

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 29 Nos residential plots in various sectors on 06/12/2017. In case the auction is incomplete then it will be held on the next days i.e 18/12/2017 & 27/12/2017 in the office of Project Director SDDA Swat.

TERMS/ CONDITIONS.

1. For participation in the auction, the interested persons will be required to deposit a sum of Rs.4,00000/- (Rupees Four Lac) for One Kanal for 10-Marla Rs.2,00000/- (Rupees Two Lac) 05 Marla & 03 Marla plot Rs.100000/- (Rupees One Lac) per plot each 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 plots will be present to auction one by one.
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 amount will have to be paid within one month since the issuance of allotment letter.
5. 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.
6. The services connections for electricity, water supply, Telephone and suigas etc shall be arranged by the successful bidder(S) him/herself.
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. The allottee shall obtain proper possession which shall only be given after full Payment/dues.

9. The successful bidder shall obtain approval of building plans as per Building Regulation 1985 and shall carryout construction according to the approved plans.
10. The period of construction shall be deemed two years since the date of allotment.
11. 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.
12. All expenses pertaining to registration of transfer etc shall be borne by the allottee/successful bidder(S).
13. 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.
14. 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.
15. 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.
16. The successful bidder (s) shall abide by the rules/regulations enforce or those issued from time to time by the authority.
17. The competent Authority/Auction committee reserves the right to stop auction Proceedings of any unit with cogent reason.
18. The competent Authority reserves the right to accept any or reject all the bid (s) with cogent reason.
19. The Competent Authority reserves right to even cancel the received bid(S) during or after the auction without assigning any reason.
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

