

**TERMS AND CONDITIONS FOR ALLOTMENT OF LAND AN EXTENT OF 3.00 ACRES IN SY.NO.195/1 OF CHENNAIAHGUNTA VILLAGE SESHACHALAM HILL VIEW LAYOUT. (FOR ESTABLISHMENT OF SCHOOL ONLY)**

Sl.No.	TERMS AND CONDITIONS
1	AUCTION, BIDDING AND KNOCKING DOWN
	a) The TUDA has proposed E Auction for sale of vacant Land belongs to TUDA, in Seshachalam Hill view layout in Sy.No.195/1 of Chennaiahgunta village. Extent 3.00 acres.
	b) All payments are through online payments Gate Way via Debit card / Net Banking/ UPI and offline mode via neft/RTGS challan mode.
	c)This Authority have the right to post pone or reject any bid without assigning any reason and no grievance thereof will be entertained
	d)The bidding by the participants shall be higher than the upset price and in multiplies of <u>Rs.100/ per sq. yard.</u>
	e)The upset price of the land per sq. yard is stated in the Schedule
	f)The auction will be knocked down in favour of highest bidder.
	g )On acceptance of the highest bid hereinafter called the accepted rate. The total amount arrived at by multiplying the accepted rate with the area of land i.e. @4840 Sq.Yds per acre will be calculated to arrive the sale price.
2	CONFIRMATION AND PROVISIONAL ALLOTMENT
	a)Intimation of confirmation –cum-provisional allotment or otherwise as the case may be will sent through E-Mail of the bidder within seven days from the last day of Auction. In case of non receipt of such information within the next one week, it shall be the responsibility of the applicant to contact & obtain a duplicate copy of the provisional allotment order from the office of TUDA. Non receipt of the provisional allotment order by the applicant, shall not be a ground for non payment of the sale or for delayed payment.
3	PAYMENT OF TENTATIVE SALE PRICE
	a) payment of the 1/3 <sup>rd</sup> of the bid price (1 <sup>st</sup> Instalment) i.e. sale price of the land shall be paid, within 20 calendar days after the declaration of H1 Bidder. 2 <sup>nd</sup> Instalment amount has to be paid within 20 days from the payment of 1 <sup>st</sup> Instalment . Remaining amount has to be paid within 20 calendar days from the 2 <sup>nd</sup> instalment. Any delay in payments will attract 15% interest as per the terms and conditions.
4	MODE OF PAYMENT
	a)All payments are through online payments Gate Way via Debit card / Net Banking/ UPI and offline mode via neft/RTGS challan mode in favour of Vice-Chairman, TUDA , payable at ICICI Bank , Tilak Road Branch, Tirupati
5	EARNEST MONEY DEPOSIT (EMD)
	a)EMD payable will be as mentioned in the auction schedule
	b)EMD carries no interest
	c)In case of rejected application or unsuccessful applicant , the amount will be returned to the Bank Account , i.e, Bank Address given in the application within 10 days from _____.
	d) TUDA shall not be responsible for any forgery of signature of the applicant in the Authorisation form and it is implied that the applicant is giving such authorisation at his/her own risk.

	e)For non payment of 1 <sup>st</sup> instalment within the due date, the provisional allotment stands cancelled and EMD will be forfeited.
6	CANCELLATION/SURRENDER/WITHDRAWAL REFUNDS
	a)For non –payment of the price within the stipulated time, the allotment will be cancelled without any intimation of whatsoever nature. All the payments by the applicant shall be made within the stipulated time.
	b)For the purpose of prompt accounting of the applicant, he /she may intimate the payment particulars as and when made
	c)The allotment is also liable for cancellation for violation of any other terms and conditions as contained herein or as may be communicated from time to time.
	d)withdrawal or surrender of allotment by the applicant amounts to cancellation and forfeiture of EMD etc., as detailed below.
	e)THE ALLOTMENT SHALL BE CANCELLED. If the allottee fails to put the land in use for the intended purpose i.e. construction of school.
	f) The allottee fails to pay the amount due, on account of balance sale price or instalment or arrears of instalment with penal interest or Registration charges within the time allowed by the authority.
	g)THE FOLLOWING CONSEQUENCES FOLLOW THE CANCELLATION OF THE ALLOTMENT.
	i)Where the allotment is cancelled under condition No.6 (e) (i) entire EMD shall be forfeited.
	ii) Where the allotment is cancelled under condition No.6 (e) (ii) the entire EMD and 25% of the amount paid till then shall be forfeited.
7	TRANSFER OF ALLOTMENT
	i)Application for transfer of allotment of land with the consent of highest bidder shall be entertained in the event of request of the highest bidder to any of his family members only.
	ii) the applicant has to mention the nominee particulars in the application itself to transfer the land in the name of nominee in case of death . For transfer the nominee has to enclose death certificate and family member certificate of the allottee along with his/ her application .
	iii) For transfer, the arrears amount on the date of application should be completely paid. The applicant should produce satisfactory evidence to transfer the land.
8	POSSESSION AND CONVEYANCE
	a)Possession of the land can be taken over on payment of the bid price (either in one lump sum or in three equal instalments within a period of two months ) Any delay in payments will attract 15% interest per annum as per the terms and conditions.
	b)Conveyance of the land through a registered sale deed will be made at the cost and expenses of the applicant only after payment of the full sale price and any other dues and on fulfilment of any other terms and conditions
	C)The allottee should take over the physical possession of the land within one week from the payment of the last instalment.
9	Other terms and conditions.
	a)The details of the land is displayed in the office of TUDA and also in website <a href="http://www.tudaap.in">www.tudaap.in</a>
	b)The allotment shall be subject to cancellation for violation of any of the terms and conditions of stipulations or instructions
	c) The allotment is also subject to such rules and regulations as may be made under the

	A.P. Urban Areas (Development ) Act, 1975 or directions of the Government and such other terms and conditions as may be communicated by TUDA from time to time.
	d)Water , drainage mains etc shall belongs to TUDA or such other body as may be entrusted with laying and maintenance. TUDA reserves the right of entry into the site or premises by its nominees, representatives to inspect, cancel, alter or repair any water or drainage mains passing through such site.
	e)It shall be the responsibility of the allottee to have service connection secured from the main for water supply, drainage and electricity at his /her own cost and on payment of fee.
	f)All rates, taxes charges, fees, assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned Authority/Local Body including TUDA from the date of allotment.
	g)It shall be responsibility of the applicant to obtain necessary permission for construction of the building from TUDA/ local body as required under the law.
	h)TUDA reserves the right to defer, cancel alter amend or modify the notification/ Advertisement calling for the applications for e-auction.
	i)The nomination given in the application is valid till the land is registered in favour of the applicant/ allottee.
	j)All the correspondence will be made to the address given in the application form. It shall be the responsibility of the applicant to get any change in the address recorded in the records of TUDA.
	k)Betterment and other charges shall be levied while granting school building permissions.
	i)In all matters of doubts or disputes in respect of any matter not provided in these terms and conditions, the decision of the Vice-Chairman, TUDA shall be final and binding