

Standard Bid Document/Notice

Notice

For

E-Auctioning of Plots of Milk Dairies in Village Sukhdarshanpur, Panchkula

through E-Auction

in Municipal Corporation, Panchkula

E-Auction Portal- <https://auctions.ulbharyana.gov.in>

For site visit and other estate related queries may contact:

Name of Concerned Officer	Contact Number	Address
Office of Municipal Corporation Panchkula	0172-2583794	Municipal Corporation Panchkula (Bays No. 15-16, Sector 14, Panchkula)
	0172-2583695	

Helpline for E-Auction Related and Payment Related issues, Please Contact Below:

Name	Contact Number	Email ID
-----	0172-5210290/291	ulbauction@hkcl.in

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URBAN LOCAL BODIES DEPARTMENT

STANDARD BROCHURE CONTAINING DETAILED TERMS AND CONDITIONS FOR E-AUCTION OF RESIDENTIAL or INDUSTRIAL or INSTITUTIONAL or VACANT LAND or COMMERCIAL COMPLEX (BOOTH, SCO's, SCF, SCR) OR ANYOTHER WHICH ARE GOVERNED BY LAYOUT/ZONING PLAN)

1.	Bidder Registration Start Date and Time	19-10-2025 at 09:00 AM
2.	Bidder Registration End Date and Time	27-10-2025 up-to 05:00 PM
3.	Auction Publishing On portal	28-10-2025
4.	Online Processing fee Mode	Debit Card (RUPAY only)/UPI/Net Banking
5.	EMD Submission Mode	Net Banking & NEFT/RTGS (via Challan)
6.	Online Processing Fee and EMD Fee Submission Start Date and Time	29-10-2025 at 11:00 AM
7.	Online Processing Fee and EMD Fee Submission End Date and Time	18-11-2025 upto 05:00 PM **Note: The bidder is required to submit the EMD payment through RTGS/NEFT by generating the Challan atleast one day prior to the EMD submission closing date of the E-Auction.
8.	Online Bidding(eAuction start date)	ON 20-11-2025, 21-11-2025 & 24-11-2025 at 10.00 AM and will continue till the bids are received for a particular site.
9.	Close of e-auction	No new round of e-auction will start after 6:00 P.M. The ongoing round will continue until bids are received, and the next round will begin at 10:00 A.M. on the next calendar day.
10.	Registration and service charges	The intending bidder must first register himself on the auction portal for creating his Login ID to receive updates pertaining to auction. The registration shall be valid for 1 year only. The intending bidder from his login id on the portal shall register separately for each group of properties within the municipal limits they wish to participate in to obtain a user ID and password for the e-auction. Additionally, bidders must pay a non-refundable eservice charge of ₹1,000 (one thousand only) + GST for each selected property group. The registration fee must be paid online at https://auctions.ulbharyana.gov.in or before the specified date and time.
11.	Online Payment of Earnest Money Deposit (EMD).	All the intending bidders must submit an Earnest Money Deposit (EMD) equivalent to 5% (five percent) of the reserve price for the property they wish to bid on through Net Banking or RTGS/NEFT by generating a Challan for the e-auction. If a bidder intends to participate in multiple properties within the same group or different groups, a separate EMD of 5% of the reserve price must be paid for each property. The e-payment of EMD must be completed within the specified time frame.

Note: Those bidders already registered on eAuction Portal are not required to register again, and the bidder registration will be valid for one year from the date of the registration on eAuction portal.

Contact Us

1.	Head Office	Bay 11-14, Sector-4, Panchkula
2.	Field Office Municipalities, Land/Revenue Officer	
3.	Link For EAuction Portal	Link for E-auction is available on DULB website https://auctions.ulbharyana.gov.in
4.	Helpline No.	0172-5210290/291
5.	E mail	ulbauction@hkcl.in
6.	Help Desk	Technical support assistance during e-

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		auction will be available on telephone number 0172-5210290/291
7.	Help Desk Timing	Monday to Friday (9.00 A.M. to 5.00 P.M.) on workingdays only at ULB Helpline No. 0172-5210290/291

Important Note: In case of any queries or issue faced by the bidder, he/she should send their queries/issues to our official email IDs along with screenshot of error page and contact details.

Also, they must contact our help desk 2 hours prior of the scheduled e-Auction closure.

Help desk will remain closed on all Saturdays, Sundays and public holidays.

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Statement of Municipal Property proposed to be auctioned

TERMS AND CONDITIONS FOR E-AUCTION

**OF RESIDENTIAL or INDUSTRIAL or INSTITUTIONAL or VACANT LAND or COMMERCIAL COMPLEX
(BOOTH, SCO's, SCF, SCR) OR ANY OTHER WHICH ARE GOVERNED BY LAYOUT/ZONING PLAN)**

Sr No.	Description	Details Required
1	Name of District	Panchkula
2	Name of the Municipality	Municipal Corporation
3	Address of the property including ward no	Milk Dairies at Village Sukhdarshanpur, Panchkula
4	Khasra number of the property	Khasra No. 1//25 (2-2), 2//1 (0-9), 2 (1-0), 3 (0-12), 8 (6-0), 9 (8-0), 10 (3-6), 11 (3-10), 12(8-0), 13 (6-0), 18 (6-0), 19 (8-0), 20 (3-14), 21 (6-12), 22 (8-0), 23 (6-0), 7//1(8-0), 2 (8-0), 3 (6 0), 8 (6-0), 9 (8-0), 10 (8-0), 11 (8-0), 12 (8-0), 13 (6-0), 18 (5-10), 19 (8-0), 20 (8-0), 21/1 (4-9), 22 (7-16), 23 (2-0), 8//3 (1-14), 4 (5-18), 5 (8-0), 6 (8-0), 7 (8-0), 8 (8-0), 9 (5-6), 10/1 (0-5), 12/2 (1-2), 13/2 (5-16), 14 (8-0), 15 (8-0), 16 (7-3), 17/1 (2-13), 25/2 (0-8), 15//2/2 (1-3) falling in village Sukhdarshanpur and 15//24 (8-0), 22/11 (8-0), 2 (8-0), 3 (6-7), 4 (2-2), 9 (2-7), 10//1 (4-3) falling in village Toka.
5	Property ID with plot no	-----
6	Property type (Booth/SCO/SCF/residential/Industrial/vacant land/institutional/any other)	Vacant Land
7	Size of the property (Length X Width) (in meters)	I. Plot Size (250 Sq Yards) (8.61 M X 24.31 M) and (10.3 M X 20.3 M) = 135 Total II. Plot Size (350 Sq Yards) (12.80 M X 22.87 M) = 48 Total III. Plot Size (500 Sq Yards) (13.66 M X 30.83 M) = 12 Total
8	Area of the property (in square meters)	114558.51 SQM
9	Floor Area Ratio (FAR) of the property (to be given)	100%
10	Ground Coverage (in percentage)	60%
11	Total number of permitted floor(s) along with area of each floor (in square meters) and allowed uses: a) Ground floor (habitable): b) First Floor (habitable/storage): c) Second Floor: d) Basement (storage/habitable): e) Third floor: f) Fourth floor: g) In case of High-rise building the details of each floor shall be provided	Ground Floor & First Floor
12	Width of approach road (in meters)	250 sqm plots approach road width in 12 meters, 350 sqm plots approach road width in 12 meters and 500 sqm plots approach road width in 18 meters.
13	Clear width of corridor (in meters) (if any)	12 mtr & 18 mtr
14	Plinth level of corridor from road level (in meters)	-----
15	Access to upper floors (independent or from within the property), Width of staircase in case of independent access (in meters)	-----
16	Reserve Price of the Property	Rs. 20,307/- sq yards

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A. DEFINITIONS

- i. "Act" means the Haryana Municipal Act, 1973 in case of Municipal Councils and Committees and the Haryana Municipal Corporation Act, 1994 in case of Municipal Corporation,
- ii. "Allotment letter" means the letter to allot the property, issued to the successful bidder by the competent authority after making the full payment,
- iii. "Applicant" means a person or firm who has registered on the online auction portal,
- iv. "Auction" means the online sale through open competitive bids,
- v. "Bidder" means the applicant intends to participate in the auction,
- vi. "Commissioner" means Commissioner defined in the Haryana Municipal Corporation Act, 1994,
- vii. "Competent Authority" mean the Commissioner in case of Municipal Corporation and District Municipal Commissioner in case of Municipal Council and Committee.
- viii. "Conveyance Deed" means an agreement executed between the publisher and the successful bidder for the transfer of ownership of the auctioned property, after the full payment of the auction amount.
- ix. "District Municipal Commissioner" means the District Municipal Commissioner (DMC) defined in the Haryana Municipal Act, 1973.
- x. "Executive Officer" means the Executive Officer of the Municipal Council
- xi. "Publisher" means the municipality who published its property on the auction portal with intent to auction of the Property,
- xii. "Reserve price" means the minimum price for the auction of immovable property on free hold basis,
- xiii. "Property" means any land, shops, buildings or any structure, eligible for the auction by the municipality,
- xiv. "Secretary" means the Secretary in the Municipal Committee.

B. Eligibility for Participation:

1. Any person legally competent to enter into auction and intends to participate in the auction shall register himself on the portal.

C. Registration of applicant on the portal.

1. It will be the sole responsibility of the applicant to obtain a compatible computer terminal with internet connection to enable him/her to participate in e-auction process. In case the internet connection is lost during e-auction for any reason, the applicant needs to sign out and sign in again on the portal.
2. The intending applicants who want to participate in the e-auction shall have to create his login ID and password on the portal with a purpose to access the dashboard. However, based on selection of the properties the applicant shall have to deposit non-refundable e-service charges fee (application fee) for each property group separately during the registration of the applicant as bidder.
3. While registration, the applicant shall provide the following details:
name, address, mobile number, email ID, PAN card, Aadhar card or Passport etc.
4. The applicant shall upload the following during the registration
 - a) In case of individual bidder: Self-certified copy of PAN card, Aadhar Card and passport size photo of applicant(s) and authorized signatory.
 - b) In case of joint bid: a copy of PAN card and Aadhar card of each person, joint bidder(s).
 - c) In the case of firm or company or an association of persons: The applicant shall furnish the incorporation certificate/ registration certificate, certified copies of Board Resolution or Authorization in favour of the person making the bid along with the certified copy of Memorandum of Association, Articles of Association of Company, Partnership Deed, HUF etc. (whichever is applicable) and that the bidder has the authority to bid and enter into an agreement. A company, Firm, partnership, HUF etc. shall be registered under the relevant law.

5. Name given in the portal should be same as the mentioned in PAN card of the applicant. The intending bidder may refer the User Manual available on the e-auction portal i.e. <https://auctions.ulbharyana.gov.in> to know the process of registration.

D. Registration of the applicant as bidder on the portal for participating the auction.

1. The registered applicant shall register himself as a bidder for the property listed for the auction on the portal
2. The applicant shall deposit an Earnest Money (EMD) equivalent to 5% of the reserve price of each property separately (for which the bidder intends to participate in e-auction) for successful registration before participating in the e-Auction.
3. The applicant registered himself for the auction shall be called as bidder after successful registration.
4. The bidder intending to bid for more than one property shall be required to deposit the EMD in multiples of the properties he/she intends to bid before participating in e-Auction. No interest shall be payable on the EMD for the period from the date of its deposit till a decision is taken by the competent authority with respect to acceptance or rejection or refund of the bid.
5. A bidder's EMD will be forfeited if the bidder
 - a) withdraws or amends his offer;
 - b) impairs or derogates from the auction process in any respect within the period of validity of the tender;
 - c) If the bidder does not accept the correction of his bid price during evaluation;
 - d) If the successful bidder fails to submit the acceptance letter along with the 1st payment required for the confirmation of auction within the specified period;
 - e) The bidders must ensure that the bank details for refund being entered during registration/payment are correct and matching with details as per his bank record i.e. name of account holder, account number, Bank name, Type of account, IFSC code etc. In case of any mismatch, unsuccessful bidders may face difficulty in credit of refund amount to their account.

E. Auction shall proceed as per following

1. **For the auction of the single property**, the e-Auction shall start at 10:00am and conclude at 06:00pm on the date of the auction. However, in case any bid is received within last five minutes before closure of time slot, then the time for closure shall be extended by ten minutes in addition to auction ending time reflecting on the e-auction portal, to provide the sufficient opportunity to the bidders participating in the bidding process. The process of time extension of ten minutes should continue till no further bid is received in the last such extension and there shall be no limit for such time extensions.
2. **In case of the multiple plots/shops on a single property**, then the e-auction shall be conducted round wise where each property shall be auctioned in each round of the auction. The complete procedure shall be
 - a) First round shall start with the Original Reserve price.
 - b) The 1st round of e-Auction shall start at scheduled time slot (10:00 am to 06:00 pm) on the date of the auction and each round shall be of 30 minutes. However, in case any bid is received within last five minutes before closure of time slot, then the time for closure shall be extended by ten minutes in addition to auction ending time reflecting on the e-auction portal, to provide the sufficient opportunity to the bidders participating in the bidding process. The process of time extension of ten minutes should continue till no further bid is received in the last such extension and there shall be no limit for such time extensions.
 - c) The bid for a group of similarly situated properties in same sector of same size and base price shall be floated in one group (multiple properties in single lot). The Highest bidder (H1) in 1st round shall select and submit his preference for a particular property within stipulated time (15 minutes) before closure of that round. If H1, bidder fails to select the property within the stipulated time, then randomly one property shall be selected

automatically from the available plots/sites/buildings in the lot and the same will be allotted to the H1, bidder.

- d) In the subsequent rounds of bidding, the 2nd highest bid i.e. (H2) of the previous successful round shall become reserve price for next round and the bidding should start from this reserve price. All the eligible bidders shall have the option to outbid the said price within 30 minutes of start of subsequent round. In case of outbid, the closing time of said round should be extended automatically by 10 minutes.
- e) In case, no bid is received in 2nd round after the successful bid, on the reserve price derived from the H2 bid, then in the 3rd round, the reserve price shall be the bid price given by the H3 of the first round. In case, no bid is received in consecutive two rounds, then the auction will be closed and concluded.
- f) All subsequent rounds will take place as per the aforesaid procedure. If any round starts from original reserve price but no bidder places any bid in that round, the e-auction will close.
- g) No fresh new round for e-auction shall be allowed after the time slot is ended for the day. However, fresh round of e-auction of the balance property if any, out of the advertise properties shall start at same time slot on the next working day, with prior information to the bidders.

F. Reserve price and detail of sites:

1. Detail of the sites is as under:

Sr No.	Name of District	Name of Municipality	Property ID of the site	Property Khasra No./plot no.	Site Address	Property type	Area (in Sqm)	Reserve Price of Site (In Rs.)	EMD (In Rs.) per property or per plot or per shop
1	Panchkula	Municipal Corporation	-----	Khasra No. 1/25 (2-2), 2/1 (0-9), 2 (1-0), 3 (0-12), 8 (6-0), 9 (8-0), 10 (3-6), 11 (3-10), 12(8-0), 13 (6-0), 18 (6-0), 19 (8-0), 20 (3-14), 21 (6-12), 22 (8-0), 23 (6-0), 7/1(8-0), 2 (8-0), 3 (6 0), 8 (6-0), 9 (8-0), 10 (8-0), 11 (8-0), 12 (8-0), 13 (6-0), 18 (5-10), 19 (8-0), 20 (8-0), 21/1 (4-9), 22 (7-16), 23 (2-0), 8/3 (1-14), 4 (5-18), 5 (8-0), 6 (8-0), 7 (8-0), 8 (8-0), 9 (5-6), 10/1 (0-5), 12/2 (1-2), 13/2 (5-16), 14 (8-0), 15 (8-0), 16 (7-3), 17/1 (2-13), 25/2 (0-8), 15/2/2 (1-3) falling in village Sukhdarshanpur and 15/24 (8-0), 22/11 (8-0), 2 (8-0), 3 (6-7), 4 (2-2), 9 (2-7), 10/1 (4-3) falling in village Toka.	Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
2	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
3	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
4	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
5	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
6	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
7	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
8	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
9	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
10	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
11	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
12	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
13	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
14	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
15	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
16	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
17	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
18	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
19	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
20	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
21	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
22	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
23	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
24	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-
25	Panchkula	Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	250 sq yards = 209.1 sq mtr	Rs. 50,76,750/-	Rs. 2,53,838/-

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160	Panchkula	Corporation Municipal Corporation	-----		Sukhdarshanpur Village Sukhdarshanpur	Land Vacant Land	= 292.7 sq mtr 350 sq. yards = 292.7 sq mtr	71,07,450/- Rs. 71,07,450/-	3,55,373/- Rs. 3,55,373/-
161	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
162	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
163	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
164	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
165	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
166	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
167	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
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171	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
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173	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
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182	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
183	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
184	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
185	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
186	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
187	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
188	Panchkula	Corporation Municipal Corporation	-----		Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-
189	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
190	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
191	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
192	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
193	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
194	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	
195	Panchkula	Corporation Municipal Corporation	-----	Village Sukhdarshanpur	Vacant Land	350 sq. yards = 292.7 sq mtr	Rs. 71,07,450/-	Rs. 3,55,373/-	

2. Bid increment value

Sr.No.	Reserveprice	Minimumbidincrementalvalue	
		During1 st roundorsinglerounduction	Duringeachextendedround
1	<=50Lacs	10,000	15,000
2	>50Lacsto1crore	20,000	30,000
3	>1croreto5crores	30,000	45,000
4	>=5 crores	50,000	75,000

Note:

- i. Size of the sites is tentative subject to actual demarcation at the time of physical possession.

- ii. Intending bidder would be required to deposit EMD through onlinemode (through portal itself) for participating in e-auction. In case any intending bidder intends to bid for more than one site, he/ she/ it would be required to deposit EMD for each such site separately.

G. Acceptance of the Bids

1. The H1 bidder shall submit 10% of the final auction price (including the EMD already paid) within 96 hours of the conclusion of the bid.
2. The competent authority shall accept the bid only after receiving the payment equivalent to 10% of total auction amount and activate link on the portal for the H1 bidder for the followings:
 - i. The details of the auctioned property (address, area. etc.).
 - ii. The final auction price of the property.
 - iii. 1st payment i.e. 15% of the final bid amount to be paid within 30 days from the date of conclusion of the bid.
 - iv. The balance 75% amount of the final bid amount shall be paid without interest within a period of 120 days from the date of conclusion of the bid.

H. Mode of Payment - After completion of the auction of a particular property, the final auctioned price shall be paid by the successful bidder (H1) in the prescribed mode of payment in the following manner:

1. The successful bidder shall pay the 10% of final bid amount within 96 hours of conclusion of the successful bid. 96 days (adjustment of the EMD amount shall also be allowed)
2. 1st payment equal to the 15% of the final bid amount within 30 days from the date of conclusion of the bid.
3. After payment of the 1st payment, the bidder shall make the payment of remaining 75% of final auctioned amount without interest, within a period of 120 days from the date of conclusion of the bid.

Note: In case the voucher has been generated for the payment within the given time, then extension of two days to complete the payment may be granted beyond 120 days.

4. In case the bidder fails to make any of the required payment as per the given schedule, the allotment process shall be deemed to be cancelled and 10% of the total auction price of the property shall be forfeited and rest of the payment made by the bidder other than 10% of the total auction price of the property will be refunded.
5. In case the allotment process is cancelled due to default of payment at any stage, the Competent Authority is not liable to grant any opportunity of hearing to the bidder. In any other condition, no order of cancellation or resumption shall be made without giving a reasonable opportunity hearing to the bidder.
6. In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction, the competent authority shall have the right to cancel the bid and forfeit whole or any part of the amount paid.
7. Any construction on the auctioned site shall be done as per the applicable policies and byelaws of the Haryana State.
8. The EMD of un-successful bidders shall be refunded through electronic mode directly in their account as per details provided by them at the time of payment of EMD.
9. The EMD shall not bear any interest.
10. The EMD of the successful bidder shall be retained towards part sale consideration.

I. Other Terms & Conditions:

1. The municipality reserves the right to accept any bid subject to approval of the Competent Authority or reject any bid (even the highest bid) or withdraw any or all the plots/sites from bidding process or cancel/ postpone the e- auction at any stage without assigning any reason.
2. The possession of the plot/ building/site shall be offered to the successful bidder which will be delivered physically by the competent authority or its representative. After taking the physical

- possession of the plot/ Building/ site by you, the municipality will not be responsible for any kind of encroachment and third litigation party pertaining to the plot/Building/site.
3. The plot/ site shall continue to belong to the municipality until the entire bid money together with interest and other amount due to the municipality on account of sale of plot/ site is paid and deed of conveyance in favour of allottee is executed.
 4. Successful bidder/ allottee may however mortgage or create any right/interest on the site only to secure the financial assistance from banks/FIs subject to the condition that irrespective of the provisions of the Insolvency and Bankruptcy Code 2016, the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and other related Acts, the municipality shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub-servient. Further, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/site. The mortgage to be created by the allottee in favour of Bank/FI shall be without prejudice to the rights of the Corporation in terms of the RLA/deed of conveyance in respect of the plot/site in question.
 5. In the event of auction of the property by the bank/ FI for recovery of its dues, the Bank/auction purchaser who purchases the property in auction from bank/ FI shall be required to clear the dues of the Municipality in respect of the plot/site as the purchaser shall be stepping into the shoes of the allottee. Such auction purchaser shall utilize the plot/site/premises for permissible activities only and in case the project was not completed by the previous allottee, the auction purchaser shall be required to complete his project within two years of re-allotment of plot in its favour. Moreover, all building violations shall be the sole responsibility of the new buyer.
 6. The municipality will issue the Allotment letter to the bidder for respective property within 7 days after the bidder has made full and final payment of auctioned price and applicable interest thereof.
 7. On payment of 100% of the bid amount/interest etc. the successful bidder /allottee shall get the deed of conveyance executed in his/her favour within 3 months, in the prescribed form and in such manner as may be directed by the municipality. The charges for the registration and stamp duty will be paid by the allottee. Execution of conveyance deed will be mandatory after making full payment of plot/site cost within the period as stipulated by the Corporation.
 8. If the bidder doesn't get the conveyance deed executed within 3 months of making the full & final payment of the final bid amount, then he shall be liable to pay 0.1% of total bid amount every month, as penalty for not getting the conveyance deed executed.
 9. The Allottee shall have to pay all general and local taxes, rates or cess imposed or assessed on the said plot/ site by the competent authority.
 10. The Allottee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
 11. The plot/ site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on the plot/site.
 12. The plot/ site shall not be subdivided or fragmented, without any necessary permission from the authorities as per the laws.
 13. The municipality shall not be responsible for levelling of uneven plots.
 14. The plots/ sites are being auctioned on, 'as is where is basis'. Hence, the prospective bidders are advised to visit the site to ascertain the ground reality.
 15. The allottee shall have to obtain Occupation Certificate from the municipality before occupying the building.
 16. The allottee will provide for adequate parking space within the boundary of the sites and no parking will be allowed outside the site or on the road(s).
 17. The allottee will be required to abide by the Govt. guideline issued from time to time applicable for such sites.

