

# नगर विकास न्यास, कोटा से ई-ऑक्शन की प्रक्रिया के तहत भूखण्ड की नीलामी में भाग लेने की प्रक्रिया

1. ई-ऑक्शन की प्रक्रिया में भाग लेने हेतु सर्वप्रथम बिडर को <https://sso.rajasthan.gov.in> पर रजिस्ट्रेशन कराना होगा तथा यूजर आई डी तथा पासवर्ड से लॉगिन करना होगा तथा application tab पर क्लिक करके URBAN SERVICES पर क्लिक करके Citizen Services में E Auction की services को subscribe करना होगा।
  2. तत्पश्चात My Profile tab में add new profile पर क्लिक करके, यदि आप व्यक्तिगत रूप से नीलामी में भाग लेना चाहते हैं तो Individual Profile पर क्लिक करना होगा अन्यथा यदि आप किसी संस्था के प्रतिनिधि के रूप में भाग लेना चाहते हैं तो Non Individual पर क्लिक करना होगा। Profile Create करना तथा approved होना, न्यास की E-Auction में भागीदारी के लिए आवश्यक है।
  3. Refund Accounts tab में refund के लिए bank account add करना आवश्यक है।
  4. E Auction tab में upcoming/running auction में View Details पर क्लिक करके plot की सम्पूर्ण डिटेल देखी जा सकती है तथा participate button पर क्लिक करके Participation Fee तथा EMD का पेमेंट करके बिडर ई ऑक्शन में भाग ले सकेगा।
- Note: ई ऑक्शन की प्रक्रिया में प्रोफाइल अप्रूवल तथा रिफंड अकाउंट अप्रूवल में सामान्यतः 2 से 3 कार्य दिवस का समय लगता है। अतः समय रहते हुए यह कार्य कर लेवे, अंतिम तिथि का इंतज़ार न करें।

# URBAN IMPROVEMENT TRUST, KOTA

## TERMS AND CONDITION OF e-AUCTION

1. Earnest money : Every bidder shall be required before being permitted to bid in auction to deposit an earnest money (in short EMD) @ 2% of the bid start price of the plot which shall be refunded to him at the close of the bid or adjusted against premium, in case of successful bidder.
2. The highest bidder shall be required to deposit 15% amount of his bid within three working days from the date of auction. In case of failure to deposit the said amount within prescribed time limit, the EMD deposited by the bidder shall be forfeited and auction of land shall automatically stand cancelled.
3. After acceptance of the Bid the successful bidder shall deposit 35% of the Bid amount within 120 days from the date of Auction. If bidder fails to deposit 35% amount within 120 days, after expiry of above period bidder may deposit due amount in next 60 days or within extended time period as per provisions along interest at the rate of 15% on remaining amount from the date of auction.
4. Successful bidder shall deposit remaining 50% of the Bid amount within 180 days from the date of Auction. If bidder fails to deposit 50% amount within 180 days, after expiry of above period bidder may deposit due amount in next 90 days along interest at the rate of 15% on remaining amount from the date of auction.
5. If the successful bidder deposit the full amount within 15 days from the date of demand note, he will get 1 % rebate of the bid amount.
6. In case of failure to deposit the amount within the extended time period, the 15% amount initially deposited shall be forfeited and auction of the land shall automatically stand cancelled.
7. The bidder will have to submit the copy of PAN card.
8. Bid shall be acceptable in multiples of Rs. 10/- Per Sq. Ft in case of Residential Plot, Rs. 50/- Per Sq. Ft in case of Commercial Plot and Rs. 1000/- Per House/Constructed Shop.
9. Property is being sold on "as is where is" basis.
10. Area of plot can be increased or decreased as per actual site conditions. In case of excess area, extra amount will have to deposit and in case of short area, amount will be refunded.
11. The bidders are expected to kindly visit the site of proposed plot before participation in the bid process.
12. UIT, Kota reserves the right to accept or reject the highest bid, which shall be final and binding.
13. Terms & Conditions of UIT, Kota shall apply.
14. Participation Fee and EMD Payable only through online mode available on Portal.
15. As per Income Tax proviso 194-IA a Transferee (Purchaser) is responsible to deposit 1% TDS of immovable property which cost is 50 lakhs or more than 50 lakhs.