

SWAT DISTRICT DEVELOPMENT AUTHORITY, KANJU TOWNSHIP SCHEME SWAT.

**AUCTION OF RESIDENTIAL PLOTS IN KANJU TOWNSHIP SWAT
ON OWNERSHIP BASIS.**

Swat District Development Authority intends to auction 28 Nos residential plots in various sectors on 28/12/2016. In case the auction is incomplete then it will be held on the next days i.e 11/01/2017 & 25/01/2017 at Kanju Township Swat.

TERMS/ CONDITIONS

1. For participation in the auction, the interested persons will be required to deposit a sum of Rs.2,00,000/- (Rupees Two Lac Each) for One Kanal and 10-Marla plot as security in the shape of Call Deposit in the name of Project Director, Swat District Development Authority Swat before the auction, otherwise they will not be allowed to participate in the auction. The Security deposited will be refunded to the unsuccessful bidder(s) immediately after finalization of auction.
2. All the plots will be put to auction one by one.
3. The successful bidder of a residential plot will not be allowed to participate in the Auction process of 2nd and subsequent plot unless the same person produce Call Deposit of the requisite amount for the 2nd and subsequent residential plots.
4. The successful bidder (S) will be required to deposit 25% amount of the bid in the name of Project Director, Swat District Development Authority within Seven days including the auction day. In case of failure, the bid shall stand cancelled and the security will be forfeited in favour of the SDDA.
5. The balance amount will have to be paid within one month since the issuance of allotment letter.
6. If the successful bidder(S) fails to deposit the balance 75% amount within the due date i.e (30 days) the following surcharge on the delayed payment shall be recovered from the successful bidder.
 - i. On payment of outstanding amount after the due date, 5% surcharge will be recovered for a period of 30 days i.e upto _____.
 - ii. On expiry of first grace period i.e 60 days, 10% surcharge will be recovered upto a period of 30 days i.e upto _____.
 - iii. On expiry of 2nd grace period i.e 90 days, 15% surcharge will be recovered upto a period of 30 days i.e _____.
 - iv. Further more if he/she fails to deposit the cost with surcharge upto a period of 120 days, the bid shall stand cancelled and amount deposited will be forfeited in favour of the Authority.
7. The services connections for electricity, water supply, Telephone and suigas etc shall be arranged by the successful bidder(S) him/herself.
8. The Successful bidder (S) shall have to pay in addition to the bid amount, income tax and capital value tax or any other taxes, if any, to the concerned department, in case of failure the allotment shall stand cancelled as per rules.
9. The allottee shall obtain proper possession which shall only be given after full Payment/dues.

10. The successful bidder shall obtain approval of building plans as per Building Regulation 1985 and shall carryout construction according to the approved plans.
11. The period of construction shall be deemed two years since the date of allotment.
12. In case of excess area with the plot at the time of handing over possession, Price of the excess area will be charged at the rate of plot or at the prevailing market rate whichever is greater.
13. All expenses pertaining to registration of transfer etc shall be borne by the allottee/successful bidder(S).
14. The persons representing some bodyelse shall have to produce an attested power of attorney/authority letter, failing which he/she will not be allowed to participate in the auction.
15. Any person found to influence or threaten to others not to offer bid(S) according to his/her free choice should be disqualified and handed over to law enforcing Authority for his/her misconduct.
16. The head of Authority/ Auction Committee can disqualify any bidder (S) and reserved right to amend/delete any /all the above provisions to any extent. The Head of Authority / Allotment Committee also reserve the right to introduce new terms and conditions during or after the auction without assigning any reason.
17. The successful bidder (s) shall abide by the rules/regulations enforce or those issued from time to time by the authority.
18. The competent Authority/Auction committee reserves the right to stop auction Proceedings of any unit with cogent reason.
19. The competent Authority reserves the right to accept any or reject all the bid (s) with cogent reason.
20. The Competent Authority reserves right to even cancel the received bid(S) during or after the auction without assigning any reason.
21. The plot shall be allotted to the successful bidder subject to the condition of obtaining proper approval of the Competent Authority
22. The terms/conditions as contained vide serial No.1 to 21 shall be abide by successful bidder.

Sign of Successful Bidder

Name:-_____

C.N.I.C_____

Signature of Chairman

Auction Committee

SWAT DISTRICT DEVELOPMENT AUTHORITY, KANJU TOWNSHIP SCHEME SWAT.

**AUCTION OF 7.5 KANAL (App) UTILITY PLOT IN KANJU TOWNSHIP SWAT
ON OWNERSHIP BASIS.**

Swat District Development Authority intends to auction 01 No Utility Plot measuring 7.5 Kanal (App) at Sector-B located on 100 wide road for the construction of School or Hospital on 28/12/2016. In case the auction is incomplete then it will be held on the next days i.e 11/01/2017 & 25/01/2017 at kanju Township Swat.

TERMS/ CONDITIONS.

1. The persons, commercial organizations who are interested to participate in the auction on behalf of other person will have to produce power of attorney/NOC for their organization as per rules.
2. The interested parties shall deposit an amount of Rs.1000000/- (Rupees Ten Lac only) as security in the shape of call deposit in the name of Project Director SDDA Swat before the auction, otherwise they will not be allowed to participate in the auction. The Security deposited will be refunded to the unsuccessful bidder(s) after finalization of auction.
3. The successful bidder (S) will be required to deposit 25% amount of the bid in the name of Project Director, Swat District Development Authority within Seven days including the auction day. In case of failure, the bid shall stand cancelled and the security will be forfeited in favour of the SDDA.
4. The balance payment is to be deposited within a period of 30 days from the issuance of allotment letter, failing which an amount of 10% surcharge is to be recovered upto 03 Months after which bid shall be considered as cancelled and the deposited 1/4th amount shall be refunded with 20% forfeiture.
5. The competent Authority/Auction committee reserves the right to stop or cancel the auction proceedings without assigning any reasons.
6. The successful bidder will have to start the construction work on the Hospital or School within 06 Months from the date of allotment & will be complete within 03 years, failing which the plot shall stand cancelled under the allotment regulation/Building Regulations and 20% of the amount already deposited shall be forfeited in favour of SDDA Swat and the allottee shall not be paid any type of compensation for what so-ever he has been carried out.
7. If the successful bidder want to surrender the plot then 20% of the deposited amount will be forfeited in favour of SDDA Swat.
8. The Successful bidder (S) shall have to pay in addition to the bid amount, income tax and capital value tax or any other taxes, if any, to the concerned department, in case of failure the allotment shall stand cancelled as per rules.
9. The services connections for electricity, water supply, Telephone and suigas etc shall be arranged by the successful bidder(S) at his own cost as per prescribed rules of the concerned Agencies/Departments.
10. The successful bidder will obtain approval of building plans of the proposed Hospital or School from BCA of SDDA Swat as per rules after obtaining proper position which shall be given after full payment.

11. The Successful bidder shall abide by the rules/regulations contained in the allotment/building regulations prevailing building By-Laws enforce at present and in future from time to time by SDDA Swat.
12. The Plot shall be not sub-divided.
13. That in case of excess area in the subject cited plot at the time of handing over possession, the price of the excess area will be paid at the accepted bid price. Moreover, allotment of additional land will be on the sole discretion of the Authority.
14. The plot/land in question will not be used for the purpose (s) other than the construction of Hospital or School (only one single use shall be permitted).
15. The successful bidder will provide medical facility to the employee of SDDA Swat on concessional rate i.e 50% doctor consultancy fee, 50% Room rent + 50% operation charges etc in case of hospital where as in case of school the successful bidder will provide free education facilities to the childrens of the employees of SDDA Swat @ the rate of 3% of the total seats on the analogy of PDA Peshawar.
16. The trees in the said plot premises is the sole property of the authority/department which shall be auctioned and removed within one month time period before the start of the work. However, in this case time period of six months shall be considered after the fore-mentioned time after the removal of trees.
17. The competent Authority reserves the right to accept any or reject all the bid (s) with cogent reason.
18. The competent of Authority reserves right to even cancel the received bid(S) during or after the auction without assigning any reason.
19. The Plot shall not be transferred unless and until it is fully constructed as per approved plans of the authority.
20. The plot shall be allotted to the successful bidder subject to the condition of obtaining proper approval of the Competent Authority
21. The terms/conditions as contained vide serial No.1 to 20 shall be abide by successful bidder.

Sign of Successful Bidder

Name:- _____

C.N.I.C _____

Signature of Chairman

Auction Committee

SWAT DISTRICT DEVELOPMENT AUTHORITY, KANJU TOWNSHIP SCHEME SWAT.

**AUCTION OF 20 NOS COMMERCIAL SHOPS IN KANJU TOWNSHIP SWAT
ON OWNERSHIP BASIS.**

Swat District Development Authority intends to auction 20 Nos Commercial Shops/Plots in Sector C, D & E on 28/12/2016. In case the auction is incomplete then it will be held on the next days i.e 11/01/2017 & 25/01/2017 at Kanju Township Swat.

TERMS/ CONDITIONS.

1. For participation in the auction, the interested persons will be required to deposit a sum of Rs.1,00,000/- (Rupees One Lac) per shop as security in the shape of Call Deposit in the name of Project Director, Swat District Development Authority Swat before the auction, otherwise they will not be allowed to participate in the auction. The Security deposited will be refunded to the unsuccessful bidder(s) after finalization of auction.
2. All the commercial shops/plots shall be put to auction one by one.
3. The successful bidder of a Commercial Shop/plot will not be allowed to participate in the Auction process of 2nd and subsequent shop/plot unless the same person produce Call Deposit of the requisite amount for the 2nd and subsequent commercial shop/plots.
4. The successful bidder (S) shall be required to deposit 25% amount of the bid in the name of Project Director, Swat District Development Authority within Seven days including the auction day. In case of failure, the bid shall stand cancelled and the security will be forfeited in favour of the SDDA.
5. The balance amount will have to be paid within one month since the issuance of allotment letter.
6. If the successful bidder(S) fails to deposit the balance cost upto the due date, 10% surcharge shall be levied upto a period of delay of 30 days. Further more if he/she fails to deposit the cost with surcharge within 30 days after the due date, the bid shall stand cancelled and the security or 30% of the deposited amount whichever is more will be forfeited in favour of the Swat District Development Authority.
7. The Successful bidder (S) shall have to pay in addition to the bid amount, income tax and capital value tax or any other taxes, if any, to the concerned department, In case of failure the allotment shall stand cancelled as per rules.
8. Physical possession of the shop/plot(S) will be handed over after receipt of full payment.
9. Only basement and ground floor shall be allowed.
10. The Arcade shall not be the part of shop and shall remain open.
11. The Construction of shop shall be allowed only after obtaining proper approval of building plan from SDDA Swat as per Building Regulation 1985
12. Amalgamation of shops shall not be allowed.
13. The successful bidder shall complete the construction of the shop within 06 Months after the issuance of allotment letter failing which the allotment shall stand cancelled under the Allotment regulations/Building Regulations and 20% of the amount already deposited shall be forfeited in favour of SDDA Swat and the allottee shall not be paid any type of compensation for what so-ever he has been carried out.
14. The deviation from this condition alone would annul the allotment and result in forfeiture of the said amount already deposited by the successful bidder with SDDA Swat.

15. The shops will neither be used for any illegal business nor for any trade causing nuisance and pollution.
16. The services connections i.e Water Supply, Electricity, Telephone should be arranged by the successful bidder and will pay the monthly bill thereafter to the concerned agency.
17. The Plot shall not be transferred unless and until it is fully constructed as per approved plan of the authority
18. That in case of excess area in the subject cited plot at the time of handing over possession, the price of the excess area will be paid at the accepted bid price. Moreover, allotment of additional land will be on the sole discretion of the Authority.
19. All expenses pertaining to registration of transfer etc shall be borne by the allottee/successful bidder(S).
20. The person representing some body else shall have to produce an attested power of attorney/authority letter, failing which he/she will not be allowed to participate in the auction.
21. Any person found to influence or threaten to others not to offer bid(S) according to his/her free choice should be disqualified and handed over to law enforcing Authority for his/her misconduct.
22. The head of Authority/ Auction Committee can disqualify any bidder (S) and reserves right to amend/delete any/all the above provisions to any extent. The Head of Authority / Allotment Committee also reserve right to introduce new terms and conditions during or after the auction without assigning any reason.
23. The successful bidder (s) shall abide by the rules/regulations enforce or those issued from time to time by the authority.
24. The competent Authority/Auction committee reserves the right to stop auction Proceedings of any unit with cogent reason.
25. The competent Authority reserves the right to accept any or reject all the bid (s) with cogent reason.
26. The competent of Authority reserves right to even cancel the received bid(S) during or after the auction without assigning any reason.
27. The shop/plot shall be allotted to the successful bidder subject to the condition of obtaining proper approval of the Competent Authority
28. The terms/conditions as contained vide serial No.1 to 27 shall be abide by successful bidder.

Sign of Successful Bidder

Name:- _____

C.N.I.C _____

Signature of Chairman

Auction Committee