



उत्तरी दिल्ली नगर निगम
North Delhi Municipal Corporation
(Remunerative Project Cell)



16th Floor, Civic Centre
Minto Road, New Delhi
Tel.No.2322-6602

No. ADC/RP Cell/North, DMC/2021/D-402

Dated: 25.01.2021

Sub: Notice Inviting Tender (NIT) for various properties/sites through e-Auction which are falling under the jurisdiction of North DMC:

1. Two (02) Vacant plots for sale/allotment on leasehold basis for 99 years
 - i). Plot No. D-03, Karam Pura, Commercial Complex, Near Moti Nagar.
 - ii). Plot No. D-04, Karam Pura, Commercial Complex, Near Moti Nagar.
2. Plot No. A-2/1, Naniwala Bagh Commercial Complex Near Azadpur on 99 years lease basis.
3. Vacant Land Novelty Cinema Building Near Old Delhi Railway Station for 99 years lease basis.

The Scheduled of e-auction with complete details and Terms & Conditions are available on e-auction website of North Delhi Municipal Corporation, www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in and www.mcdonline.gov.in/tri/ndmc North DMC portal. Corrigendum, if any, shall be available on above websites. The bid document will be live on the e-Auction portal of North DMC i.e. 29.01.2021 to 26.02.2021 The date of submission of EMD along with other request documents/papers is up to 26.02.2021 by 5.00 PM., e-auction will be held on 12.03.2021 from 11.00 AM to 5.00 PM.

Copy to:-

Addl. Director (I.T./North, DMC for the uploading the same on e-Auction portal

Section Officer
RP Cell
RP Cell North/DMC Corporation
16 Floor, Civic Centre, Minto Road, N. Delhi-02

Copy for kind information to:-

1. O.S.D to Commissioner for kind information of Commissioner/North DMC
2. Additional Commissioner (R. P. Cell)
3. Chief Engineer-I, North DMC
4. Addl. Dy. Commissioner/ (R. P. Cell)

M/S
18/1/21
only

21/1/21
21/1/21
21/1/21

It is submitted that the uploading of NITs on e-auction portal rights has already been given/provided to the concerned Deptt. officials and the uploading on North DMC web site handled by prog. Asstt/DA.

Subscribed by
21/02/2021

ASQ(IIT)
Jyoti
Jyoti

**North Delhi Municipal Corporation
Remunerative Projects Cell (R.P. Cell) Department**

Schedule for (NIT) for e-auction

Sub :- NIT No. ADC/RPCell/North, DMC/2021/D-402 dated 25.01.2021. for following plots.

- 1. 2 Vacant plots for sale/allotment on leasehold basis for 99 years**
 - i). Plot No. D-03, Karam Pura, Commercial Complex, Near Moti Nagar.
 - ii). Plot No. D-04, Karam Pura, Commercial Complex, Near Moti Nagar.

1	Reserve Price	As per Annexure A.		
2	Eligibility for e-auction	As mentioned in Eligibility and Terms & Condition available on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC		
3	Period of availability of application for e-auction and bidding document (s) on North DMCs website " auctionwizard.in/NORTHMCD "	Date of submission of EMD alongwith documents to be paid online using Credit/Debit Card or Net Banking or NEFT/RTGS upto 5.00 p.m. 29.01.2021 to 26.02.2021	Date of Pre-bid meeting at 16 th floor E-1 Block Dr. SPM Civic Centre, JLN Marg, New Delhi-110002	Date of Live e-auction from 9.00 a.m. to 5.00 p.m.
4	Tender cost	Rs. 2,000/-+Service Tax/GST for registration on E-auction		
5	Increment Value	Rs. 10,000/-		
6	Auction Processing charges payable by successful Bidder after completion of e-auction.	H1 bidder has to make the payment only though DD or e-payment only to M/s ITI Limited. Payable at Delhi as given below. 0.75% of awarded value for complete project for each auction with following. Min. Cap- Rs. 1,000/- Max Cap- Rs. 1,25,000/- Note: above mentioned charges are exclusive of Taxes GST etc.		
7	Name of the Contact Person of North DMC	Name	Designation	Mobile No.
		Sh. Vijay Pandey	SO./R.P. Cell	9999249323
		Sh. Nirmal Negi	A.S.O.	9811088369

Complete offer documents are available on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC, Corrigendum, if any, would appear only on the website "www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC, and would not to be published in any News Papers.

Note : The North DMC reserves the right to amend/withdraw any of the terms and conditions of the e-auction documents or to extend the data of NIT for e-auction or to reject any or all Bid (s) without assigning any reason. The decision of the North DMC in this regard will be final.


Section Officer-

RP Cell

North Delhi Municipal Corporation

16, Floor, Civic Centre, Minto Road, N. Delhi-02

North Delhi Municipal Corporation
Remunerative Projects Cell (R.P. Cell) Department

Schedule for (NIT) for e-auction

Sub :- NIT No. ADC/RPCell/North, DMC/2021/D-402 dated 25.01.2021. for Vacant Land Novelty Cinema Building Near Old Delhi Railway Station for 99 years lease basis.

1	Eligibility for e-auction	As mentioned in Eligibility and Terms & Condition available on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC		
2	Period of availability of application for e-auction and bidding document (s) on North DMCs website " auctionwizard.in/NORTHMCD "	Date of submission of EMD alongwith documents to be paid online using Credit/Debit Card or Net Banking or NEFT/RTGS upto 5.00 p.m. 29.01.2021 to 26.02.2021	Date of Pre-bid meeting at 16 th floor E-1 Block Dr. SPM Civic Centre, JLN Marg, New Delhi-110002	Date of Live e-auction from 9.00 a.m. to 5.00 p.m. 12.03.2021
3	Plot Area (Sq.mt)	1157.65 Sqm		
4	Minimum Reserve Price	Rs. 34,59,05,820/-		
5	Earnest Money (10% of MRP)	Rs. 3,45,90,582/-		
6	Tender cost	Rs. 2,000/-+Service Tax/GST for registration on E-auction		
7	Increment Value	Rs. 1,00,000/-		
8	Auction Processing charges payable by successful Bidder after completion of e-auction.	H1 bidder has to make the payment only through DD or e-payment only to M/s ITI Limited. Payable at Delhi as given below: 0.75% of awarded value for complete project for each auction with following ceiling. Min. Cap- Rs. 1,000/- Max Cap- Rs. 1,25,000/- Note: above mentioned charges are exclusive of Taxes GST etc.		
9	Name of the Contact Person of North DMC	Name	Designation	Mobile No.
		Sh. Vijay Pandey	SO /R.P. Cell	9999249323
		Sh. Nirmal Negi	A.S.O.	9811088369

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**North Delhi Municipal Corporation
Remunerative Projects Cell (R.P. Cell) Department**

Schedule for (NIT) for e-auction

Sub :- NIT No. ADC/RPCell/North, DMC/2021/D-402 dated 25.01.2021. for Plot No. A-2/1, Naniwala Bagh Commercial Complex Near Azadpur on 99 years lease basis.

1	Eligibility for e-auction	As mentioned in Eligibility and Terms & Condition available on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC		
2	Period of availability of application for e-auction and bidding document (s) on North DMCs website " auctionwizard.in/NORTHMCD "	Date of submission of EMD alongwith documents to be paid online using Credit/Debit Card or Net Banking or NEFT/RTGS upto 5.00 p.m.	Date of Pre-bid meeting at 16 th floor E-1 Block Dr. SPM Civic Centre, JLN Marg, New Delhi-110002	Date of Live e-auction from 9.00 a.m. to 5.00 p.m.
3	Plot Area (Sq.mt)	481.60 Sq.mt.		
4	Minimum Reserve Price	Rs. 12,21,00,000/-		
5	Earnest Money (10% of MRP)	Rs. 1,22,10,000/-		
6	Tender cost	Rs. 2,000/-+Service Tax/GST for registration on E-auction		
7	Increment Value	Rs. 10,000/-		
8	Auction Processing charges payable by successful Bidder after completion of e-auction.	H1 bidder has to make the payment only though DD or e-payment only to M/s ITI Limited. Payable at Delhi as given below: 0.75% of awarded value for complete project for each auction with following. Min. Cap- Rs. 1,000/- Max Cap- Rs. 1,25,000/- Note: above mentioned charges are exclusive of Taxes GST etc.		
9	Name of the Contact Person of North DMC	Name	Designation	Mobile No.
		Sh. Vijay Pandey	SO/R.P. Cell	9999249323
		Sh. Nirmal Negi	A.S.O.	9811088369

Complete offer documents are available on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC, Corrigendum, if any, would appear only on the website www.auctionwizard.in/NORTHMCD and www.mcdonline.gov.in of North DMC, and would not to be published in any News Papers.

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Section Officer

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Annexure – 'A'

Details of vacant Plots for sale/allotment on long term leasehold basis

S.No.	No. & Location of Property	Size	Sale on Leasehold Basis	New Minimum Reserve Price After reducing by 10% by Committee	Earnest Money (10% of the reserve price)
1	Plot No. D-3, Karam Pura, Commercial Complex, Near Moti Nagar	48 ft x 48 ft 214.04 sq. mtr	99 Yrs.	Rs.63630000	Rs.63630000
2	Plot No. D-4, Karam Pura, Commercial Complex, Near Moti Nagar	48 ft x 48 ft 214.04 sq. mtr	99 Yrs.	Rs.63630000	Rs.63630000


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(Part-A)
NORTH DELHI MUNICIPAL CORPORATION
(Land & Estate Department)

SALE/ ALLOTMENT OF COMMERCIAL PLOTS BY E-AUCTION

Terms and Conditions for the sale/allotment by e-auction by the North Delhi Municipal Corporation of Commercial plots on perpetual lease hold basis.

I. Purchaser:-

1. (I) Any person, group of persons, firm, company or registered Co-op. Society may purchase lease hold rights in a plot by participating in e-auction conducted by the North Delhi Municipal Corporation.

(II) Where no deed has been registered, the purchaser/allottee shall be permitted, free of charge, to add, delete or substitute the names of 'family members' which may, where necessary, take the form of a partnership firm or a private limited company.

2. As it is necessary in the interest of business to take at times outsiders also, addition thereof, shall be permitted, on payment of a sum equal to 50% of the premium of the notional share of the incoming person in the plot, calculated at the current Circle rate of land. This would be, however, subject to the condition that the original purchaser/allottee does not part with the ownership of the plot.

3. In order to obviate the possibility of clandestine sale/transfer a clause shall be added in the deed to the following effect:-

* This lease/ sub-lease shall stand automatically terminated if there is any change in the constitution of the partnership firm/private limited company as on the date of execution of the deed without the prior approval of the lessor*.

4. A copy of the partnership deed/memorandum and Article of Association as on the date of execution of the deed shall be annexed to the deed and names of the persons constituting partnership firm/private limited company shall be annexed to the deed and names of the persons constituting partnership firm/private limited company shall be mentioned in the margin of the deed.

II. Where a deed has been registered:-

(1) Addition and substitution of family members shall be allowed without any charge but on execution of a regular conveyance/gift deed.

(2) Addition of outsiders shall also be allowed through a conveyance deed but on payment of 50% of unearned increase of his/her notional share which shall be calculated on the basis of current notified circle rates of land.

(3) Substitution of the original allottee/purchaser shall be allowed through a conveyance deed on payment of 50% unearned increase of his/her share in the value of the plot which would be calculated at the current notified circle rates of land.

(4) In case where applicable, the applicant shall furnish a certificate u/s 26 or 27 of the U.L.C.R. Act, as the case may be, before his request is considered.

(5) Conveyance Deed executed for the purpose of addition/substitution shall contain the following condition:-

* That the parties to the conveyance deed have jointly and severally given an undertaking to Shri..... vide registered deed dated in which interest is now being transferred by this deed shall stand automatically terminated if there is any change in the name of the lease/sub-lease/constitution of the partnership firm/private limited company. As on the date of execution of the deed without the prior approval of the lessor. This undertaking is agreed to be treated by the lessor and the lessee/sub-lessee as one on the conditions of the lease mentioned in the original deed dated

All changes shall be incorporated in office record through mutations.


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Civic Centre, Minho Road
New Delhi


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North Delhi Municipal Corporation
15, Floor, Civic Centre, Minho Road, N. Delhi-02


GENERAL

1. Exemptions granted u/s. 20 or allotment made u/s 23 of the U.L.C.R. Act shall mutatis mutandis apply to the incoming person(s) of a partnership firm or a private limited company. Incoming person(s) shall however, be liable to submit returns u/s 15 of the U.L.C.R. Act where applicable.
2. (i) In all such cases affidavit shall be obtained from the original allottee/lessee/sub-lessee/purchaser that the person sought to be include in the lease is within the degree of relationship indicated by him;
(ii) An indemnity bond shall also be filed by both the parties indemnifying the lessor against any claim or loss arising out of the change in the status of the lease/sub-lease;
(iii) In the affidavit and indemnity bonds to be submitted by the concerned parties their income tax Permanent Account Numbers shall be mentioned and intimation of such changes would be sent to the Income Tax Authorities.
3. If the purchaser/allottee dies before the execution of the deed his/her legal heirs would be entitled to have the document registered in their favour, but in case of dispute the deed would be registered according to a decision of the Court.
4. Where an allottee/purchaser dies after the registration of a deed his/her legal heirs would be brought on record through mutation and no fresh deed shall be executed.
5. Where a family member relinquishes his/her share in the property of the deceased, relinquishment deed shall have to be registered if the deceased had acquired a right in the property during his/her life time.
6. Allottee/purchaser alongwith his associates shall be allowed to mortgage the plot not only for construction purposes but also to raise seed-capital needed for running the business.
7. The term 'family member' means the allottee's husband/wife, father, mother, sister, brother, son, daughter, grandson/grand-daughter, wife of the son/grand-son, son-in-law or husband of grand-daughter (for the purpose of this definition grand-son/grand-daughter means a son of a daughter's child). In cases where the allottee has no family of his own, the family members will mean his heirs as defined in the Law of Succession applicable to him/her.
8. In case the applicant has obtained any concession/loan/benefit from the Directorate of Industries, Delhi Government or the Delhi Finance Corporation, the applicant will obtain no objection certificate from that department. An affidavit to the effect that he has obtained non- concessional loan/benefit from the Department of Industries should be furnished, in case he does not produce clearance from that department.

II. E-Auction process etc.:-

1. The Competent Authority of auction process North DMC may without assigning any reason cancel/withdraw any one or more of the plots/units from the bid at any stage i.e. before handing over the possession.
2. Any individual who is not a minor may participate in e-auction. An individual may also participate on behalf of his employer or on behalf of the persons who formally and legally authorize him to do so.
3. Any business concern, Firm, Company, Bank, Institution, Society, Corporation etc. can participate in bid through its authorized representative.
4. In case of married individual person the bid can be accepted in joint names of husband & wife.
5. The bid shall be for the plot on "As is where is basis". It is presumed that the bidder has inspected the property before giving the bid. However, if there is any increase or the decrease of the actual area will be liable to pay pro-rata additional amount in case of increase in area, and in case of decrease in the area, adjustment will be made by North DMC on pro-rata basis.


Section Officer
RP Cell
North Delhi Municipal Corporation
15, Faw. Civic Centre, Minto Road, N. Delhi-62


Section Officer
R. P. Cell
North Delhi Municipal Corporation
Civic Centre, Minto Road
New Delhi

6. The Officer/HOD conducting the e-auction may for reasons to be recorded in writing recommend to the Competent Authority for rejection of any bid including the highest bid.
7. The intending bidder shall deposit the earnest money by way of e-banking gateway in favour of the 'Commissioner, North Delhi Municipal Corporation' as mentioned in the prescribed column of the item at the e-auction portal.
This amount will be adjusted in the case of successful bidder and refunded to the unsuccessful bidder. It shall however, stand forfeited in the case of the person who backs out of bid and if the bidder breaches any other terms and conditions.
8. The highest bid i.e. above the reserve price shall be subject to acceptance by the authorized officer conducting e-auction on behalf of the Commissioner, North Delhi Municipal Corporation who shall have the right to accept or reject the bid without assigning any reason. Upon rejection of the bid the earnest money will be refunded without any interest unless the same is forfeited for any reasons.
9. In case of breach or non-compliance with any of the terms and conditions of the auction or wrong information by the bidder, the earnest money shall be liable to be forfeited. The decision of the authorized officer in this regard shall be final and binding.
10. All bidders are required to pay 10% of the minimum reserve price as earnest money by way of banking gateway through any Scheduled Bank in favour of the Commissioner, North Delhi Municipal Corporation as per instructions given at e-portal. And in case of highest bid the purchaser is required to pay 25% of the premium i.e. the offered total bid amount, mentioned by him/her (including earnest money already paid at the time of e-auction) at the time of submission of acceptance for the offer of sale/allotment.
11. All bidders are required to complete whole information in the relevant columns of the e-auction portal.
12. Within two months of the acceptance of the offer of allotment to the highest bidder, the highest bidder shall pay in favour of the Commissioner, North Delhi Municipal Corporation the balance amount i.e. 75% of the rates of bid by way of Bank Draft of the Scheduled Bank. However, on the representation of the highest bidder, Commissioner, North Delhi Municipal Corporation may in his absolute discretion accept the balance amount of the bid upto 6 months with interest at 15% per annum and beyond 6 months upto a maximum period of one year with interest at 18% per annum. In case the highest bidder fails to pay the amount as provided herein, the Commissioner, North Delhi Municipal Corporation may cancel the bid and forfeit the earnest money deposited.

III. Ground Rent:-

1. In addition to the premium i.e. the total bid amount, referred to above the purchaser of the Lease hold rights in the plot shall be bound to pay ground rent at annual rate of Re. 1/- per plot per annum for the first three years and thereafter at the rate of 2 ½% per annum of the bid amount.
2. The rate of Ground Rent will be enhanced after every 30 years, provided that the increase in the rent fixed at each enhancement shall not exceed one half of the increase in the letting value of the plot, except the building, at the date on which the enhancement is due.

IV. Lease deed and other conditions of Lease:-

1. The terms and conditions of the lease are contained in the prescribed form of the perpetual lease deed which can be accessed on website of North DMC and can be obtained from L&E Deptt., North DMC. The bidder shall be deemed to have agreed to all the terms and conditions contained therein. The bidder shall submit the lease deed duly stamped by the Collector of Stamps within a period of two months from the date of payment by him of the balance of bid accepted. However, the Commissioner can in his absolute discretion extend this period of two months suitably for good and sufficient reasons.
2. The following are the other main conditions of the Lease:-
 - (i) The lessee shall erect within three years of the delivery of the possession of the plot, a building in accordance with the type, design and other architectural requirements prescribed by the concerned Deptt. of North Delhi Municipal Corporation or its


 Section Officer
 R.P. Cell
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Commissioner after obtaining the necessary sanction and in accordance with the sanctioned building plan in accordance with Municipal Building Bye-laws;

- (ii) The plot or building thereon, shall not be used for a purpose other than that for which the plots of the Scheme are sanctioned.
- (iii) The lessee shall not sub-divide the plot or amalgamate it with any other plot.
- (iv) The lessee shall not transfer the plot before erection of the building thereon without paying all the dues, Municipal taxes and the prior permission of the lessor, provided that for effecting of a transfer the lessee or transferees or purchasers shall be bound to pay the North Delhi Municipal Corporation 50% of the unearned increase in the market value of the plot (i.e. the difference between the premium/cost paid and the market value at the time of such transfer. The decision of the Commissioner as regards the quantum of the unearned increase in market value of the plot as aforesaid, shall be final and binding on the lessee;
- (v) The lessee may sublet the whole or part of the building that may be erected upon the plot for the purposes specified in the terms and conditions of the original lease deed. The lessee may also with prior permission of the Commissioner in writing sell or transfer the floor space constructed on the plot. The written permission shall be granted on payment of Rs. 100/- in the first case of sale/transfer subsequent to the first sale of the floor space/unit, the permission of the Commissioner shall be required which will be given by the Commissioner on payment of transfer fee at Rs. 1/- per sq. ft. of the floor space to be transferred in accordance with the Delhi Apartment Ownership Act-1986 & Rules 1987.
- (vi) The lessee shall also be responsible after transferring/selling the floor space to ensure that the transferee/buyer does not violate these terms and conditions;
- (vii) The lessee as well as the further transferee/buyer in their properties shall pay all rates, taxes, charges and assessments of every description payable in respect of the plot and the building constructed thereon.
- (viii) If lease of the plot is obtained by misrepresentation or fraud or if there is breach of any condition of the lease then the lease will be liable to be forfeited and the North Delhi Municipal Corporation will be entitled to resume possession of the plot together with the building, if any standing thereon and the lessee will not be entitled to any compensation;
- (ix) All dues payable to the North Delhi Municipal Corporation in respect of the plot shall be recoverable as land revenue and as arrears of tax under the Delhi Municipal Corporation Act, 1957 and provisions of other Acts applicable in such properties (amended from time to time).
- (x) The lessee may with the previous consent in writing of the Competent Authority of North Delhi Municipal Corporation, mortgage or charge the plot in favour of any person as approved by the Commissioner in his absolute discretion.

V. Cost and Transfer Duties:-

All costs and expenses of preparation, stamping and registering of the lease deed and its copies and all other incidental expenses will be borne by the purchaser. The purchaser will also pay the duty on transfer of immovable property levied by the concerned authority.

VI. Delivery of Possession of Plots:-

Upon payment of the balance of premium and other amounts referred to above, the possession of the plot will be handed over to the intending purchaser and also a 'No Objection Certificate' will be issued for sanctioning of the building plans by the competent authority. The lease deed shall have to be got registered subsequently within a reasonable time.

VII. The Commissioner may allow mutual exchange of plots purchased by the builders and promoters.

VIII. In case underground services like sewer, storm water drain and water lines are running under compulsory open spaces viz. , setbacks, these will remain the Municipal property and the allottee will ensure that these are not damaged during construction of the building as well as thereafter. North Delhi Municipal Corporation will have every right to

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