

**TERMS AND CONDITIONS FOR ALLOTMENT OF RESIDENTIAL PLOTS AT  
PADMAVATHI NAGAR PHASE-XIII IN SURAPPAKASAM VILLAGE**

Sl.No.	TERMS AND CONDITIONS
1	AUCTION, BIDDING AND KNOCKING DOWN
	a)The TUDA has proposed E Auction for sale of vacant plots belonging to TUDA, in Padmavathi Nagar Layout, Surappakasam village Phase-XIII.
	b)All payment are through online payments Gate Way via Debit card / Net Banking/ UPI and offline mode via neft/RTGS challan mode.
	c)The auction officer shall have the right to postpone or reject any bid without assigning any reasons 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> for plots and <u>Rs.1,00,000/- per acre for Amenities.</u>
	e)The upset price per sq. yard of each plot is as stated in the Schedule
	f)The auction will be knocked down for each plot 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 plot shall become 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 duplicate provisional allotment order from the office of TUDA. Non receipt of the provisional allotment order 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> (33%) of the bid price i.e. sale price of the plot(minus EMD) shall be paid, within 7 calendar days after the declaration of H1 Bidder. Remaining amount has to be paid within 45 days calendar days for plots and payment of the 1 <sup>st</sup> Instalment (25%) of the bid price i.e. sale price of the plot(minus EMD) shall be paid, within 15 calendar days after the declaration of H1 Bidder. Remaining 40% within 40 days and Remaining amount has to be paid within 90 calendar days for amenities from the date of e-auction.
4	MODE OF PAYMENT
	a)All payment 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 7 days of closure of auction.
	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 forfeited.
6	CANCELLATION/SURRENDER/WITHDAWAL REUNDS
	a)For non –payment of the price within 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
	i) If the allottee refuses the plot allotted within 7 days of issue of provisional allotment letter.
	ii) If 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 with in the time allowed by the authority.
	f)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 till then paid shall be forfeited.
7	TRANSFER OF ALLOTMENT
	i)Application for transfer of allotment of plot shall be entertained in the event of mentioning the name of the nominee.
	ii) the applicant has to mention the nominee particulars in the application itself to transfer the plot in the name of nominee in case he chooses so.
8	POSSESSION AND CONVEYANCE
	a)Possession of the plot can be taken over on payment of the bid price (Any delay in payments will attract 15% interest per annum upto a maximum period of 90 days)
	b)Conveyance of the plot 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 /applicant should take over the physical possession of the plot within one week from the payment of the last instalment. After that time the TUDA is not responsible for any encroachments /constructions in the plot.
9	Other terms and conditions.
	a)The layout of the site is displayed in the office of TUDA and also in website.www.tudaap.in
	b)The total number of plots, sizes and area/extents given in the Annexure & Web site
	c)The allotment shall be subject to cancellation for violation of any of the terms and conditions of stipulations or instructions
	d) 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.
	e)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.
	f)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.
	g)After the development of infrastructural facilities by TUDA, they will be handed over to the local body for maintenance
	h)All rates, taxes charges, fees, assessment and other levies etc of whatsoever nature shall be paid by the allottee to the concerned Authority/Body including TUDA from the date of allotment (auction)
	i)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.
	j)TUDA reserves the right to defer, cancel alter amend or modify the notification/ Advertisement calling for the applications for allotment
	k)No request for permission for mortgaging the plot will be entertained, which can be secured by the allottee by getting the plot registered.
	l)The nomination given in the applicant is valid till the plot is registered in favour of the applicant/ allottee.
	m)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.
	n) The Government of Andhra Pradesh have alienated Govt. lands to an extent of 145.61 acres in Sy.No.758 to 772 of Surappakasam village in favour of V.C, TUDA on payment of market value vide G.O. Ms No.236 Rev. Assignments-IV) dept, dt:24.02.2006. The lands

	were handed over to TUDA by District Collector, Chittoor on 8.3.2006.
	o) Betterment and other charges shall be levied while granting individual building permissions.
	p) 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 shall be final and binding