



# CUTTACK DEVELOPMENT AUTHORITY

ARUNODAYA BHAWAN: LINK ROAD: CUTTACK-12

## **BROCHURE FOR e-AUCTION OF DUPLEX CORE HOUSES AT SECTOR-9, BIDANASI PROJECT AREA, CUTTACK**

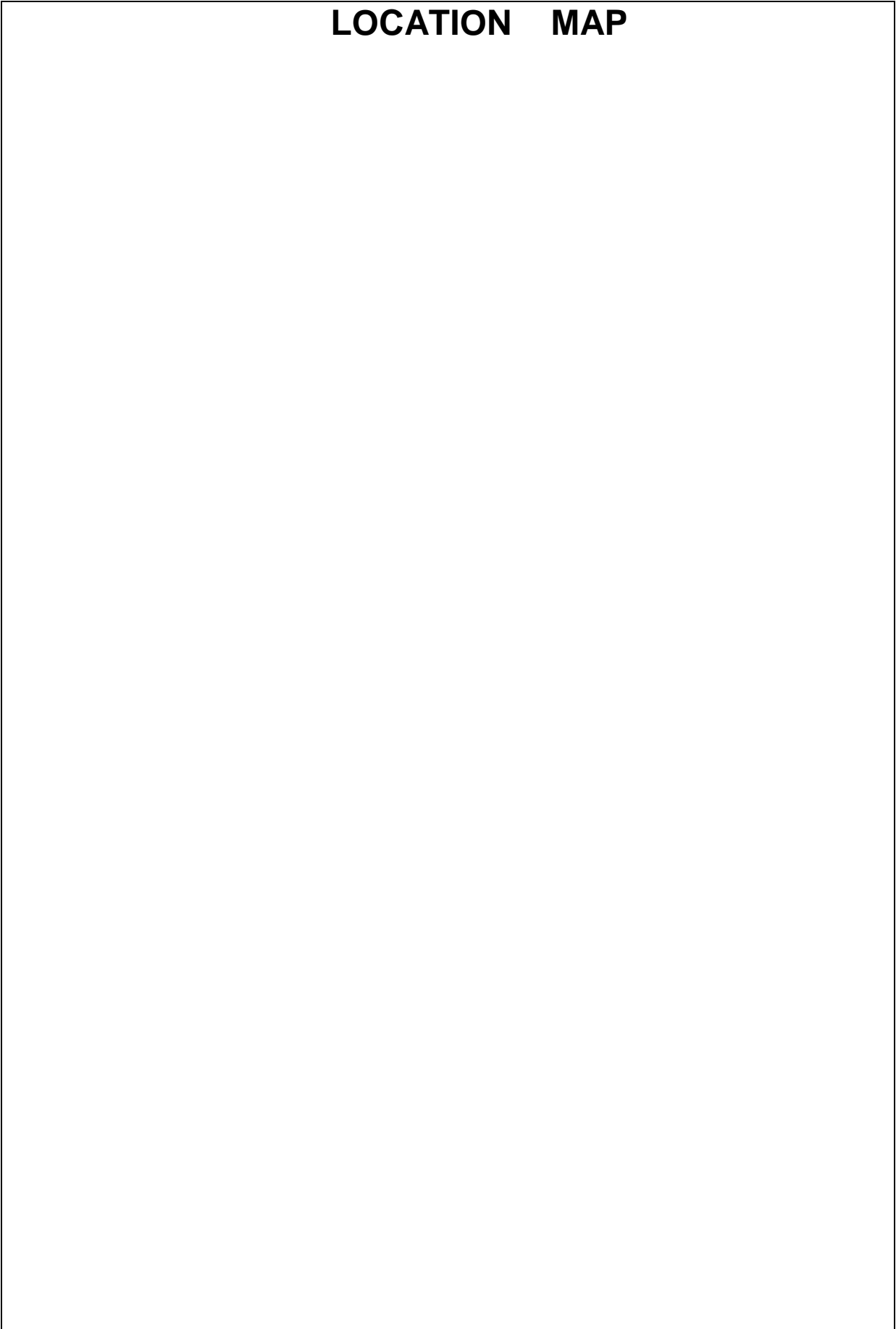
### **1. INTRODUCTION**

Cuttack Development Authority, Cuttack offers a unique opportunity to own a built-up Duplex Core House within the strategic location of Bidanasi Project Area, Cuttack in a prime locality of Sector-9 with all modern amenities. With the growth of population, the demand for the residential houses is also increased in the City. The Duplex Core Houses at Sector-9, Bidanasi Project Area were constructed by M/S KZK Developers on Joint Venture basis under the name and style as '**Kathajori Enclave**'. Out of CDA's share of 29 Duplex Core Houses, **22 nos.** of Duplex Core Houses are to be disposed on "**As-is-where-is basis**" through e-auction by an agency appointed as service provider of CDA.

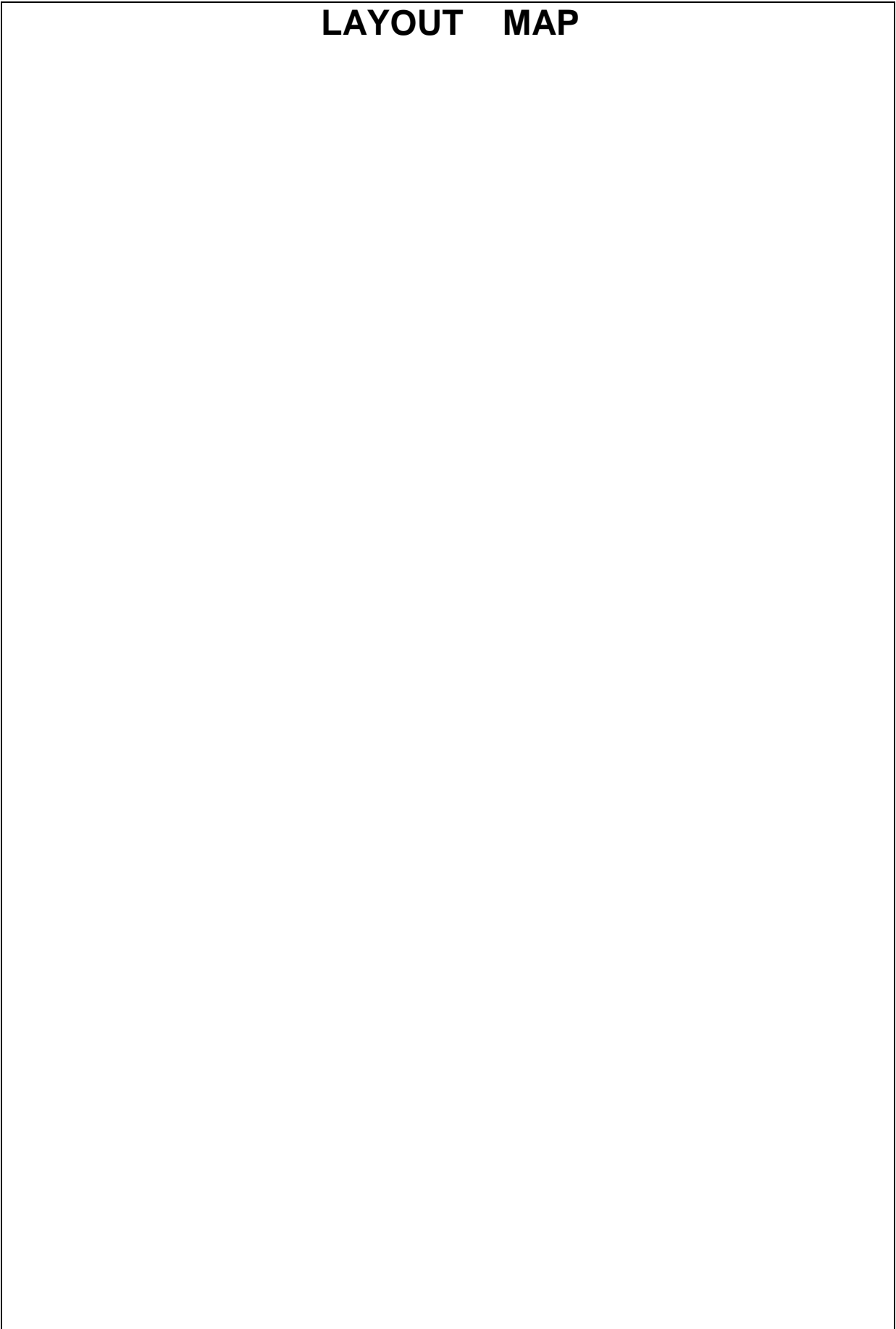
### **2. LOCATION**

The site is located Sector-9, a residential area of Bidanasi. The site is 8 Km distance from Badambadi Bus stand and 9 Km distance from Cuttack Railway Station. Town Buses and City Buses are available. The National Law University, A.B.I.T Engineering College, IPSAR College of Management and Commerce, The Law College, Central School, D.A.V. Public School and Biju Pattnaik Park are also situated within the locality at a walkable distance from the project site. Some market complexes, private Hospitals and other civic amenities attributes the Scheme area better habitable in Urban management

## LOCATION MAP



**LAYOUT MAP**



### 3. SCHEME PROFILE

3.1. The Scheme offers **22 nos. Duplex Core Houses** having compound wall and internal roads to be put to e-auction in this phase. Each house is designed to get sufficient light and optimum ventilation. The details of assets (plot & building area) and unit wise reserve price are given at **Sl. No.8 (Payment schedule)**

3.2. Specification of construction :

- (a) Constructed with **K.B Bricks** masonry with 0'-10" thick wall outside & 0' 5" thick wall inside the both sides plastering . **PCC** on the floor, roof top grading concrete and provision for staircase.
- (b) Wooden chowkath fixed for doors & windows .
- (c) RCC kitchen platform having provision for sink.
- (d) Plinth protection work completed with 2' 0" wide PCC laid over sand filling.
- (e) **K.B.Bricks** compound wall with both side plastering having pillars for the front side gate.
- (f) **K.B.Bricks** parapet wall of 2' 6" height & 0' 5" thick with 0' 10" x 0' 10" intermediate pillar constructed & design M.S grills fixed.
- (g) Internal **PVC** concealed wiring with **M.S box & MCDB** box fixed without wire and fittings for electrical installations.
- (h) Internal P.H line : Concealed **CPVC & UPVC pipe** wiring provided without sanitary fittings.
- (i) External water line connection with **20mm, 25mm & 32mm UPVC pipes** for in let and out let from overhead tank provided. Distribution main pipe line provided with 150mm & 100mm dia medium **G.I pipe**. 10 nos. of sluice valves provided in the distribution pipe line.
- (j) Underground reservoir for water supply constructed at garage room and **1000 ltr** capacity overhead '**Sintex** tank provided for water sewerage.
- (k) Provision of internal road with premix carpet and seal coating over sub base.
- (l) Sewerage line from toilets connected to external sewerage line through inspection chamber & manhole, stack line **110mm PVC pipe** .  
External P.H. line : External sewerage line laid with **150mm and 100mm RCC NP 2 pipe** conforming to IS : 458 and connected to existing manholes of CDA through manholes & inspection chamber.

- (m) **110mm PVC pipe** fixed for disposal of rain water.
- (n) **Two nos. of M.S Grill** fixed at staircase room having size 3' 0" x 4' 6" extra work.
- (o) **Extra work :**
  - (a) **M.S grill** fixed at parapet for design purpose .
  - (b) **Teracotta tiles** (clay) fixed on head roof top.
  - (c) **PCC** provided on the front side of building from garage to main gate.

#### **4. ELIGIBILITY**

##### **4.1 The eligible applicant must be a citizen of India and must not be less than 18 years of age as on the date of application.**

*(The declaration to this effect is to be submitted by the applicant in shape of an affidavit, duly sworn in before the Executive Magistrate, in the format as prescribed in **Annexure -I**)*

**4.2** The applicant must have to register on e-auction website ([www.auctionwizard.in/CDA](http://www.auctionwizard.in/CDA)) of CDA and they have to obtain user id and password from e-auction site after successful registration.

**4.3** The applicant will have to submit a written undertaking in non-judicial stamp paper in the format as prescribed in **Annexure-II**.

**4.4** Any allotment made due to suppression of fact shall be liable for cancellation and amount deposited shall be forfeited.

#### **5. MANDATORY REQUIREMENT**

**5.1** The applicant must have a valid **Permanent Account Number (PAN)** of the Income Tax Department .

**5.2** The applicant must have a **Digital Signature Certificate (DSC)** of Class-II or Class – III without **DSC** he / she will not be able to participate in the auction. For difficulty faced by applicant in obtaining registration id and Digital Signature Certificate, a help desk will operative in CDA during the period from **18.02.2019 to 18.03.2019**.

**Note:- For application of Digital Signature Certificate the personnel in Help Desk (Page-13) may be contacted.**

- 5.3 Application in prescribed form of e-auction, duly filled in and signed by the applicant.
- 5.4 Affidavit and undertaking as per Annexure I & II.
- 5.5 Registration charges of **Rs. 1180 /-** ( inclusive G S T )
- 5.6 E-bid participation charges of **Rs. 2360/-** (inclusive of G S T ) per each asset.
- 5.7 Amount of provisional EMD applicable as per Sl. No.8 (**Payment schedule**)

## **6 SUBMISSION OF APPLICATION/e-Auctioning Schedule:**

- 6.1 The intending/intended applicant/ bidder is required to obtain **Digital Signature Certificate (DSC)**, which can be obtained from any of the certifying agencies i.e e-mudra , Capricorn, n-code, safe sscript, before getting registered in e-auction portal. (DSC rates are 3<sup>rd</sup> party rates, which are subject to Market price).
- 6.2 The applicants are required to get registered online in the e-auction portal with Class-II or Class-III Digital signature and keep themselves ready for the e-auction.
- 6.3 The registration is valid for one year from the date of registration. Registration charges will be Rs. 1180/- (one thousand one hundred eighty only ) (inclusive G. S.T) and which is non–refundable and to be payable through online e-payment mode.
- 6.4 All payments (Registration charge, Auction participation charge(s) and EMD) are to be done online/ \*off line (\* in case of off- line payment , the bidder is required to submit Xerox copy of Bank deposit slip which is subject to verification & acceptance by the Auction Initiator ).
- 6.5 The bidder shall also pay non-refundable “e-Bid Participation charge” of **Rs. 2360/- (Rupees Two thousand three hundred sixty only)** per each asset and will be valid only for same Auction only in event of a property for participating in e-auction.
- 6.6 The Bidder shall have to deposit provisional Earnest Money Deposit (**EMD**) as per the Payment Schedule given in table mentioned at Point No. 8 (*payment schedule*) for participating in the auction. The successful highest bidder will have to deposit the differential amount of EMD calculated on the basis of 10% of the highest bid Minus the deposit of EMD made before issue of provisional allotment letter. The differential amount of EMD shall be deposited in the form of a Bank Draft / Pay Order of any scheduled Commercial Bank in favour of “**Cuttack Development Authority, Cuttack**” and payable at **Cuttack** within 10 days of communication regarding his / her successful highest bid by C.D.A. On receipt of differential amount, the Provisional allotment letter will be issued. The EMD shall be adjusted towards Bid amount in case of successful bidder(s).

*( Example:- If the highest bid for any asset is 1.00 crore and the EMD deposited before the Auction is 8.00 lakh then the highest bidder will have to deposit balance Rs. 2.00 lakh towards full payment of EMD.)*

- 6.7 In case of unsuccessful applicants / bidders the EMD shall be refunded after finalization of the bid without any interest.

## **7 MODE OF ALLOTMENT (e-Auction)**

- 7.1 The bidding will be conducted in Indian Rupees (INR) only.
- 7.2 The bid will trigger off from the price that is the reserve price + (Plus) one incremental value.
- 7.3 **Incremental value: Incremental Value for this auction is @ Rs.30,000/- (Rupees Thirty thousand only).** Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point of time in the auction by multiples of the minimum Bid increment. The minimum incremental value will be displayed against each property on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value. As such bid(s) shall be acceptable in multiple of Rs.30,000/- over and above reserve price fixed for each asset.  
*(Example :- For bidding against reserve price of Rs.87,37,156/- in respect of Core house number B-2, one should quote Rs.87,67,156/- or Rs.87,97,156 or Rs.88,27,156/- or Rs.88,57,156/- ..... and so on).*
- 7.4 **H1 Price:** It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of **"H1price + (plus) incremental value or multiples of incremental value"** only.
- 7.5 **Auto Auction extension of the Closing time.**
- (a) **Auto Extension:** if any bidder submits the bid less than 5 minutes prior to Auction closing time, the system will automatically extend the auction closing time by 10 minutes.  
*(For Example: If the auction is closing at 15:00Hrs and if any bidder bids between 14:55 and 15:00 , the auto auction extension will extend the auction closing time to 15:10 , and if any bidder bids between 15:05 and 15:10, it will be extended to 15:20 and so on).*
- (b) **Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the Auto Auction extension will continue to extend the Auction time till no bid is received within the last 5 minutes of the auction closing time.

**7.6 Auto Bid:** The Auto Bid feature allows Bidders to place an Automated Maximum Bid in an auction and bid without having to enter a new amount each time a competing Bidder submits a higher offer. Bidders are supposed to quote their next highest price in confirmation to the incremental value and in multiples of thereof only. There is no restriction on changing of the Auto Max Bid/value. **But once Auto Max Bid/value is clicked and frozen, the same cannot be withdrawn at any point of time during the auction period.** However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing his highest limit, the manual Bid button will be disabled. The system will automatically bid on his behalf, based in the auction's H1 price. His bidding dashboard will show his Rank, the H1 price and the highest bid ongoing in the auction. Until his auto-bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on his screen will remain disabled. Once his auto bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto bid again by setting a new maximum bid amount.

**7.7 Successful Bidder:**

At the end of the Forward Auction, CDA will decide upon the winner based on the highest bid placed for the property under auction and subsequent acceptance of CDA. The decision of Vice Chairman CDA will be final & binding on all the bidders.

In the event of one bidder quoting the highest bid for more than one asset and becoming the H1 bidder for two or more assets at the closure of the auction, he will be the successful bidder for only one asset for which he has quoted the higher amount than the other bids. In case of such eventuality for the rest of the assets, the H2 bidder will be declared as the highest bidder.

This process will be followed to ensure that one asset will be allotted to one applicant/bidder based on his highest bid and multiple allotments will not be made under any circumstances.



**8. Payment Schedule:**

1. Bid security as provisional Earnest Money Deposit (EMD) to be deposited along with application form as per amount mentioned in the table below.

Sl. No	Asset No.	plot Area in sft.	Super built up area of core house (sft)	Reserve price (INR)	Provisional EMD (INR)
1	B-2	2000	G-1016.50 F1-534.11 <u>F2- 138.19</u> 1688.80	Rs.87,37,156.00	Rs. 8,00,000.00
2	B1-3	2016	G-1016.49 F1-540.83 <u>F2-138.19</u> 1695.51	Rs.88,01,312.00	Rs. 8,00,000.00
3	B-6	2045	G-1016.49 F1-540.83 <u>F2-138.19</u> 1695.51	Rs.88,61,232.00	Rs. 8,00,000.00
4	A-4	2400	G-1094.14 F1-825.70 <u>F2-126.60</u> 2046.44	Rs.1,04,41,777.00	Rs. 8,00,000.00
5	B1-7	2506	G-1037.55 F1-545.97 <u>F2-139.52</u> 1723.04	Rs.1,03,45, 639.00	Rs. 8,00,000.00
6	B1-5	2558	G-1049.43 F1-545.82 <u>F2-140.97</u> 1736.22	Rs.1,05,60 ,396.00	Rs. 8,00,000.00
7	A-6	2403	G-1087.02 F1-827.68 <u>F2-124.22</u> 2038.92	Rs.1,04,78,678.00	Rs. 8,00,000.00
8	B-12	2003	G-1022.72 F1-541.42 <u>F2-140.27</u> 1704.41	Rs. 87,73,892.00	Rs. 8,00,000.00
9	B-8	1991	G-1020.18 F1- 539.09 <u>F2- 140.27</u> 1699.54	Rs.86,98,886.00	Rs. 8,00,000.00
10	A1-7	2714	G-1095.49 F1- 840.37 <u>F2- 126.60</u> 2062.46	Rs.1,14,85,987.00	Rs. 8,00,000.00
11	A1-8	2530	G-1092.55 F1-834.64 <u>F2-126.60</u> 2053.79	Rs.1,08,60,549.00	Rs. 8,00,000.00

12	A-10	2392	G-1082.98 F1- 826.32 <u>F2- 126.60</u> 2035.90	Rs.1,03,75,757.00	Rs. 8,00,000.00
13	A1-10	2922	G-1086.65 F1- 829.95 <u>F2- 124.22</u> 2040.82	Rs.1,20,79,873.00	Rs. 8,00,000.00
14	B-14	2048	G-1018.74 F1- 541.14 <u>F2- 134.00</u> 1693.88	Rs. 88,68,947.00	Rs. 8,00,000.00
15	B-25	2000	G-1020.39 F1- 537.06 <u>F2- 136.80</u> 1694.25	Rs. 87,20,171.00	Rs. 8,00,000.00
16	A1-13	2837	G-1097.13 F1- 837.49 <u>F2- 126.60</u> 2061.22	Rs. 1,18,37,676.00	Rs. 8,00,000.00
17	B1-11	2125	G-1026.45 F1- 543.61 <u>F2- 138.87</u> 1708.93	Rs. 91,63,103.00	Rs. 8,00,000.00
18	B-16	2000	G-1024.03 F1- 544.60 <u>F2- 146.62</u> 1715.25	Rs. 87,48,158.00	Rs. 8,00,000.00
19	A1-16	2564	G-1089.00 F1- 829.79 <u>F2- 126.60</u> 2045.39	Rs. 1,09,54,915.00	Rs. 8,00,000.00
20	B-19	2000	G-1018.04 F1- 539.10 <u>F2- 138.87</u> 1696.01	Rs. 87,21,841.00	Rs. 8,00,000.00
21	B-21	2000	G-1025.97 F1- 545.65 <u>F2- 142.39</u> 1714.01	Rs. 87,46,650.00	Rs. 8,00,000.00
22	B-30	1989	G-1024.97 F1- 542.52 <u>F2- 140.98</u> 1708.47	Rs. 87,04,873.00	Rs. 8,00,000.00

- .2 The balance bidding amount calculated @ 90% of the highest bid will be deposited within two months. If the successful applicant fails to pay the bid amount, the allotment shall be cancelled and EMD shall be forfeited and the asset shall be put to fresh auction.
- .3 The Vice-Chairman of the Authority, shall have the power to relax the conditions of payment schedule by providing extensions up to a maximum period **6 (six)** months from the date of auction subject to payment of interest at the rate of twelve per centum per annum unpaid part of the bid amount for the extended period from the applicant.

- ❖ *A person depositing **Rs.8.00 lakh** as provisional EMD will be allowed to participate in the bidding for all the assets.*
- ❖ *But for participating in the auction one has to deposit a non refundable "e-Bid Participation charge of **Rs. 2,360/-** (Rupees two thousand three hundred sixty Only) for each selected assets.*

<b>Bank Details</b>		
<b>Name of the Bank</b>	<b>Account No.</b>	<b>IFSC code</b>
<b>HDFC Bank, Link Road Branch, Cuttack</b>	<b>25711450000026</b>	<b>HDFC 0002571 On line or by e-challan</b>

## **9. Highlights of e- Auction**

- 9.1 E-auction portal Registration:** The bidder(s) are required to get registered online in the e-auction portal with Class II or Class III Digital signature (refer DSC Manual for details and support) and keep themselves ready for the e-auction.
- 9.2** Any registered/ approved bidder can request for participation in the auction through the e-auction portal for one or more category of assets before the date and time of application and by depositing the EMD within last date and time.

**9.3 On line Auction (bidding) shall be opened from 10:30 hr to 17:00 hr on 26.03.2019.**

- 9.4** Applicants who have completed the Auction formalities and paid the prescribed charges and EMD can start bidding in the online forward auction from the "**Bid Start price**" (reserve price + one incremental value) onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's Upset Price by one increment or absolute multiples of increment.
- 9.5** The onwards bidding will have to be higher by one incremental value than the H1 rate as quoted and displayed on screen or higher than the H1 rate/price by multiples of the incremental value.
- 9.6** Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.
- Opening Bid Start Price & minimum Increment Value.
  - Leading (highest) Bid in the e-Auction.
  - Bidder himself is H1.
- 9.7** The bids will be taken as an offer to purchase the property as per terms & conditions attached with the Auction. **Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.**
- 9.8** The Bidder must read the terms and conditions of the e-Auction very carefully for participating in bidding process.
- 9.9** CDA reserves rights to cancel the highest bid in any condition what so ever. The Notice for such cancellation shall be duly notified on the e-Auction portal.
- 9.10** CDA reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.
- 9.11** The highest bidder of each individual unit shall be allotted asset on the basis of their bidding price. An applicant can participate in the auction for all the houses separately, but once he/she is declared the highest bidder only for one house. He / She will not be eligible for other houses.
- 9.12** After successful completion of e-auction, the H1 bidder has to submit the hard copy of documents within 3 (three) days before the Secretary, Cuttack Development Authority, Cuttack.

**10 TRAINING:**

Interested Bidder can avail the training (online) by a request mail / contacting the Auction support team (details are given below) before the start of Auction period of bidding.

**Mail id: [cdauction@gmail.com](mailto:cdauction@gmail.com)**

**Contact: Mr. Lokesh, Mr. Shreyash (09686115304)**

**11 MANUALS:**

Auction manual are available in the Web site, [www.auctionwizard.in/cda](http://www.auctionwizard.in/cda) under Manual. For any type of e-auction assistance call to our helpdesk (**Satamanyu-09937140591, Debashis – 9437795495**)

**12 REFUND/WITHDRAWAL/CANCELLATION**

- 12.1** The Officer or a Committee of officials conducting the auction shall normally accept, subject to confirmation by the Vice-Chairman, CDA, the highest bid offered at the auction and provisional allotment of the asset shall be made to the highest bidder. In case of more than one applicant quoting the same highest bidding amount, the allotment shall be made through lottery amongst such applicants.
- 12.2** The officer or a Committee of officials conducting the auction may, for reasons to be recorded in writing and with the approval of the Vice-Chairman, reject any bid including the highest bid received.
- 12.3** The Officer or a Committee of officials conducting the auction shall not allow withdrawal of any application which has been accepted by them.
- 12.4** In case the bidder withdraws before issue of provisional allotment letter, the EMD amount deposited by him/her will be forfeited.
- 12.5** If an allottee fails to pay the amount due after provisional allotment and within the stipulated period of payment, CDA shall cancel the allotment.

**13. TERMS AND CONDITIONS**

**Condition for allotment :-**

- 13.1 The property shall be allotted through e- auction on "**As is where is basis**" and on long term lease basis.
- 13.2 The property shall be exclusively used for "**Residential purpose**" only.
- 13.3 The allottee(s) shall not use the asset for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants and refrain from those activities which are against law or any directive of the Govt. or local authority. In such cases the allotment is liable for cancellation.
- 13.4 The allottee desirous of availing loan from any Bank / financial Institution / Employer may apply for NOC (No objection certificate) alongwith requisite processing fee of Rs.1000/- (Rupees one thousand) only & document, such as consent letter of the loan sanctioning authority .

- 13.5 The asset shall be allotted on lease basis. On realization of the total amount by CDA from the allottee, deed of conveyance of the built-up space alongwith the land will be made by the way of long term lease impleading CDA as Lessor . The allottee shall pay all the dues, required processing fee and other fees as per the existing guide lines / rules prescribed by the CDA / Govt. from time to time. The allottee will have to pay registration fee and other incidental charges to the District Registration Authority as applicable. In case, execution of lease deed is delayed due to reasons beyond the control of CDA, possession would be delivered pending execution of lease deed subject to payment of all dues.
- 13.6 The allottee should execute the required agreement/ deed within a period of 3 (three) months from the date of intimation to execute the same, failing which action shall be taken as decided by the Authority.
- 13.7 The allottee shall be entitled to delivery of possession of the allotted asset on "as is where is basis" after 30 days he / she deposited total cost of the Asset, completed all formalities, executed all other documents / formalities at his / her own cost as required in the allotment letter to be issued by the Authority before handing over / taking over possession. Documentation fee of Rs. 1000/- (Rupees one thousand) only is to be deposited by the allottee towards handing over possession.
- 13.8 An allottee, who fails to take over possession of the allotted asset within 30 (thirty) days from the date of intimation for taking over possession, shall be required to pay watch & ward charges @ Rs.5,000/- per month or part thereof till he / she takes over possession. In case possession is not taken within 4 (four) months of allotment being made, CDA shall have the right to cancel the allotment. After cancellation, CDA shall refund without any interest the amount paid till date with deduction of EMD amount and 10% (ten percent) of the payment made till date.
- 13.9 The allottee shall be responsible for obtaining water supply and / or Electricity connections and such other Municipal services from the concerned Departments / Agencies at his / her own cost and also pay holding tax, Ground rent, water tax, sewerage tax etc. to the authority / concerned statutory bodies and any other charges / taxes as applicable to the concerned authority.
- 13.10 The allottee will have to pay the annual ground rent of the land as fixed by the Govt. from time to time as apportionable to them. This will be subject to revision, re-revision according to settlement. Pending that provisional ground rent @ 30 paise (thirty paise) only per sft. shall be payable by the allottee per annum to CDA, from the month of handing over of possession.

- 13.11 No addition / alteration of the existing structure shall be permissible without the permission of Cuttack Development Authority, Cuttack.
- 13.12 The allottee will not be entitled to transfer the plot with building by way of sale or otherwise part with possession of the whole or part of the same (except by way of inheritance) without the previous consent of the Authority in writing. The Authority reserves the right to refuse to give such consent, in its absolute discretion, without assigning any reason thereof. In the event of transfer made without obtaining previous consent of the Authority in writing, such transfer shall not be recognized by the Authority and it shall be open to the Authority to cancel allotment / terminate the lease and resume the allotment of plot with building.

The transfer of ownership of the property may be permitted subject to following conditions, namely :-

- a. Transfer of allotment may be permitted only after expiry of 5 years from the date of taking over possession of the assets subject to execution of the lease deed and payment of all the dues and required processing fees and other fees as per existing / prevailing rules and guide lines and or approval of the Revenue Divisional Commissioner, Central Division.
- (b)** Such transfer shall be allowed on consent fees, which shall be equal to twenty-five percentum of the differential amount between the original disposal price of the property and market price of property on date of transfer by allottee to transferee and the detailed process for same shall be such as prescribed by the Authority. ***(As per provisions under Chapter-III, Clause- 34 (B) of draft CDA Property (Management & Allotment) Regulations, 2016.***
- (c) After such transfer is allowed, the transferee must become member of the Registered Agency and shall abide by the terms and condition of the Agency Agreement.
- (d) The transferee also shall have to be eligible as per the eligibility criteria prescribed in **clause-4** .
- (e) No transfer of the allotted assets will be allowed in case of any form of encroachment, addition and alteration of the existing structure .
- (f) Other terms and condition as decided by Authority, from time to time.

In case of transfer to direct blood relations (sons, daughters, parents only) the prevalent terms & conditions on the date of such application would be applicable.

- 13.13 In case of death of applicant and / or the allottee, the legal heir(s) shall act as representative of his / her successor and accordingly all action taken, consent given by him / her, shall bind the successors of the applicant / allottee in all respect.
- 13.14 The allottee(s) shall carry out the maintenance of the Duplex Unit at his / her own cost. The insurance of the Duplex Unit as well as the interiors and exteriors of the Duplex Unit shall be the responsibility of the allottee(s) and CDA shall not in any case be held liable for any damage or loss incurred on account of any neglect or omission of the allottee(s) or any act of the third party.
- 13.15 The allottee(s) shall not sub-divide or demolish any structure of the Duplex or any portion thereof or cause to make any new construction in the Duplex. The allottee(s) however should undertake that he / she shall not divide /sub-divide the Duplex in any manner.
- 13.16 Every successful bidder / allottee will be required to become a member of the Association under the provisions of Orissa Apartment ownership Act, 1982 & Rules made for the purpose of discharging such duties & responsibilities as specified under the Act for the proper maintenance, running, up-keep & repair of common portion and common services of such property as has been allotted to its constituent members.
- 13.17 Service tax, VAT and other statutory taxes, as would be applicable shall have to be paid by the bidders before taking over physical possession.
- 13.18 If at any time, it is found that any particular furnished by the applicant / allottee is false, the Authority may cancel the allotment order and resume possession of the property and forfeit part or sole of the amount paid by him / her towards cost of the asset and / or Earnest Money Deposit.
- 13.19 The Authority reserves the right to cancel auction of individual or all auction process at any stage of auction without assigning any reason.**

**14 DETERMINATION OF LEASE / ALLOTMENT**

In case of violation of any of the terms and conditions of the lease deed read with the terms of allotment, the Authority may determine the lease deed / allotment and re-enter the property, which shall be done under the following circumstances, namely; -

- a) If the lessee violates any terms and conditions of lease deed / allotment ;



- b) For non-payment of dues such as Ground rent or any other charges ;
- c) For unauthorized construction over and within allotted property and encroachment of CDA / Govt. land ;
- d) For misuse of the property &
- e) For unauthorized sale of the property.

Provided that before determination of the lease / allotment, the lessee / allottee shall be offered a reasonable opportunity of being heard in the matter.

**15. STATUTORY OBLIGATION**

It is obligatory on the part of allottee to abide by the terms and condition applicable to similar lease plots / plot with building *mutatis mutandis* as per Govt. policy for the time being in force as applicable from time to time.

**16. INTERPRETATION**

In case of any dispute relating to the terms and conditions of the bid or any other matter relating to these, the decision of the Vice-Chairman, CDA shall be final and binding to the bidder.

**17. JURISDICTION OF COURT**

The Courts of Cuttack, regardless of any other place where the cause of action or any part thereof might occur, shall have Jurisdiction over all matters arising out of or relating to this auction.

**18. ADDRESS FOR CORRESPONDENCE**

All correspondences shall be made to the **Secretary, Cuttack Development Authority, Arunodaya Bhawan, Link Road, Cuttack-753012, Odisha.** For further information, visit to our official website – <http://cdacuttack.ori.nic.in>

**AUCTION REQUEST COMPLETION PROCESS OF e-AUCTION PORTAL.**

**N:B :- After uploading of all required document, bidders are requested to pay e- Auction participation Fee and Auction EMD amount after that he / she has to click on "Generate Acknowledgment" and generate / download the auction submission acknowledgment on real time and note down the bid control number for future reference. Without generating acknowledgement in schedule time, even if bidder uploads their mandatory document, the Authority will disqualify the bidder.**



**In the Court of .....**  
(Executive Magistrate )  
**FORMAT OF AFFIDAVIT**

I Smt/Shri/Dr.....aged about..... years  
D/o/W/o/S/o of Smt/Shri/Dr.....permanent residence  
of..... and residing now (Permanently/ temporarily for ..... years)  
At.....P.O.....P.S.....Dist.....  
do hereby swear an solemnly affirms

- 1. I furnish below the particulars of my husband / wife, minor children, dependant parents, dependant grandparents who constitute my family as per CDA (Property Management & Allotment) Regulations - 2016.

Sl. No.	Full Name	Age	Marital Status	Relationship with the applicant
i.				
Ii				
iii				
Iv				
V				

- 2. That I and/or my family members as mentioned above own or possess the following residential, commercial, shop-cum-residential plot or house, flat etc. within the limits of Cuttack Municipal Corporation / Cuttack Development Authority Plan Area.

Sl No.	Name of the Owner	Plot/ House No.	Mode of Acquisition of Property		Allotment Authority/ Transferor	Year of allotment
			Purchase (Lottery/Auction/Any other means)	Sale		

- 3. I, further undertake that if any information given above are found incorrect, the allotment/lease of plot/Flat/Core House granted in my favour on the basis of incorrect information furnished by me, the allotment and the lease, if any, shall be cancelled/ terminated by Cuttack Development Authority at my cost and risk and Authority is free to initiate legal proceeding and/ or complaint as permissible under law.
- 4. This affidavit is required to be submitted before the CDA, Cuttack for consideration of allotment of a Duplex Core House at Kathjori Enclave, Sector-9, Bidanasi. I / my family members have not sold / transfer any other asset allotted by the CDA.
- 5. That, the facts stated above are true the best of my knowledge and belief .

Advocate.

Signature of the Deponent

Smt/Shri/Dr.....aged.....years, resident of Village.....  
PO.....PS.....District of ..... at present.....  
by profession.....who is identified by Sri.....  
Advocate appears before me and stated on oath/ solemnly declared the contents of this affidavit are true to the best of his/her knowledge.

Executive Magistrate

**Format for undertaking**

In the court of Shri \_\_\_\_\_

(Executive Magistrate )

**FORM OF AFFIDAVIT**

I, Sri / Smt. \_\_\_\_\_ age \_\_\_\_\_ years (authorised signatory in case of firm / company),son/daughter/wife of Village/Town \_\_\_\_\_ P.O. \_\_\_\_\_ P.S. \_\_\_\_\_ in the District of \_\_\_\_\_ at present Village/Town \_\_\_\_\_ P.O. \_\_\_\_\_ P.S. \_\_\_\_\_ in the District of \_\_\_\_\_ by profession \_\_\_\_\_ do hereby solemnly affirm / made oath and state as follows:

1. I am a permanent resident of India.
2. The particulars in the application given by me / us are true. I / we shall furnish any additional information if required . In the event of any delay on my/our part to furnish any further particulars so required, it shall be within the discretion of the Authority to reject my / our application.
3. If at any time, it is found that any particular furnished by me/us is false, the Authority may cancel the allotment order and resume possession of the property and forfeit part or whole of the amount paid by me/ us towards cost of the asset and/or earnest money deposit.
4. I/we agree that it shall be within the sole discretion of the Authority to accept my/our application, allot any asset and fix the purchase price of the property and the mode of the payment as embodied in the terms and conditions. Terms and conditions are tentative only and are subject to revision at the time of conveyance of the property.
5. In case of any doubt or difficulty arising out of interpretation of the terms and conditions, I/we shall abide by the decision of the Vice-Chairman, Cuttack Development Authority, Cuttack, which shall be final and binding on me/us.

**Advocate**

**Signature of the Deponent**

**Date**

Sri/Smt..... Aged ..... Years, Son/Daughter/Wife of  
..... resident of Village / Town .....  
P.O. .... P.S. .... in the District of .....  
..... at present resident of Village / Town .....  
P.O. .... P.S. .... in the District of ..... by  
profession ..... who is identified by Sri ..... Advocate  
appears before me and stated on oath / solemnly declared the contents of this affidavit are  
through the best of his / her knowledge.

**Executive Magistrate**



**CUTTACK DEVELOPMENT AUTHORITY**  
ARUNODAYA BHAWAN, LINK ROAD, CUTTACK-12

Email: [cda.cuttack@ori.nic.in](mailto:cda.cuttack@ori.nic.in)

No-2856 / CDA / Date: 15.02.2019

**Notice Inviting e-auction**

Cuttack Development Authority invites bids for disposal of 22 nos. of CDA's share of Duplex Core Houses at "Kathjori Enclave", Sector-9, Bidanasi Project Area, Cuttack **on "as-is-where is basis"** through Online Auction to be held on **26.03.2019**. Further details may be seen and downloaded from CDA website <http://cdacuttack.ori.nic.in> or by our e-auction website i.e [www.auctionwizad.in/CDA](http://www.auctionwizad.in/CDA). Applicants interested in participating in the e-auction for allotment of the above core houses may submit the application through online from **18.02.2019 to 18.03.2019** with required details and by remitting the E.M.D. For details on brochure, please visit our website.

**Sd/  
Secretary**

