**General terms and conditions:**

1. The plot will be used for the purposed it is auctioned i.e. commercial plots for commercial purposes, industrial plots for industrial purposes and likewise.

2. The plot will be auctioned on 'as is where is' basis.

3. The bidders will be required to affix his passport size photograph with the bid document and will furnish identity proof along with address proof which have legal sanctity/validity and universally accepted for such purposes. In case the bidder is a legal entity i.e. Company, Trust, Society, the photograph of person authorized by the entity be affixed.

4. Sealed bid/offers shall be opened on pre fixed date and time. However, there shall be minimum one hour's time between receipt of sealed bids and opening of the bids in the presence of the bidders, if present.

5. No limited auction between/among the bidders shall be conducted.

6. Conditional offers shall not be accepted.

7. Allotment of plot will be made to the highest bidder on lease hold basis. The highest bidder for industrial plot will be required to submit the prescribed land allotment form along with project report and other related documents for allotment of the plot.

8. The rate quoted by the highest bidder will be valid up-to the last day of the succeeding month i.e. by 30th or 31st as the case may be.

9. **Earnest Money of the unsuccessful bidders will be refunded in their bank account through RTGS/NEFT after opening of the sealed bids.**
10. The Corporation reserves full right to accept or reject any bid(s) without assigning any reason.

11. The physical possession of the plot shall be taken by the allottee within the time period specified in the rules. If the allottee does not turn up for taking physical possession within the stipulated time period then the allotment will be cancelled.

12. The allottee shall adhere the provisions of the Rajasthan Stamps and Registration Act. The registration charges and stamp duty shall be borne by the allottee.

13. The allottee shall abide by the terms & conditions of RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time.

14. The allottee will follow the building regulations and parameters as prescribed for the particular use of the plot.

15. The GST or other tax, if payable, shall be paid by the bidder.

16. GST at applicable rate, is leviable on the value of land allotment for allotment of non industrial land/plot.

17. If any GST or any other type of tax arises in future the same will be born by allottee and an undertaking will be given at the time of allotment in prescribed format.

18. If bidder does not quote his rate on application form then it will be treated equal to reserve price.

19. Bidder will be required to deposit their of GST along with 25% sale amount that is cost of land.
Terms and conditions of Payment:

A. All the participants have to deposit 5% of the reserve price or `25000/-, whichever is higher, through NEFT/RTGS, as earnest money before giving their sealed bid and will submit UTR number duly certified by concerned bank alongwith bid documents. In case, after opening of the bid, if it is found that the earnest money has not been remitted in RIICO account due to any reason whatsoever, then the bid submitted by the bidder shall be liable to be rejected. Therefore, participants are advised to ensure that earnest money has been transferred to RIICO account through RTGS/NEFT prior to submission of bid.

B. The highest bidder, after approval of the bid, has to deposit 25% of the sale amount, after adjusting amount already deposited as per (a) above through RTGS/NEFT, within 30 days from the date of issue of demand notice, otherwise amount deposited earlier (on account of earnest money) shall be forfeited without giving any further notice. However, the Managing Director will grant time extension for deposit of such amount with interest up-to one month from the scheduled date, depending upon merit of the each case.

C. The balance 75% amount shall be deposited by the allottee in 3 equal quarterly installment with interest if the land cost is up-to `1.00 crore. If the land cost is above `1.00 crore balance 75% cost of land will be paid in 7 quarterly installment with interest, however, the allottee may opt to pay balance 75% cost of land within 120 days' of the land allotment for which no interest will be charged.

D. The terms and conditions of land of cost to be deposited in installments is as under:
   i. The first installment shall become due on fixed date falling after 4 months from the allotment date and interest shall be charged from 121st day of allotment. Fixed dates for payments of installment with interest
shall be 31st March, 30th June, 30th Sept. and 31st Dec. of the year.

ii. The installment shall be paid on due date (as mentioned above) along with interest to be calculated on remaining cost of land on due date. In case of default in installment payment, further interest at the rate i.e. higher by 2% over & above the normal rate shall be levied on due principal amount of installment from the due date of installment till the date of payment. While depositing the amount, payable interest shall be adjusted/ deposited first.

E. **All payments shall be accepted through RTGS/NEFT only.**

F. In case, allottee opts to pay the balance 75% cost of land in installments as above, possession of the plot will be taken by the allottee within 30 days from the date of allotment.

I/we accept all the terms and conditions mentioned above.

Signature & Name of the Biddees(s) With address & Seal
Name........................................
Address...................................... Contact No....................................