



APHB
ANDHRA PRADESH HOUSING BOARD
Creating Houses to Live In

**OFFICE OF THE EXECUTIVE ENGINEER (Hg),
A.P.HOUSING BOARD, VISAKHAPATNAM DIVISION.**

NOTIFICATION

NOTIFICATION NO.3058/HD/EE(Hg)/V/2018, DATED 18-08-2018.

The A.P.Housing Board intends to sell Specific Purpose Plots Primary School and Dispensary at Pothinamallayyapalem, Visakhapatnam on 'AS IS WHERE IN CONDITION' through Tender-Cum-Open Auction. Details of the properties available for sale and terms and conditions can be obtained from the Executive Engineer(Hg), A.P.Housing Board, Visakhapatnam Division. The terms and conditions can also be downloaded from the APHB Website at www.aphb.gov.in .

Date of Auction : 11-09-2018

Site Location: A.P.H.B. COLONY , Pothinamallayyapalem, Visakhapatnam.

Place of Auction : **Office of the Executive Engineer(Hg),**
A.P.Housing Board, 20-A Last Bus Stop,
H.B.Colony, Visakhapatnam – 530022.

Plots Area : 1. Primary School : 4863.44 Sq.yds
2. Dispensary 1488.99 Sq.yds

CONTACT NUMBER: **9989334831, 9908523081,**
9989894864 And 9848653837.

EXECUTIVE ENGINEER (Hg),
A.P.HOUSING BOARD,
VISAKHAPATNAM.

TERMS AND CONDITIONS

TERMS AND CONDITIONS FOR ALLOTMENT OF PLOTS EARMARKED IN THE LAYOUT SPECIFICALLY FOR PRIMARY SCHOOL AND DISPENSARY, BY WAY OF SALE IN AUCTION CUM SEALED TENDER BASIS

1. ALLOTMENT:

Allotment will be made to those eligible persons / Institutions / Societies / Company whose highest bid / tender is confirmed by the Vice-Chairman and Housing Commissioner, APHB

2. ELIGIBILITY:

- a. Only Persons / Institutions / Society / Company who can legally contract are eligible to apply.
- b. Application may be in sole or joint names not exceeding five names. All correspondence will be made in the name of the first applicant only.
- c. In the category of Institution / Society / Company, documentary proof including latest Annual Report / Memorandum and Articles of Association / Registration Certificate in support of the nature of institution / Society / Company shall accompany the application.
- d. Two recent passport size photographs of all applicants / authorized person shall accompany the application, one being affixed to the application at the space provided and duly attested by such applicant / authorized person and the other to be enclosed with the application duly signed on the reverse of the photo.
- e. Applications signed by the GPA holders will not be entertained and will be rejected.
- f. Every application must be accompanied with the proof of EMD of Rs.50,000/- in the shape of Demand Draft from any Nationalized Bank.

3. AUCTION AND SEALED TENDERS:

- a. Applicants intending to offer the rate through sealed tender may do so in the prescribed form supplied with the application form. The filing of sealed tender is optional. The applicant / authorized representatives may submit the sealed tender before commencement of the open auction of the particular plot. The sealed tenders need to be dropped in the box made available. APHB will not be responsible for the contents of any unclosed or unsealed covers.
- b. The sale of plots will be on public-auction-cum sealed tender basis.
- c. The tendered amount in the sealed tender form needs to be higher than upset price. In case the bid amount in open auction and tendered amounts are equal, the Auction Officer will conduct open auction again between the highest bidder / tenderers. The tendered rate need not be in multiple as may be announced by the Auction Officer and can quote any rate higher than the upset price.

- d. Once a sealed tender is received with the application it will not be returned or allowed to be withdrawn under any circumstances and the rate tendered therein shall be binding in case of acceptance of the same.
- e. The auction will be held at the place on the date and as given in the Notification / Advertisement.

4. SUBMISSION, ACCEPTANCE AND REJECTION OF APPLICATIONS:

- a. Applications duly completed in all respects shall be submitted in APHB Office, at H.B. Colony, Near Last Bus Stop, Maddilapalem, Visakhapatnam – 530022
- b. Mere submission of applications (including applications by post) does not amount to acceptance. APHB shall have the right to reject any application.
- c. Applications received in incomplete shape in any respect or without EMD or contrary to the terms and conditions and any other instructions will be rejected, even after acceptance of the bid/tender.

5. AUCTION, BIDDING AND KNOCKING DOWN:

- a. The entry into the place of auction will be regulated and Applicants having the tokens issued by APHB on the day of auction, accompanied by not more than two persons, if such applicant so wishes; are only permitted to participate in the auction with permit pass.
- b. “Applicant” hereinafter refers to the sole applicant or first applicant in case of joint names and in case of Institutions /Society/Company, the authorized person for the purpose of participation in the auction and completion of other formalities if such applicant / Institution / Society / Company succeed in getting the plot.
- c. In case of any disorderly conduct or disturbance by the applicant or the person accompanying the applicant, in or around the auction place or for any other sufficient reason, the Auction Officer shall be entitled to exclude such person/s from the auction premises, cancel their token and/or initiate criminal proceedings under law.
- d. The applicants may also authorize their representative in the prescribed form (proxy) to participate in the auction, on their behalf and it shall be binding on the applicant / allottee.
- e. To participate in the auction should deposit Rs.50,000/- (Rupees Fifty Thousand only) as EMD by means of Demand Draft / Bankers Cheque drawn in favour of Executive Engineer, A.P Housing Board, Visakhapatnam and submit the same before commencement of the auction. The amount of EMD will not be accepted in cash/ Cheque.
- f. Counters will be opened at the auction place Two Hours before the time fixed for commencement of auction for issue of tokens in exchange to Demand Drafts / Banker Cheques and Pay Order and submission of the application to participate in auction. If unsuccessful or while leaving the auction place, the token may be surrendered and the EMD will be returned only after completion of the auction process. The Un-successful applicants shall take their EMD duly surrendering the token issued only after completion of the auction on the day. The EMD will not be returned during the course of auction time. The token must be preserved safe and APHB will not be responsible for any loss of token.

- g. The Auction Officer shall have the right and power to change, modify, alter, extend, pre-pone the time of the auction and also to postpone the auction to any other date for reasons recorded in writing.
- h. The Auction Officer shall have the right to accept or reject any bid/tender without assigning any reason and no grievance thereof will be entertained.
- i. The bidding by the applicants shall be in multiples of Rs.100/- per Sq.Yd in respect of plot.
- j. The auction will be knocked down for the plot in favour of the highest bidder. Soon after such knocking down, the sealed tenders received in respect of the plot will be opened and the highest tendered rate will be recorded. The higher of the highest tendered rate and the highest bid rate will be accepted by the Auction Officer and such acceptance shall be binding on the applicant.
- k. On acceptance of the highest bid/tender, as the case may be, hereinafter called the accepted rate and such amount as arrived at shall become the sale price.
- l. 25% of such sale price shall be payable towards initial deposit. This Initial Deposit (I.D) shall be payable as follows:

The first highest bidder should deposit 10% of the sale price (after adjusting Rs.50,000/- of EMD) and 1% auction expenses on sale price within 48 hours from the time of completion of auction, and another 15% of the sale price within (7) days from the time of completion of auction. The balance sale price shall be paid within (30) days from the date of receipt of confirmation cum provisional allotment without interest or within (60) days with interest @18% per annum commencing from the date of receipt of confirmation cum provisional allotment.
- m. For violation of condition (l) above, the 25% amount paid as initial deposit and 1% (One percent) auction expenses remitted by the highest bidder will be forfeited to the A.P Housing Board account and balance amount if any will be refunded. The plot will be put to re-auction.
- n. The highest bidder should also deposit Rs.1000/- towards cost of preparation of registration plans and Rs.500/- towards conveyance charges to get the plot registered in his/her favour. Further he/she has to bear the stamp duty and registration charges as per rules of Registration & Stamps Department.
- o. The accepted rate as knocked down by the Auction Officer shall be subject to confirmation by the Vice-Chairman and Housing Commissioner, APHB.
- p. In case of postponement due to exigency, the same will be informed to the applicants at the auction place, or by affixing a notice to that effect on the Notice Board in the APHB office.
- q. The auction of plots shall be as per the schedule given in the brochure. Any un-disposed plots for whatever reasons may be re-auctioned at a later date to be announced / notified separately.

6. CONFIRMATION AND PROVISIONAL ALLOTMENT:

- a. Intimation of Confirmation-cum-Provisional Allotment or otherwise as the case may be, will be sent by Registered Post. In case of non-receipt of such intimation, it shall be the responsibility of the applicant to personally obtain a

duplicate copy of the notice from the office of APHB. Non-receipt of notice by the applicant shall not be a ground for non-payment of the sale price or for delayed payment.

- b. Final allotment letter will be issued on payment of full sale price.

7. MODE OF PAYMENTS:

- a. All payments shall be remitted through Demand Draft / Banker's Cheque drawn in favour of Executive Engineer, A.P Housing Board, Visakhapatnam from any Nationalized / Scheduled Bank. No Cheques/ Cash will be accepted.

8. EARNEST MONEY DEPOSIT (EMD):

- a. EMD carries no interest.
- b. In case of rejected applications or un-successful applicants, the EMD amount will be refunded to the applicant or authorized person on the same day after completion of the auction or on next working day or on completion of auction schedule.
- c. In case of acceptance of the bid/tender the applicant shall at once surrender the token issued by APHB.
- d. APHB shall not be responsible for any forgery of signature of the applicant in the authorisation form / application form or in correspondence with APHB and it is implied that the applicant has given such authorisation at his/her/their own risk.
- e. In case of non-collection of Demand Draft / Banker's Cheque from APHB by the unsuccessful bidder, the same will be returned by Registered Post to the address given in the application, after the last day of auction. APHB shall not be responsible for any loss or damage in the postal transit, of the Demand Draft / Banker's Cheque.

9. INITIAL DEPOSIT (ID):

- a. ID is equivalent to 25% of the sale price and includes EMD.
- b. ID carries no interest in case of refund.
- c. In case of cancellation of allotment for non-payment of balance sale price as stipulated or for any other reason, the entire ID amount together with 1% auction expenses stands forfeited.
- d. In case of non-confirmation of the bid/tendered amount by the concerned authority, for any unforeseen reasons, the ID will be refunded by way of cheque without any interest.
- e. Any part payments made towards ID and failed to pay the balance sale price within the prescribed time, both EMD and whatever amount of ID paid is liable for forfeiture.

10. CANCELLATION/SURRENDER/WITH DRAWAL AND REFUNDS:

- a. All the payments by the applicant shall be made within the stipulated time. For non-payment of the sale price within the stipulated time, the allotment will be cancelled without any intimation of whatsoever nature.
- b. For the purpose of prompt accounting, the successful bidder/s may intimate the payment particulars as and when made as per time schedule.
- 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. In case of cancellation, for whatsoever reason, the ID and 1% auction expenses will be forfeited.
- e. Withdrawal from allotment or surrender of allotment by the applicant amounts to cancellation for the purpose of refund of the amount paid by the applicant.
- f. In all cases of refunds, the applicant shall submit advance stamped receipt to APHB and seek refund either in person or by post giving specific address and such refund will be made through an A/c Payee cheque. APHB will not be responsible for loss or misplacement of the cheque sent by post or for its mis-utilization.

11. SECOND HIGHEST BIDDER/TENDERER:

- a. The second highest bidder / tenderer will be considered for allotment of the plots on the same terms and conditions, in case of any cancellation for non-payment of ID, by the highest bidder / tenderer. Such 2nd highest bidder / tenderer may retain his / her / their EMD amount with APHB till the fifteen days provided he / she / they agrees to pay the sale price for which the highest bidder / tenderer's amount was accepted. For this purpose, the second highest bidder shall have to give his / her / their consent in writing immediately on completion of auction of that particular plot.
- b. The Initial Deposit shall be payable within the time specified. The payment shall be through Demand Draft / Banker's Cheque. No Cheques / Cash will be accepted.

12. POSSESSION AND CONVEYANCE:

- a. In case of plots the area of plot is subject to variation. In case the actual area is less, the excess payment made by the allottee, if any, will be refunded and no interest on such excess payment is payable by APHB. In case the actual area is more, the cost of excess area will be calculated at the bid rate/tender rate upto a period of one year from the date of auction and thereafter interest on bid rate will be levied @ 12% p.a.
- b. Possession of the plot will be handed over on payment of the full sale price and any other dues as per the terms and conditions.
- c. The allottee/authorized representative shall take over the Physical Possession on or before the date as may be prescribed in the Final Allotment Letter, failing which penalty @ Rs.5,000/- shall be levied per month till the date of taking over of the physical possession.
- d. Final allotment letter will be issued after payment of full sale price & any other dues including cost of excess area, if any.
- e. Conveyance of the plots through a registered Sale Deed will be made on the names of applicants only at the cost and expenses of the applicant after payment of the full sale price and any other dues and after taken over the possession of plots. Registration should be completed within the stipulated time as prescribed in the Final Allotment Letter failing which a penalty of Rs.5,000/- per month shall

be levied till the date of submission of documents for registration. With respect to NRI allottees, the original allottees shall furnish the GPA, authorizing agent / representative for execution of sale deed duly notarized in their countries and sign in the prescribed form (Special Power of Attorney) by the registration authorities and to directly forward to APHB.

- f The plots are earmarked in the layout for the specific purpose of development of Primary School and Dispensary. The Auction Purchaser shall invariably utilize the plot for that specific purpose only. The Sale Deed shall be executed duly stipulating the end use of the Plot.

13. NON-RESIDENT INDIANS (NRIs) :

- a. For all correspondence, the NRI applicant has to nominate a local representative or banker with Telephone No. and correct address.
- b. All payments shall be in Indian Currency only.
- c. APHB will issue NOC for obtaining loans from the banks subject to sanction by the respective banks and forward the Registered Sale Deed directly to the bank / financial agency.

14. GENERAL:

- a. The Site Plans are displayed in the Division Office of the APHB at H.B. Colony, Near Last Bus Stop, Maddilapalem, Visakhapatnam – 530022
- b. The allotment shall be subject to cancellation for violation of any of the terms and conditions or stipulations or instructions.
- c. The allotment is also subject to such rules and regulations of the A.P. Housing Board Act, 1956 or directions of the Government and such other terms and conditions as may be communicated by APHB from time to time.
- d. All rates, taxes, charges, fees, assessment and other levies, arrears of property tax, VLT etc., of whatsoever nature shall be paid by the allottee to the concerned authority/body.
- e. The Andhra Pradesh Housing Board will not take any responsibility for delay in release of connections by departments like Municipality, Electricity Department, Telephone Department etc.,
- f. APHB reserves the right to defer, cancel, alter, amend or modify the Notification/Advertisement calling for the applications for allotment.
- g. The nomination given in the application is valid till the plot is registered in favour of the applicant / allottee.
- h. The proxy / or authorized person nominated is valid till the registration of plots for correspondence. However, if there is any objection in writing from the allottee the proxy / authorized person does not have any right to make further correspondence on behalf of the allotte/s.
- i. All the correspondence will be made to the address given in the application form. It shall be the responsibility of the applicant to inform any change in the address obtaining acknowledgement from APHB.

15. SPECIAL CONDITIONS:

1. All permissions will be considered by the respective authorities only as per the rules / regulations, norms as applicable and any changes made from time to time by the Government.
2. In all matters of doubts or disputes or in respect of any matter not provided for in these terms and conditions, the decision of the Vice-Chairman and Housing Commissioner, APHB shall be final and binding.
3. The plots put for auction is on “**as is where is condition**”. The applicants shall inspect the plots and satisfy themselves of the condition and location of the plots before participating in the auction.
4. Processing fee for auctioning plots as per conditions approved in the 538 (Ordinary) Board Meeting held on 02-02-2018.

Sl.No.	Description of request/ Section activities	Processing Fee
01	Deletion of one of the highest bidder (Jointly) at the time of Registration.	Municipalities Rs.10,000/-, Urban Rs.20,000/-
02	Inclusion of Family Members of the highest bidder.	Rs.5000/- for each member.
03	N.O.C. for obtaining Loans from the Banks	1% of the bid amount maximum of Rs.30,000/- for Urban and for Rural Rs.15,000/-

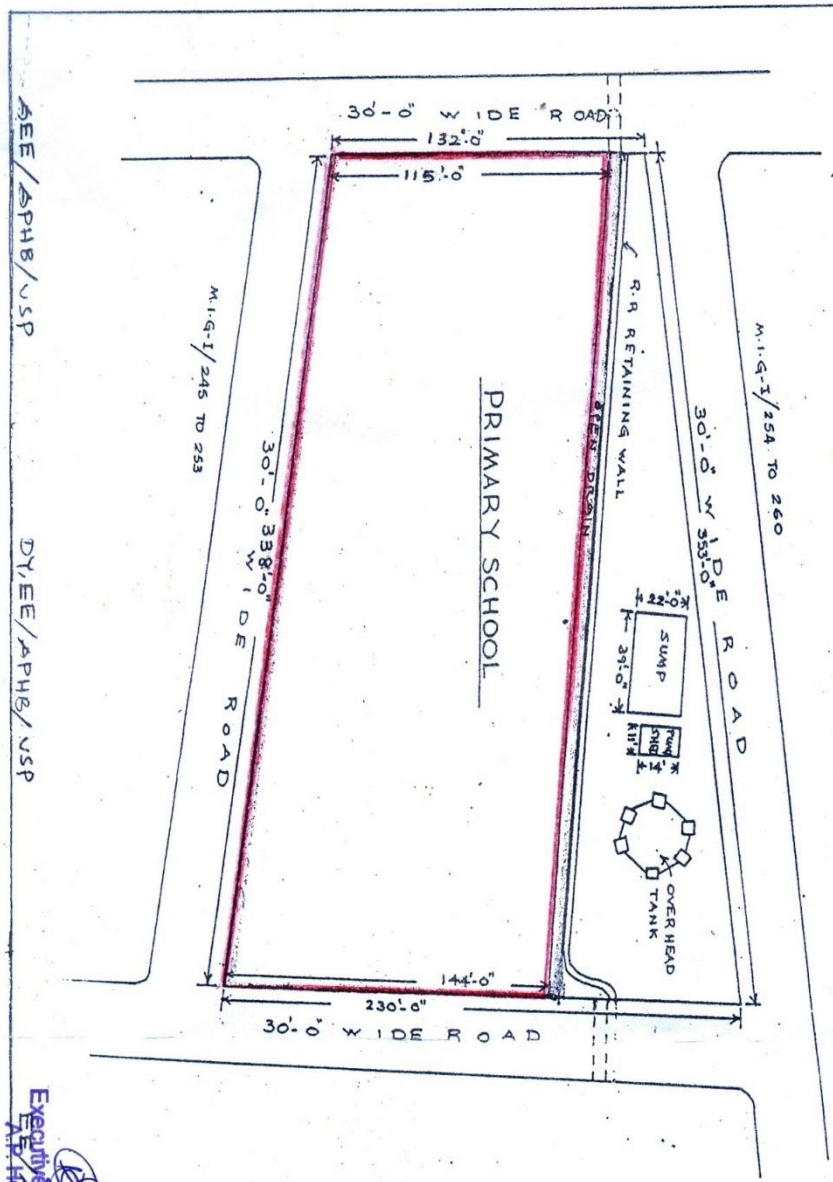
**EXECUTIVE ENGINEER (Hg),
A.P.HOUSING BOARD,
VISA KHAPATNAM.**

PLAN SHOWING THE BIT OF LAND EARMARKED AS **PRIMARY SCHOOL**
 SPACE IN L.P. NO. 80/90 IN A.P. HOUSING BOARD COLONY AT RAJALEK

VISAKHAPATNAM.

SCALE: 1" = 50' 0"

AREA: $338' 0" \times (115' 0" + 144' 0") = 4863.44$



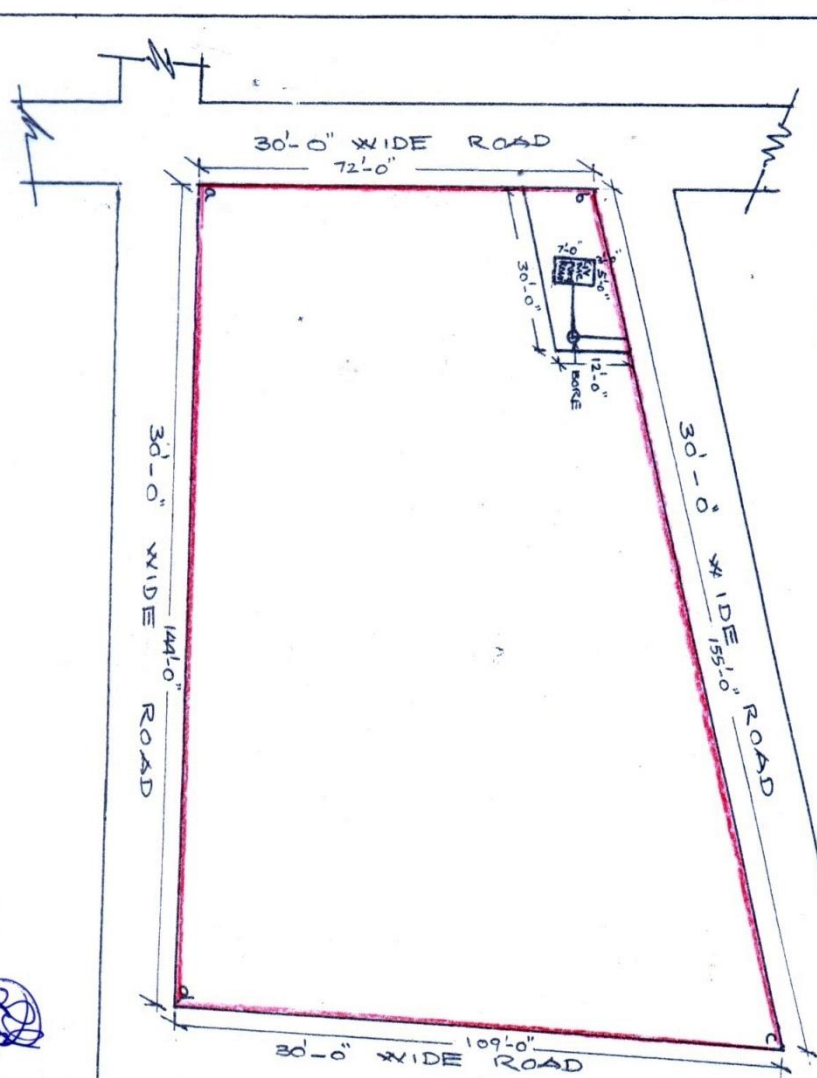
AEE/APHB/VSP

DY,EE/APHB/VSP

Executive Engineer (Ho)
 A.P. Housing Board
 Visakhapatnam-22
 3017118

PLAN SHOWING THE BIT OF LAND EARMARKED AS **URGENT SPACE**
 IN L.P. NO- 80/70 IN S.P. HOUSING BOARD COLONY AT P.M. RAJLEM
 VISAKHAPATNAM.

SCALE :- 1 INCH = 25 FEET



AREA:-

$$\sqrt{(S-a)(S-b)(S-c)(S-d)}$$

$$S = \frac{a+b+c+d}{2}$$

$$S = \frac{72'-0'' + 155'-0'' + 109'-0'' + 144'-0''}{2}$$

$$S = 240'-0''$$

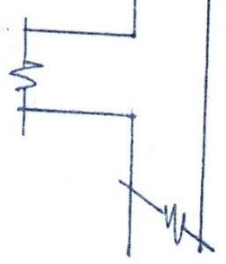
$$\sqrt{240'-0'' \times 72'-0'' \times (240'-0'' - 155'-0'') \times (240'-0'' - 109'-0'') \times (240'-0'' - 144'-0'')}$$

$$(168'-0'')(87'-0'')(131'-0'')(96'-0'')$$

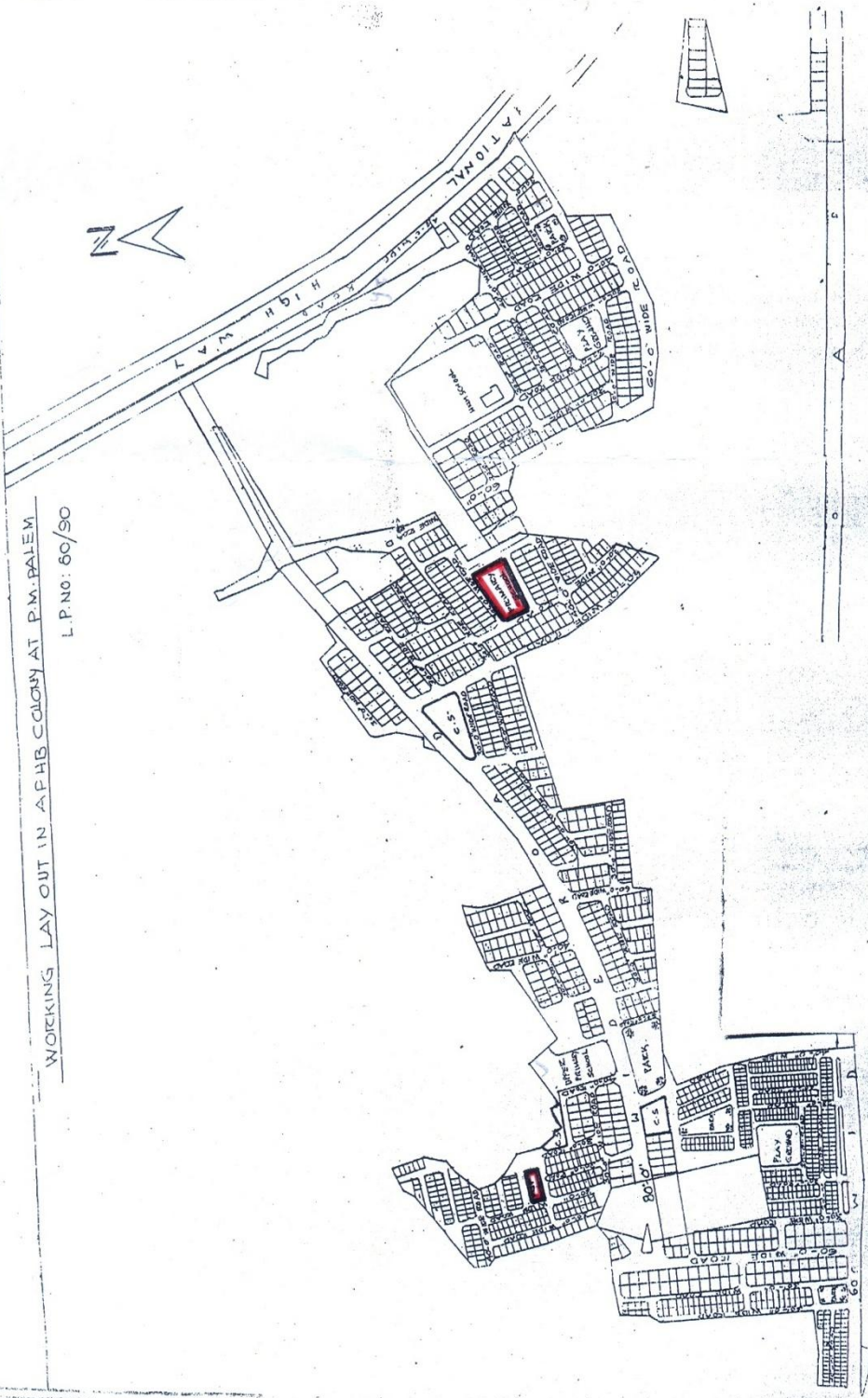
$$= 13,400.94 \text{ S.F.T}$$

$$(82) = 1488.99 \text{ SQ.YDS}$$

SEE/SFH/B/S/P
 DY, EE/SFH/S/P
 Executive Engineer (Hg)
 A. F. MOHAMED
 Visakhapatnam-22
 30-118



WORKING LAY OUT IN APHB COLONY AT P.M. PALEM.
L.P. NO: 60/50




Executive Engineer (Hg)
A.P. Housing Board
30/11/88 Visakhapatnam-22