shall have to be observed.
- vii. The Lessee shall allow the authorized representatives of the Lessor to enter the demised premises at all convenient time of the Lessor for the purpose of inspection of the demised premises.
- viii. The Lessee shall keep the interior of the demised premises in good order and conditions (reasonable wear and tear and damages by fire, earthquake, flood, tempest, lightening, violence or mob or other irresistible or inevitable forces or accident excepted).
- ix. The Lessee shall pay all taxes, License fee and charges of whatsoever character assessed, levied, charged and imposed or payable to any lawful authority in respect of the demised premises.
- x. That every dispute, difference, doubt or question of interpretation of any of the covenants herein specified which may at any time arise between the parties hereto or any person claiming under them relating to or arising out or in respect of deed or the subject matter thereof or the respective rights and liabilities of the parties thereto shall be referred to the sole arbitration of Chairman, J&K Housing Board. The decision of the Arbitrator shall be final and binding on the parties.
- xi. The Lessor, or his authorised agents shall acknowledge valid and duly stamped receipt for each and every payment made by the Lessee and such receipt shall be conclusive proof of such payment.
- xii. The jurisdiction for all legal disputes, if any, shall be that of Kashmir courts only.

- xiii. Documents uploaded by the bidder should be authentic, legally valid and complete in all respects. Submission of invalid, forged documents shall result in cancellation at any stage.
- xiv. The allottee shall abide the laws of the land including the local laws and directions of statutory authorities and terms and conditions of the allotment.
- xv. In case of any penalty or fine imposed by any govt./ statutory or any other local authority for violation of any law by the allottee, the same shall be paid and satisfied by the allottee.

## 12. **MAINTENANCE**

The responsibilities for the maintenance of the common utility/service area shall be of the lessee of sites in proposed complex/commercial asset/shop.

## 13. **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/AU/6370-75.

Dated. 25.04.2025

Sd/-  
Collector  
J&K Housing Board

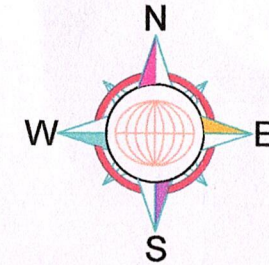
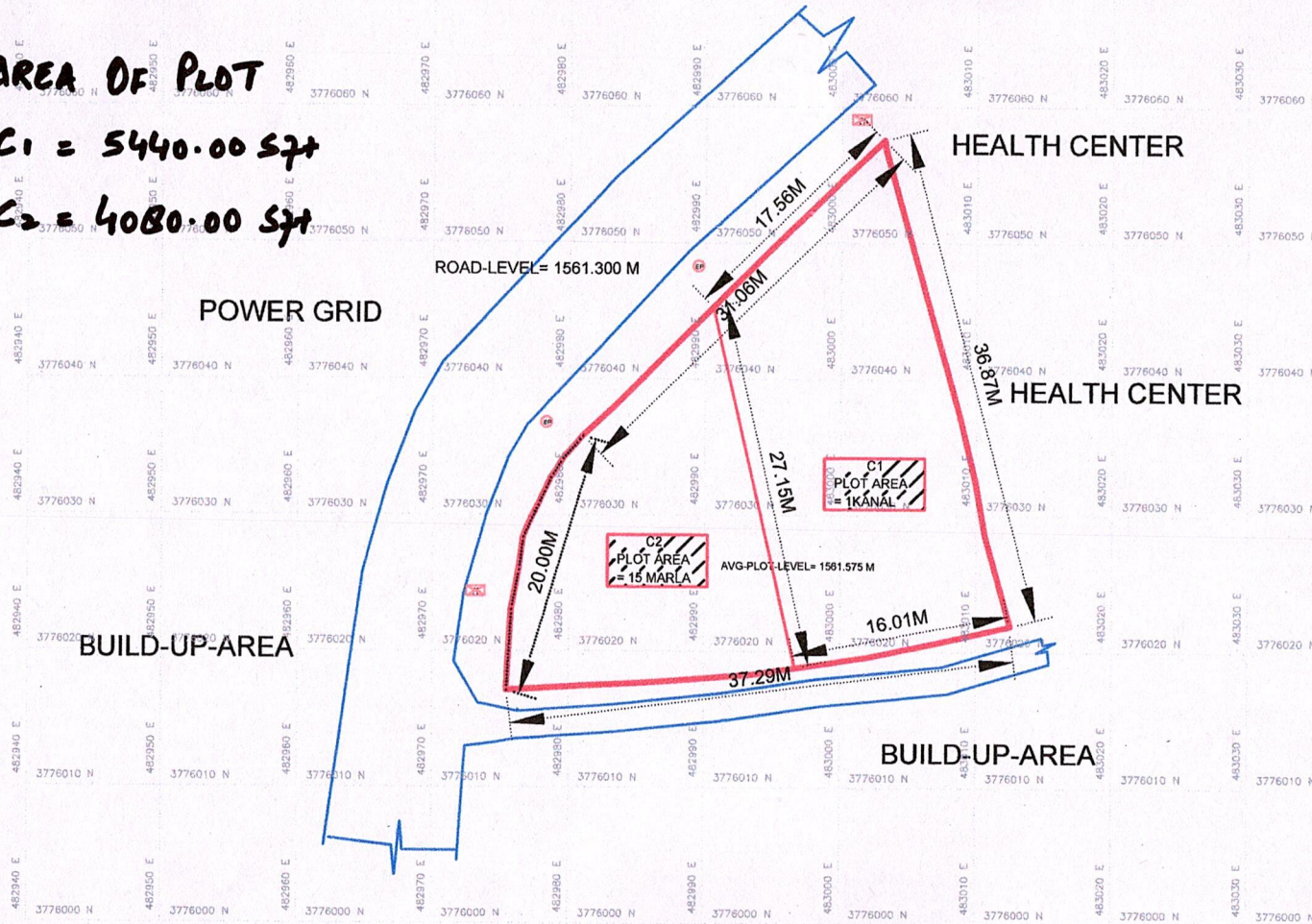


# SITE PLAN SHOWING THE DETAILS OF VACANT LAND PARCEL (PLOT C1 & C2) NEAR PHC LALBAZAR AT HOUSING COLONY BOTAKADAL, LALBAZAR.

## AREA OF PLOT

C1 = 5440.00 Sqft

C2 = 4080.00 Sqft



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 15 MARLA

CLIENT:-

EXECUTIVE AGENCY:-

SURVEY CONSULTANT:-

**DESIGN MASTER'S**

+91-7885559585, OFFICE 9905712237

PROJECT TITLE:-

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

01	ALL THE DIMENSIONS ARE IN M UNLESS NOTED OTHERWISE.
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 THE DWG WITH ALL RELEVANT CIVIL/ELECTRICAL/PLUMBING/DRWG. AND SPECIFICATIONS OF THE CONTRACT.
04	
05	

REVISION & DESCRIPTION

CREATED/ DRAWN/ REV. DATE

KEY PLAN :

DRAWING TYPE	DATE
CONCEPT DRAWING	NOV 2024
SCHEMATIC DRAWING	
WORKING DRAWING	
SHOP DRAWING	
AS BUILT DRAWING	
SURVEYING DRAWING	
COMPLETION DRAWING	

SCALE	JOB NO.	DATE	NAME	2024
N.T.S.	2307			JUNAJD HARDEEP
			DESIGN	DRN. CHKD. APPRD.

DRAWING TITLE:-

PROJECT ORG. NO.:- KULGAM


SHEET NO. 1 of 1 REV. 4

Waxi Pan  
A/M

Chavhan  
S.M.






 GPS Map Camera



Srinagar, null, null  
3QJ7+MC3, Bemina, Srinagar, 190018  
Lat 34.081552° Long 74.763336°  
27/11/24 01:20 PM GMT +05:30



 **GPS Map Camera**



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