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PUNJAB STATE AGRICULTURAL MARKETING BOARD,  
SCO NO. 149-52, SECTOR 17-C, CHANDIGARH.

Policy guidelines/standard terms and conditions for  
auction of vacant/unutilized Punjab Mandi Board  
properties on chunk basis.


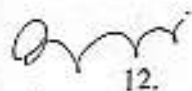

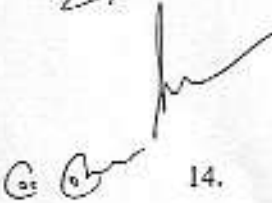

1. The sale of site is subject to the provisions of Punjab Agricultural Produce Markets Act 1961 and rules/regulations framed there under from time to time.
2. Intending bidders are required to deposit 1% of the reserve price as eligibility fee which is refundable/ adjustable. The eligibility fee shall be paid in cash or by an account payee demand draft in favour of the Marketing Development Fund payable at Chandigarh against proper receipt issued by the office of the Estate Officer of the Board before the commencement of auction. No person/company (s) or association (s) are eligible for participation in the auction if the prescribed eligibility fee is not deposited before the commencement of the auction. In case of successful bidders, the eligibility fee will be adjusted against the 10% of the bid amount to be deposited at the fall of hammer.

3. The successful bidder will be required to pay 40% of the bid amount at the fall of the hammer in cash or by an account payee demand draft in favour of Marketing Development Fund Payable at Chandigarh. Another 15% amount of the bid money shall be paid within 30 days from the date of auction. The balance 75% amount can be paid either in six equated half yearly installments with interest @ 15% per annum or in lumpsum, without interest, within 90 days from the date of issue of allotment letter, whereby a rebate of 5% will be allowed on the balance 75% amount. In case of payment by instalments, the first instalment will become due immediately after six months from the date of auction. The payment shall be accepted only by means of an account payee bank draft drawn in favour of Marketing Development Fund payable at Chandigarh. The payment by cheque will not be accepted.

4. In case the successful bidder does not deposit the 15% (fifteen percent) amount within 30 days from the date of auction, then the 10% (ten percent) amount already deposited by him shall be forfeited and the allottee will have no claim in this regard. However, this period can be further extended upto 90 days, on making written request by the allottee within 30 days giving reasons for the extension in time to the satisfaction of the competent authority on payment of surcharge and penal interest of the delayed period. Surcharge shall be @ 1.5% for 30 days, 2% for 60 days, 2.5% for 90 days of delayed payment. In addition, penal interest shall also be charged @ 18% for the delayed period.

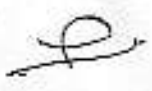
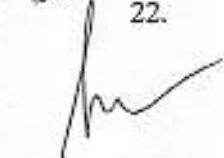
5. In case the instalment is not paid by the allottee on the date as given in the allotment letter, then without prejudice to any action under section 4(6) of the Punjab State Agricultural Marketing Board (Sale &

Transfer of plots) Rules 2008 as amended upto date, allottee shall be liable to pay penalty on the amount due for the delayed period as given in the allotment letter.

6. In no case, a bid below the reserve price shall be accepted
7. The bidder shall not withdraw or surrender his bid on any ground at the time of auction whatsoever and in case he does so, his eligibility fee and any other amount paid by him shall stand forfeited in full.
8. The Secretary of the Board or any other officer authorized by him reserves the right to reject the highest bid or withdraw the site from auction without assigning any reason whatsoever even if the bid is higher than the reserve price. In case, highest bid is not accepted, the eligibility fees shall be refunded in full. However, in case, the highest bid is rejected on account of fraud or misrepresentation or any other corrupt practice having involvement of the bidder, the eligibility fee shall be forfeited. The acceptance of the final bid by the Presiding Officer shall be subject to approval of the Chairman/Secretary Board.
9. The bidder shall not subdivide or fragment the site/plot or building constructed thereon. The bidder shall use the site/plot for the purpose for which it has been allotted and for no other purpose what so ever. In other words, no change of land use shall be permitted.
10. Estate Officer of the Board will issue the detailed allotment letter to the successful bidder within 45 days from the date of auction, if the 25% (Twenty five percent) of the bid amount is received. If the highest bidder seeks extension in time for deposit of 15% of bid amount, in that case allotment letter shall be issued within 15 days from the date of receipt of 15% of bid amount alongwith surcharge and penal interest within the extended time.
11.  No one can bid on behalf of another person unless he holds power of attorney or a letter of authority to this effect. Such a document should be deposited with the officer supervising the auction, before bidding.
12.  The possession of the site will be given by the Estate Office of the Board within 30 days from the date of issue of allotment letter. In case, the allottee fails to take possession of the site within the stipulated period, it shall be deemed to have been handed over on the due date.
13.  The exact size of the site and its dimensions are subject to variation as per actual measurements at the time of delivery of possession of the site. In case the actual area exceeds the area offered, the allottee would be required to deposit the additional price for the excess area proportionately as per price settled. In case of reduction in area, the allotment price will be proportionately reduced.
14.  The allottee shall be allowed to undertake construction after the possession of site is given subject to the sanction of building plans by 

the competent authority of the Board as prescribed under the relevant rules.

15. The construction shall be regulated by the Building Controls as given in the zoning plan prepared by the Town & Country planning deptt., Punjab and PUDA building bye-laws in case of sites falling outside Municipal limits and local Municipal Bye-laws in case of sites falling within Municipal limits and national building code shall also be referred if required.
16. As regards, multiplexes, the policy of the Industrial Deptt. Regarding multiplexes shall be followed.
17. The structural and public safety norms shall be observed as per national building code wherever required.
18. The site is offered on "as is where is" basis and the Board will not be responsible for levelling the site or removing the structures, if any, thereon.
19. All mandatory clearances, approvals, permissions and licences required under the relevant rules shall be obtained by the allottee at its own level from the respective concerned competent authorities before the operation of the activity at site for which land is allotted by the Board.
20. The land shall continue to vest with the Board until the entire consideration money together with interest or other amount, if any, due to the Board on account of sale of such site, is paid in full to the Board. During such period, the successful bidder/allottee shall not create any third party right over the land through sale, mortgage, lien or encumbrance in any other form without obtaining the prior written permission of the Estate Officer of the Board. In the event, the allottee intends to mortgage the land/property to any financial institutions for the purpose of raising loan, prior permission to mortgage (PTM) shall be obtained in writing from the Secretary of the Board.
21. On payment of the entire consideration money together with interest due to the Board on account of sale of the site, the allottee shall have to execute a Deed of Conveyance in the prescribed form and in such manner as may be directed by the Estate Officer of the Board within three months of the payment of entire consideration money together with interest or any other amount due to the Board on account of transfer of the land.
22. The Allottee shall bear and pay all expenses in respect of execution and registration of the Deed of conveyance including the stamp duty and registration fee payable in accordance with the law in force at the time of the execution and registration.
23. The allottee will have to complete the construction on the plot within three years from the date of issue of allotment letter after getting the



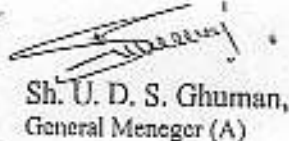
proposed building plans approved by the competent authority of the Board in accordance with the respective applicable Building Bye-laws and policy framed by the Board from time to time in this regard.


24. If the construction on the plot is not completed within the time, extension in construction period would be granted upto a maximum period of three years subject to payment of Extension Fee, @ 2% of the allotment price for 1st one year, 3% for second year and 4% for the third year. However, extension in period of completion of building shall be subject to the satisfaction of the Estate Officer that the failure to complete the building within the stipulated period was due to a cause beyond the control of the allottee.
25. Before occupying the building allottee would be required to obtain completion/occupation certificate from the Estate Officer of the Board.
26. In case of breach of any condition(s) of allotment or of regulations or non-payment of any amount due together with the penalty, the site or building, as the case may be, shall be liable to be resumed and in that case an amount not exceeding 10% of the total amount of consideration money, interest and other fees payable in respect of site shall be forfeited as per the relevant provisions of The Punjab State Agricultural Marketing Board (Sale and transfer of plots) Rules 2008 as amended upto date ..
27. The allottee shall have to pay all general and local taxes, rates, fees and cesses imposed or assessed on the said site/building by the competent authority.
28. The Estate Officer may by his officers and representatives at any time enter in and upon any part of the site/building erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions to be observed under prevalent rules, Acts and regulations as amended from time to time.
29. The Estate Officer shall have the full rights, powers and authority at all times to do through its officers and representatives all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and reservations imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all costs incurred in connection therewith or in any way relating therewith
30. The display of advertisement on the walls of the site or at site or on the structures erected thereon in whatsoever manner shall be subject to the orders and other instructions as may be issued by the Estate Officer from time to time.

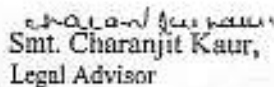
31. No interest will be paid for any amount, whatsoever, deposited with Board.
32. In case of any dispute or difference arising out of the terms & conditions of auction or allotment letter, the same shall be referred to the Secretary of the Board. The decision of the Secretary of the Board in this regard will be final and binding on all the parties.
33. If at any stage, FAR is increased at any level after the auction of the site proportionate additional price shall be charged.
34. The expenditure for water supply connection from peripheral water supply, electric supply connection (bulk supply from one point), discharge of sewerage to public sewerage system, discharge of storm water into public storm water system (if planned and built in the area) shall be borne by the Allottee.
35. Site can be used for specified purposes as given in the Zoning plan Drawing No \_\_\_\_\_ Dated \_\_\_\_\_.

  
Sh. R. P. Bharti,  
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Sh. R. S. Gill,  
Chief Engineer (N)

  
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General Manager (A)

  
Sh. G. S. Randhawa,  
General Manager (H)

  
Smt. Charanjit Kaur,  
Legal Advisor

  
Sh. Sarabjit Singh Bahga,  
Senior Architect

  
Sh. Sonpal,  
Senior Town Planner