

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62 SAS NAGAR**

**Advertisement for allotment of site meant for Gurudwara
Sahib at Sector-89, SAS Nagar**

Applications are invited for allotment of site measuring 1000 Sq. Yds. for setting up of Gurudwara Sahib at Sector 89 , S.A.S. Nagar from the Societies and Trusts registered under the Society's Registration Act 1860 and the Trust's Act 1882 respectively.

Application form and detailed terms and conditions can be seen on our website www.gmada.gov.in. Apply upto **06-01-2022** to Additional Chief Administrator(Policy), Policy Branch, Hall No. 241, 2nd floor, GMADA, PUDA BHAWAN, Sector-62, SAS Nagar.

Chief Administrator

GREATER MOHALI AREA DEVELOPMENT AUTHORITY

Puda Bhawan, Sector-62, S.A.S. Nagar. (Mohali)

SCHEME OPENS ON : **07-12-2021**

SCHEME CLOSSES ON : **06-01-2022**

GMADA INVITES APPLICATIONS FROM REGISTERED SOCIETIES AND TRUSTS FOR ALLOTMENT OF SITES ON FREE HOLD BASIS FOR SETTING UP OF GURUDWARA SAHIB AT Sector 89, S.A.S. NAGAR AS UNDER:

DETAILS OF RELIGIOUS SITE:-

| Sector | Purpose | Area in sq. yd. | Rate per Sq. Yds. (in Rs.) | Total Cost of the site (in Rs.) |
|---------------|------------------------|------------------------|-----------------------------------|--|
| 89 | Gurudwara Sahib | 1000 | 6500/- | 65,00,000/- |

NOTE:

1. This is only illustrative and the site can be withdrawn or fresh sites can be made available. The area under site can vary at the time of giving possession.
2. The applicant Society/ Trust may apply for allotment on the basis of his credentials.

ELIGIBILITY

A Society registered under the Societies Registration Act, 1860 or a Trust registered under The Trust's Act, 1882 or an Institution constituted or established under any law for the time being in force are eligible to apply. The allotment of land shall not be made to castes & baradari based organizations.

HOW TO APPLY

Interested bodies mentioned above, may apply on the application form attached with this brochure (alongwith requisite documents listed at page 9 of the brochure) to the Additional Chief Administrator (Policy), Policy Branch, GMADA, PUDA Bhawan, Sector 62, SAS Nagar in person or by registered post on or before the closing date. The application should be accompanied by application money of Rs. 50,000/- in the shape of bank draft in favour of Chief Administrator, GMADA, payable at SAS Nagar. Conditional, incomplete, unsigned or defective applications are liable to be rejected.

SELECTION PROCESS

The selection shall be broadly governed by the following principles:-

- 1) The objectives and activities of the Society/Trust and the public cause served by it since its establishment.
- 2) The financial position of the Society/Trust.
- 3) The present location of the Society/Trust.
- 4) The benefit likely to accrue to the general public of the locality by allotment of the religious site.

- 5) The bonafide and genuineness of the Society/ Trust as made out in the annual reports/audit reports etc.
- 6) Experience in the concerned field in a responsible capacity.

ISSUE OF LETTER OF INTENT

After the selection process is completed, the successful applicant shall be issued Letter of Intent and will be asked to complete the requisite formalities, furnish necessary documents and deposit the initial amount. The allottee shall be required to complete the formalities within 60 days from the date of issue of Letter of Intent. In case the refusal is not received within the prescribed period, the whole amount deposited shall be forfeited.

TERMS OF PAYMENT

1. Total price of the plot/Site is as under :-

| Sector | Area in sq. yd. | Total Cost of the site (in Rs.) | Cancer Cess (in Rs.) | Grand Total (in Rs.) |
|---------------|------------------------|--|-----------------------------|-----------------------------|
| 89 | 1000 | 65,00,000/- | 1,30,000/- | 66,30,000/- |

2. In addition to amount in para 1, applicant have to deposit 2% as Cancer & Drug Addiction Treatment Infrastructure Cess(as illustrated above), alongwith 50% amount of the total cost of the plot/site .
3. 50% of the total cost of the site plus cancer cess will have to be deposited within 90 days from the date of issuance of Letter of Intent.
4. Balance 50% of the cost of the site can be deposited in lump sum within 60 days from the issuance of Allotment Letter or in 4 equal annual installments allongwith 12% interest per annum. If the 50% cost is deposited in lump sum within the given time, 5% rebate on the balance 50% amount shall be given.
5. In case of delay in the payment of installment by due date, penal interest shall be charged at the following rates till the date of payment of installment :-

| Sr.No | Period | Rate of Penalty |
|--------------|--|---|
| 1. | If the delay is upto a period of one year | Normal applicable rate of Interest i.e, 12% + 3% per annum for the delayed period |
| 2. | If the delay is upto a period of two years | Normal applicable rate of Interest i.e, 12% + 4% per annum for the delayed period |
| 3. | If the delay is upto a period of three years or more | Normal applicable rate of Interest i.e, 12% + 5% per annum for the delayed period |

ALLOTMENT LETTER

After the allottee has completed the requisite formalities as given in the Letter of Intent, the allotment letter will be issued which will specify the detailed terms and conditions of allotment.

POSSESSION

The allottee shall be required to take possession of the site within 3 months of the issue of the allotment letter. If the allottee fails to take the possession of the site within the given time, it will be presumed that allottee has taken the possession of the site.

OWNERSHIP

The ownership of the site as well as any building constructed thereon shall continue to vest in GMADA till the time full price of the land is paid to the GMADA and conveyance deed is executed.

REFUND OF APPLICATION MONEY

In all cases, processing fee of Rs.5000/- shall be deducted. In case of successful applicant the balance amount of Rs.45,000/- will be adjusted towards the cost of the plot to be paid within 90 days from the date of issuance of LOI. In case of unsuccessful applicants a sum of Rs.45,000/- shall be refunded within 180 days of the date of finalization of selection process. In case this amount is retained beyond a period of 180 days, interest will be paid @ 5% per annum for the period beyond 180 days.

DISCLAIMER

In case for whatever reason, this scheme or part of scheme fails, GMADA will refund the deposited money to the applicants without interest. GMADA shall not be liable for any claim/damage whatsoever on this account, if there is any delay in implementation of the scheme.

TERMS AND CONDITIONS OF ALLOTMENT

1. The allotment shall be subject to the provisions of Punjab Regional and Town Planning and development Act/Rules, 1995 and regulations/policies framed there under.
2. No separate notice will be sent for the payment of annual installments. Payment shall be made by the due date to the Estate Officer GMADA, Mohali by means of demand draft of any scheduled bank or the Punjab Cooperative Bank or the Central Cooperative Bank situated at Mohali payable to him. Each such remittance shall be accompanied by a letter showing the particulars of the site. In the absence of these particulars, the amount shall not be deemed to have been received. Payment by cheque will not be accepted.

3. The allottee shall have no right to transfer the site by way of sale, gift, mortgage or otherwise or any of its rights title or interest therein.
4. GMADA reserves to itself rights to all mines and quarries which may be dig out from the earth whether on the surface or below its, with liberty to search for, take and remove the same in as full and ample a way as if the allotment have not been made. The allottee shall not be entitled to any claim or compensation on this account.
5. The site shall be offered on " as is where is" basis and the allottee shall not be entitled to claim any rebate or refund on any ground whatsoever. The allottee shall be required to take possession of the site on as is where is basis within three months of the issue of the allotment letter. GMADA will not be responsible for leveling the uneven site. After taking over the possession, the allottee shall submit the building plans within 60 days from the date of possession to GMADA for approval by the competent authority. The allottee shall be required to start construction within 30 days from the approval of building plan.
6. The allottee shall complete the building within three years from the date of possession. This time limit may be extended by the Estate Officer concerned on payment of fee fixed by GMADA, if the Estate Officer is satisfied that failure to complete the building within the said period was due to a cause beyond the control of the allottee.
7. On completion of the building, the allottee shall apply in the prescribed form to obtain Completion Certificate from the competent authority of GMADA.
8. The plot/building shall be used only for the purpose, for which site has been allotted and shall be strictly in accordance with the plans approved by GMADA. Change of land use shall not be allowed at any stage.
9. The allottee shall create a barrier free environment in the building for persons with disabilities.
10. No Fragmentation of the site shall be permitted.
11. In case of enhancement of price due to enhancement of land compensations by the Courts, the additional price shall be payable within 60 days of demand.
12. GMADA shall have full rights, powers and authority at any time to do through its officers or servants all acts and things which may be necessary and expedient for the purpose of enforcing compliance with all or any of the terms, conditions and restrictions imposed and to recover from the allottee as first charge upon the said site, the cost of doing all or any such act and things and all cost, incurred in connection thereof or any way relating therewith.
13. The allottee shall pay all general and local taxes, rates, cesses imposed or assessed on the said site/building by the Municipal or any other authority competent to levy

- such taxes and rates. Apart from this, the allottee will have to pay Income Tax liability, if any, within 30 days from the date of demand by GMADA.
14. GMADA shall not be liable to pay any compensation to allottee in respect of any improvement made on land by the allottee.
 15. GMADA may, by its officers and servants at all reasonable time and in reasonable manner after giving 24 hours notice in writing enter in any part of the site erected thereon for the purpose of ascertaining that the allottee has duly performed and observed the conditions of allotment and the provisions under the Punjab Regional and Town Planning and Development Act, 1995 and rules and regulations/policies made thereunder. If the allottee violates any of the conditions of the said Act/Rules, Regulations/policies framed thereunder, terms and conditions of allotment, the Estate Officer concerned, may cancel the allotment and resume the site.
 16. Any change in address of the allottee shall be notified by registered A.D. post to the Estate Officer concerned.
 17. Subject to the provisions of the Act, all the disputes and/or differences which may arise in any manner touching or concerning this allotment shall be referred to an Independent Arbitrator directly or indirectly related to this office who shall be appointed by the Chief Administrator, Greater Mohali Area Development Authority (GMADA). Arbitration shall be governed by the Arbitration and Conciliation (Amendment) Act, 2015. GMADA and the allottee shall be liable to share the fee of the arbitrator in equal proportion.

MISREPRESENTATION OR SUPPRESSION OF FACTS

If it is found at any stage that the applicant had given false information or suppressed any material facts, the application will be rejected/allotment will be cancelled, as the case may be and the applicant will be debarred from participation in all future schemes of GMADA. The applicant will also be liable to pay penalty as prescribed for surrender/cancellation.

CHIEF ADMINISTRATOR.

**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
PUDA BHAWAN, SECTOR 62, SAS NAGAR**

APPLICATION FOR ALLOTMENT OF RELIGIOUS SITE

SECTOR APPLIED FOR **89** PURPOSE **GURUDWARA SAHIB**

1. Name of the Society/Trust

(In block letters)

2. Details of Registration No. _____ Date _____
Place _____

3. Permanent Address

Contact No. _____

4. Correspondence Address

Contact No. _____

5. Area Required _____

6. Layout plan indicating land-requirement for various components

7. (Attach Proof) _____

8. Estimated cost of Project

9. Provision of funds for the construction of project

10. Project Report

11. Annual Accounts for the last three years

(See list of documents to be attached)

12. Constitution of Society / Trust and list of Executive members

13. Details of payment :

Bank Draft No. _____ Date. _____

Amount _____ Issuing Bank _____

Note : Please attach details in a separate paper wherever necessary.

Dated : _____

**(Signature of authorized
Signatory of the Trust/ Society)**

DECLARATION TO BE MADE BY THE APPLICANT

I/We _____ S/o,D/o,W/o,
Sh. _____ Resident of _____

on behalf of _____ (Name of Society/Trust) hereby affirm and declare as under:-

1. That I am duly authorised by vide resolution No.to correspond for the allotment of religious site forin sector
2. That the Society/Trust is registered/constituted under the Act.
3. That I have carefully gone through and understood the terms and conditions of the scheme applied for and contained in the brochure and do hereby undertake to abide by the same.
4. That I also undertake to pay the increased cost of site, if any, owing to any reason.
5. That the information furnished by us/me in the application form or furnished later on at any stage, is found to be incorrect/false, GMADA shall have the right to cancel the application/allotment and also to forfeit the entire amount or a part thereof in addition to imposing any penalty as per the rules of GMADA.

Dated: _____

Signature of the applicant

VERIFICATION

That the information given by me in the application form is true to the best of my knowledge and belief and nothing has been concealed therein.

Dated: _____

Signature of the applicant

**DOCUMENTS TO BE ATTACHED WITH THE
APPLICATION FORM**

1. Account payee Bank Draft amounting to Rs. 50,000/-
2. Audited Balance Sheet and Income Expenditure Statement of all Accounts for the last three years (or since the inception of the institution, if the institution has been in existence for less than three years)
3. Project report of the scheme.
4. Layout plan indicating land requirement for the various components duly signed by Registered Architect.
5. Proposed plan of construction showing the justification or land utilization duly signed by Regd. Architect.
6. Rough cost Estimate.
7. Financial Position Statement of Accounts in any scheduled bank.
8. Certificate of registration of Society/Trust alongwith memorandum of Society/Trust.
9. Constitution of the Society/Trust and list of executive members.
10. Income tax clearance certificate, income tax exemption proof, if any.
11. Documentary proof of experience.

ACKNOWLEDGEMENT

(To be filed by the applicant)

Received _____ application _____ from
_____ for the allotment of
Religious site for _____ (Purpose) in
Sector _____, Mohali, alongwith Bank Draft bearing
No. _____ Dated _____ Amounting to
Rs. _____ Issuing Bank
_____ in favour of Chief
Administrator, GMADA, SAS Nagar (Mohali).

Dated: _____

Signature of the Receipt Clerk