



વડોદરા શહેરી વિકાસ સત્તામંડળ

"વુડા ભવન" એલ એન્ડ ટી સર્કલ પાસે, વી.આઇ.પી.રોડ, કારેલીબાગ, વડોદરા-૧૮

ફોન નં.૦૨૬૫-૨૪૬૬૭૧૦/૧૫/૧૭ E-mail : cea_vuda@yahoo.com

website : <http://www.vuda.co.in>

નં.યુડીએ/જમન/વશી/ ૧૭ /૨૦૨૬

તા.૧૩/૦૮/૨૦૨૬

પ્રતિ,
પ્રોજેક્ટ મેનેજર
(એન)કોડ સોલ્યુશન-એ ડીવીઝન
ઓફ જીએનએફસી લી.,
જીએનએફસી ટાવર,
બોડકદેવ,
અમદાવાદ-૩૮૦૦૫૪

વિષય: વુડા હસ્તકના પ્લોટોનો ઓનલાઈન હરાજી કરવા બાબત

સંદર્ભ: વર્ક ઓર્ડર નં.યુડીએ/એડીએમ/૭૭૫/૨૦૨૫ તા.૧૬/૧૦/૨૦૨૫

ઉપરોક્ત વિષય અને સંદર્ભને અનુલક્ષીને જણાવવાનું કે, વડોદરા શહેરી વિકાસ સત્તામંડળ હસ્તકના રહેણાંક હેતુ માટેના વેચાણ પાત્ર તથા સ્થાનિક વાણિજ્ય હેતુ માટેના વેચાણપાત્ર તથા વાણિજ્યહેતુ માટેના વેચાણપાત્ર ના પ્લોટોનો નિકાલ કરવાનો થાય છે જે માટે તા.૧૬/૧૦/૨૦૨૫ના ના રોજ (એન)કોડ સોલ્યુશન-એ ડીવીઝન ઓફ જીએનએફસી લી. ને વર્ક ઓર્ડર આપવામાં આવેલ છે. સદર વર્ક ઓર્ડર અન્વયે નીચે મુજબના વુડા માલિકીના પ્લોટો નો નિકાલ કરવા અર્થે જરૂરી કાર્યવાહી થવા જાણ સારું.

અ.નં	ગામ	ટીપી	એફ પી	ક્ષેત્રફળ	પ્લોટોનો હેતુ	પ્રતિ ચો.મી	કુલ રકમ
૧.	સેવાસી	૧	૨૮	૩૭૦૮	વાણિજ્ય હેતુ	૧,૩૫,૦૦૦/-	૫૦,૦૫,૮૦,૦૦૦/-
૨.	સેવાસી	૧	૧૧૩	૨૦૨૭	વાણિજ્ય હેતુ	૧,૧૦,૦૦૦/-	૨૨,૨૯,૭૦,૦૦૦/-
૩.	સેવાસી	૧	૧૪૧	૧૫૪૯	વાણિજ્ય હેતુ	૧,૧૦,૦૦૦/-	૧૭,૦૩,૯૦,૦૦૦/-
૪.	સેવાસી	૧	૧૪૫	૧૯૪૦	વાણિજ્ય હેતુ	૧,૧૦,૦૦૦/-	૨૧,૩૪,૦૦,૦૦૦/-
૫.	ભાયલી	૧	૧૧૩	૧૯૪૪	વાણિજ્ય હેતુ	૧,૩૫,૦૦૦/-	૨૬,૨૪,૪૦,૦૦૦/-
૬.	ભાયલી	૧	૧૧૦	૧૯૧૨	રહેણાંક હેતુ	૧,૩૫,૦૦૦/-	૨૫,૮૧,૨૦,૦૦૦/-
૭.	ભાયલી	૪	૧૪૮	૧૨૦૨	વાણિજ્ય હેતુ	૧,૨૦,૦૦૦/-	૧૪,૪૨,૪૦,૦૦૦/-
૮.	ભાયલી	૪	૧૫૨	૩૦૦૮	રહેણાંક હેતુ	૧,૨૦,૦૦૦/-	૩૬,૦૯,૬૦,૦૦૦/-
૯.	ભાયલી	૩	૧૧૧	૧૬૮૨	સ્થા.વાણિજ્ય હેતુ	૨,૩૨,૦૦૦/-	૩૯,૦૨,૨૪,૦૦૦/-
૧૦.	સેવાસી	૧	૫૪	૭૪૧	વાણિજ્ય હેતુ	૧,૩૨,૦૦૦/-	૯,૭૮,૧૨,૦૦૦/-


મુખ્ય કારોબારી અધિકારી
શહેરી વિકાસ સત્તામંડળ
વડોદરા

**VADODARA URBAN DEVELOPMENT AUTHORITY****"VUDA BHAVAN", Near L&T Circle, V.I.P. Road, Karelibaug, Vadodara-18.**

Phone: 0265-2466710/15/17 Fax: 0265-2465122

E-mail: cea_vuda@yahoo.com website: <http://www.vuda.co.in>**An opportunity to be in VADODARA – GUJARAT****E-Auction of VUDA Plots****Duration for registration of the Bidder and
payment of EMD and Tender Fees****Date: 25/09/2026 to 18/11/2026
(Up to 16.00 hrs) p.m / a.m****Tender fees (Non refundable)****Tender fee for each bid in
Rs.15,000/-**

Tender ID.	Details of Plot	Plot area in sq. mt.	Upset Price Rs. (Per sq.mt.)	EMD in Rs.	Date of Auction
1	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 28 Near Sevasi Canal, At & Po. Sevasi, Ta & Dist. Vadodara (Google Coordinate: 22.316201, 73.122469)	3708	1,35,000/-	1,50,17,400/-	E- auction Date 23/11/2026 Start time 11:30hrs. End time 12:30hrs.
2	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 113 Priya Talkies Road, Sevasi canal Road, At & Po. Sevasi, Ta & Dist. Vadodara (Google Coordinate: 22.309451, 73.121209)	2027	1,10,000/-	66,89,100/-	E- auction Date 23/11/2026 Start time 13:00hrs. End time 14:00hrs.
3	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 141 In front of Anjana Hospital & clinicsearch Pvt, Ltd At & Po. Sevasi, Ta & Dist. Vadodara (Google Coordinate: 22.308080, 73.124874)	1549	1,10,000/-	51,11,700/-	E- auction Date 25/11/2026 Start time 11:30hrs. End time 12:30hrs.
4	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 145 Besides Creekyard, Sevasi Canal Road At & Po. Sevasi, Ta & Dist. Vadodara (Google Coordinate: 22.307940, 73.121317)	1940	1,10,000/-	64,02,000/-	E- auction Date 25/11/2026 Start time 13:00hrs. End time 14:00hrs.
5	Commercial Plot in BHAYLI TPS No. 1 (BHAYLI), FP No. 113 Near Nand Hospital At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.296074, 73.137709)	1944	1,35,000/-	78,73,200/-	E- auction Date 26/11/2026 Start time 11:30hrs. End time 12:30hrs.
6	Residential Plot in BHAYLI TPS No. 1 (BHAYLI), FP No. 110 Near Fortune Imperia At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.297495, 73.137259)	1912	1,35,000/-	77,43,600/-	E- auction Date 26/11/2026 Start time 13:00hrs. End time 14:00hrs.
7	Commercial Plot in BHAYLI TPS No. 4 (BHAYLI), FP No. 148 Near Lalita Party plot and Banquet Hall At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.282548, 73.131168)	1202	1,20,000/-	43,27,200/-	E- auction Date 27/11/2026 Start time 13:00hrs. End time 14:00hrs.

8	Residential Plot in BHAYLI TPS No. 4 (BHAYLI), FP No. 152 Near Lalita Party plot and Banquet Hall At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.281028, 73.129697)	3008	1,20,000/-	1,08,28,800/-	E- auction Date 27/11/2026 Start time 11:30hrs. End time 12:30hrs.
9	Residential Plot in BHAYLI TPS No. 3 (BHAYLI), FP No. 111 In front of Bhanu the Fern Forest Resort At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.286473, 73.130247)	1682	2,32,000/-	1,17,06,720/-	E- auction Date 30/11/2026 Start time 13:00hrs. End time 14:00hrs.
10	Commercial Plot in SEVASI TPS No. 1 (SEVASI), FP No. 54 Canal Road, opp. Shashwat Green Scape At & Po. Sevasi Ta & Dist. Vadodara (Google Coordinate: 22.313729, 73.121274)	741	1,32,000/-	29,34,360/-	E- auction Date 30/11/2026 Start time 11:30hrs. End time 12:30hrs.

- For further information about registration and participation please read details on (n)code website, <https://e-auction.nprocure.com> or mail on nprocure@ncode.in or call on toll free number 7359021663.
- Timeline, specification, updates and other details for the e-Auction process are available on the website of www.vuda.co.in and <https://e-auction.nprocure.com>
- The Bidder/Applicant/s desire to submit their bid have to submit on <https://e-auction.nprocure.com>
- Any queries and clarifications sought by bidder may be sent to cen_vuda@yahoo.com latest by Dr-15/10/2026. No queries shall be entertained there after.
- Individual bid should be submitted for individual plot offer with individual tender fee and EMD and Complete the Registration Process. After Completion of the Registration, A Bidder/Applicant/s must have to submit Online seal Bid Offer within Stipulated deadline.
- Jurisdiction for e-Auction would be Vadodara.
- In any circumstances if any change or amendment in auction procedure and timelines is required, it will be published on VUDA website www.vuda.co.in and (n)code website <https://e-auction.nprocure.com> for bidder acknowledgement.
- The bidders are requested to check the VUDA website and (n)code website periodically during the e-auction process.

No.: VUDA/ESTATE/e-AuctionPlot/ /2026

Date: - 10/9/2026

Ashay
Chief Executive Authority
Vadodara Urban Development Authority
Vadodara

RFP:

DISCLAIMER

The information contained in this Request for Proposal / Tender / Bid (the "RFP") or subsequently provided to Bidder(s)/ Applicant/s, whether verbally or electronically or in documentary or any other form, by or behalf of VUDA or any of their employees or advisors, is provided to Bidder(s)/ Applicant/s on the terms and conditions set out in this RFP and such other terms and conditions subject to which any information is subsequently provided.

This RFP is neither an agreement nor invitation to offer by VUDA to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in the formulation of their offer pursuant to this RFP (the "Bid" or "Proposal"). This RFP includes statements, which reflect various assumptions and assessments arrived at by VUDA in relation to the auction of plots with permissible built-up area at the site of plots specified under this RFP. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for VUDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP may not be complete, accurate, adequate or correct. Each Bidder should therefore, conduct its own investigations and analysis and should check and be satisfied on the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain advice from appropriate sources as it may deem fit and take independent decision in respect thereof.

Information provided in this RFP to the Bidders(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be

regarded as a complete or authoritative statement of law. VUDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

VUDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder/ applicant or Bidder(s)/ Applicant/s, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way for participation in the auction process.

VUDA also accepts no liability of any nature, whatsoever, whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP.

VUDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not in any way imply that VUDA is bound to select or to appoint the Preferred Bidder/Applicant, as the case maybe, for the plots and VUDA reserves the right to reject all or any of the Bids or Bids without assigning any reasons whatsoever.

The Bidder shall bear all costs associated with or relating to the preparation and submission of Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by VUDA or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain the liability of the Bidder and VUDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the auction process.

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

**Tender No.1: TP SCHEME NO-1 (SEVASI)
Final Plot No.28 (Sale for Commercial)**

No	Particulars	Details
1	Size of Plot	As per Annexure - C1 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	3708 sq.mt TPS No.1 (SEVASI), FP No. - 28,
3	Site / Location	At & Po. Sevasi, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,35,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential Zone R-1 And Air Pollution as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.2: TP SCHEME NO-1 (SEVASI)
Final Plot No.113 (Sale for Commercial)

No	Particulars	Details
1	Size of Plot	As per Annexure – C2 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	2027 sq.mt TPS No. 1 (SEVASI), FP No. - 113.
3	Site / Location	At & Po. Sevasi, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00 x 18.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,10,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

**Tender No.3: TP SCHEME NO-1 (SEVASI)
Final Plot No.141 (Sale for Commercial)**

No	Particulars	Details
1	Size of Plot	As per Annexure – C3 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1549 sq.mt TPS No. 1 (SEVASI), FP No. - 141,
3	Site / Location	At & Po. Sevasi, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 30.0mts. (as adjoining road width is 12.00 x 12.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,10,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO

BIDDER / APPLICANTS

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.4: TP SCHEME NO-1 (SEVASI)

Final Plot No.145 (Sale for Commercial)

No	Particulars	Details
1	Size of Plot	As per Annexure – C4 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1940 sq.mt TPS No. 1 (SEVASI), FP No. - 145,
3	Site / Location	At & Po. Sevasi, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00 x 12.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,10,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO

BIDDER / APPLICANTS

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.5: TP SCHEME NO-1 (BHAYLI)

Final Plot No.113 (Sale for Commercial)

No	Particulars	Details
1	Size of Plot	As per Annexure – C5 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1944 sq.mt TPS No. 1 (BHAYLI), FP No. -113,
3	Site / Location	At & Po. Bhayli, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00 x 12.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,35,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.6: TP SCHEME NO-1 (BHAYLI)

Final Plot No.110 (Sale for Residential)

No	Particulars	Details
1	Size of Plot	As per Annexure – C6 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1912 sq.mt TPS No. 1 (BHAYLI), FP No. -110,
3	Site / Location	At & Po. Bhayli, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot.
5	Maximum Permissible Height of the Building	Maximum permissible height is 16.05mts. (as adjoining road width is 9.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,35,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Residential depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.7: TP SCHEME NO-4 (BHAYLI)
Final Plot No.148 (Sale for Commercial)

No	Particulars	Details
1	Size of Plot	As per Annexure – C7 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1202 sq.mt TPS No. 4 (BHAYLI), FP No. -148.
3	Site / Location	At & Po. Bhayli, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00 x 15.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,20,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; It shall bind at the time of development permission

DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO

BIDDER / APPLICANTS

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.8: TP SCHEME NO-4 (BHYALI)

Final Plot No.152 (Sale for Residential)

No	Particulars	Details
1	Size of Plot	As per Annexure - C8 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	3008 sq.mt TPS No. 4 (BHAYLI), FP No. -152.
3	Site / Location	At & Po. Bhayli, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0 mts. (as adjoining road width is 18.00 x 15.00 mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,20,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Residential depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

Tender No.9: TP SCHEME NO-3 (BHAYLI)
Final Plot No.111 (Sale for Commercial)

No	Particulars	Details
1	Size of Plot	As per Annexure – C9 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	1682 sq.mt TPS No. 3 (BHAYLI), FP No. -111,
3	Site / Location	At & Po. Bhayli, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0mts. (as adjoining road width is 18.00 x 15.00mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 2,32,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential zone R-1 as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Commercial depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

**DESCRIPTION OF AUCTION PROCESS / INSTRUCTION TO
BIDDER / APPLICANTS**

- 1 VUDA has adopted online e-Auction process for selection of highest Bidder/applicant. The Bidder/ Applicant/s are required to submit their bids/ tender through online only. The bid/proposal to be submitted by the Bidder/ applicant shall be in the form as prescribed in Annexure-A hereto
- 2 The details of the Commercial and Residential plots are as under :

**Tender No.10: TP SCHEME NO-1 (SEVASI)
Final Plot No.54 (Sale for Commercial)**

No	Particulars	Details
1	Size of Plot	As per Annexure – C10 (All lands are disposed as and where it is positioned)
2	Land/ Plot Area	741 sq.mt TPS No. 1 (SEVASI), FP No. –54,
3	Site / Location	At & Po. Sevasi, Ta & Dist. Vadodara.
4	Total Permissible FSI	Total 2.7 FSI is available as per CGDCR-2017. 1.8 Permissible base FSI and 0.9 Chargeable FSI on payment of Jantri rate is available as per CGDCR-2017. Map showing the location of plot and details regarding surroundings of the plot
5	Maximum Permissible Height of the Building	Maximum permissible height is 45.0 mts. (as adjoining road width is 18.00 x 24.00 mt) as per CGDCR- 2017
6	Minimum Amount of the Plot	Up-set price for this plot is 1,32,000/- Rs. per sq.mt. In auction the Bidder/ Applicant/s should quote their proposal/ bid/ tender over and above the minimum amount of plot in the multiples of Rs.200/- per sq.mt.; The price quoted by the Bidder/ Applicant/s below the minimum price of plot shall be rejected automatically.
7	Zone	Residential Zone R-1 And Partially Air Pollution as per sanctioned Revised Development Plan 2012 of VUDA
8	Permissible Use of Plot	Uses permissible Residential depending upon plot size and Road width as per CGDCR-2017 (followed by the rules and norms of CGDCR-2017)
9	Conditions for Sale and Development of Plot	Certain terms and conditions for sale and Development of Plot are described in Annexure-B hereto.

Condition: Above planning regulation parameters are as per prevailing CGDCR -2017, it may vary as decided by Government; it shall bind at the time of development permission

3). Earnest Money Deposit ("EMD")

- i) Bidder/ Applicant/s shall deposit, an EMD as mentioned in advertisement. The Bidder/Applicant/s will have to provide the EMD and Tender fee by RTGS/NEFT through (n)code web site <https://e-auction.nprocure.com>. In Case Of Failure of submission of Online seal bid offer, EMD will be forfeited. Any Bid not accompanied by the Tender fee and/or EMD and/or Seal Bid offer shall be summarily rejected by VUDA as non-responsive and applicant will not be entitled to participate in auction process.
- ii) EMD is collected in INR (Indian Rupee) only from Indian as well as International bidders. Hence international bidders from overseas are requested to ensure that the exact amount of EMD to be received by VUDA. any less amount received from the bidder would not be considered. In case of refund sought by overseas bidders it would be refunded in INR only after deducting bank charges, as applicable, which are to be borne by the bidder. It is to be noted that international transactions are subject to Reserve bank of India/FEMA regulations.
- iii) Save and except the tender fee, the EMD of unsuccessful Bidder/ Applicant/s will be returned by VUDA, without any interest and all other charges for the transfer of EMD shall be borne by the bidder, in accordance with the terms contained under this RFP. The refund of EMD thereof shall be in INR through RTGS in the account from where EMD has been paid.
- iv) The Preferred Bidder's EMD will be adjusted against the payment of 90% of the total consideration for purchase of PLOT. VUDA shall be entitled to forfeit and appropriate the EMD as mutually agreed genuine pre-estimated

compensation / damages to VUDA in the event of default made by the Bidder/ Applicant/s.

- v) If VUDA cannot hand over the possession of plot due to any reason other than reasons beyond its control and/or the reasons attributable to such Applicant/s/ tenderer/ Preferred Bidder, VUDA will return the EMD and all the money paid by the Preferred Bidder, without interest, after 90 (Ninety) days (from date of the intimation of the decision taken) to preferred Bidder.
- 4) Any addendum issued by VUDA subsequent to this document, but before the Due Date, will be deemed to form part of the bidding documents.
- 5) During the registration period of auction process, Bidder/ Applicant/s are invited to examine the location of plot and other related factors in details at their cost, such studies as may be required before submitting their respective Bids.
- 6) The Bidder/ Applicant/s are encouraged to submit their respective Bids after visiting the plot site and ascertaining for themselves the site conditions, market, connectivity, location, surroundings, climate, weather data, applicable laws and regulations, and any other matter Considered relevant by them; and obtain advice from appropriate sources as it may be deem fit and take independent decision in respect thereof on their own cost and responsibility.
- 7) It shall be deemed that by submitting the Bid, the Bidder/Applicant/s has:
- a. made a complete and careful examination of the RFP;
 - b. received all relevant information requested from VUDA;

- c. acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the RFP or furnished by or on behalf of VUDA relating to any of the matters referred herein;
 - d. Agreed to be bound by the terms and undertakings provided by it under and in terms hereof;
 - e. Satisfied itself about all matters, things and information including matters referred herein necessary for buying the plot and performance of all of its obligations relating thereto; and
 - f. Acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the RFP or ignorance of any of the matters referred herein shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc. from VUDA, or a ground for termination of the Sale;
- 8) VUDA shall not be liable for any omission, mistake or error on the part of the Bidder/Applicant/s in respect of any of the above or on account of any matter or things arising out of or concerning or relating to the RFP or the Auction Process, including any error or mistake therein or in any information or data given by VUDA;
- 9) Notwithstanding anything contained in this RFP, VUDA reserves the right to accept or reject any Bid and to annul the Auction process and reject all Bids, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof. In the event that VUDA rejects or annuls all the Bids, it may, in its discretion, invite all Bidder/ Applicant/s to submit fresh bids hereunder;

10) VUDA reserves the right to reject any Bid if:

- a. at any time, a material misrepresentation is made;**
- b. If disqualification/rejection occurs after the bids have submitted and the Preferred Bidder gets disqualified / rejected, then VUDA reserves the right to declare the next ranking Bidder/ Applicant/s as the Preferred Bidder; or take any such measure as may be deemed fit in the sole discretion of VUDA, including annulment of the auction process;**

11) VUDA reserves the right to verify all statements, information and documents submitted by the Bidder/Applicant/s in response to the RFP. Failure or omission of VUDA to undertake such verification shall not relieve the Bidder/ Applicant/s of its obligations or liabilities hereunder nor will it affect any rights of VUDA there under;

12) The Bid and all related correspondence and documents in relation to the Auction process shall be in English language. Supporting documents and printed literature furnished by the Bidder/ Applicant/s with the Bid may be in any other language provided that they are accompanied by translations of all the pertinent passages in the English language, duly authenticated and certified by the Bidder/ Applicant/s. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Bid, the English language translation shall prevail.

13) The Bidder/ Applicant/s shall provide all the information sought under this RFP. VUDA will evaluate only those Bid that are received in the required formats and complete in all respects. Incomplete and/or conditional Bids shall be liable to rejection;

- 14) All documents and other information supplied by VUDA or submitted by a Bidder/Applicant/s to VUDA shall remain or become the property of VUDA. The Bidder/ Applicant/s are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid.
- 15) Save and except as provided in this RFP, VUDA shall not entertain any correspondence with any Bidder/ Applicant/s in relation to the acceptance or rejection of any Bid;
- 16) To facilitate evaluation of Bids, VUDA may, at its sole discretion, seek clarifications from any Bidder/ Applicant/s regarding its Bid. Such clarification(s) shall be provided within the time specified by VUDA for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing and must be provided online.
- 17) In submitting a proposal, Bidder/ Applicant/s understands that VUDA will determine at its sole discretion which proposal, if any, is accepted. Bidder/ Applicant/s waives any right to claim damages of any nature whatsoever based on the selection process, final selection, and any communications associated with the selection. VUDA reserves the right for final decision for Sale to the Bidder/ Applicant/s whose proposal is deemed to be the most advantageous in meeting the specifications of the RFP. In addition, VUDA reserves the right to add or waive any requirements contained in this RFP at its sole discretion with regard to proposals submitted. VUDA decision for the sale of plot to the Preferred Bidder/Applicant shall be final and binding on all the Bidder/ Applicant/s;
- 18) The EMD shall be forfeited as Damages without prejudice to any other right or remedy that may be available to VUDA under the Auction Documents and/ or under the Sale Deed or otherwise, under the following conditions:

- a. If a Bidder/ Applicant/s submits a non-responsive bid;
- b. If a Bidder/ Applicant/s engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice;
- c. If a Bidder/ Applicant/s withdraws its bid after selection as the Preferred Bidder
- d. In the case of Preferred Bidder, if it fails within the specified time limit:
 - I. to sign and return the duplicate copy of Letter of Intimation (LOI);
 - II. to sign the Sale Deed in duplicate; or
 - III. In case the Preferred Bidder, having signed the Sale Deed commits any breach specified herein and/ or therein.
 - IV. In case, the source of the fund of preferred bidder was found illegal and/or terror funding, or found to be unlawful sources.

19) Any information contained in the Bid shall not in any way be construed as binding on VUDA, its agents, successors or assigns, but shall be binding against the Bidder/Applicant/s if the plot is subsequently awarded to it on the basis of such information;

20) If any information furnished by the Bidder/ Applicant/s is found to be incomplete, or contained in formats other than those specified herein, VUDA may, in its sole discretion, exclude such Bidder/ Applicant/s from auction;

21) In the instance if a Bid is raised during last or ending 5(five) minutes of E-Auction, the closing time of E-Auction will extend automatically each time for a further period of 5(five) minutes. And if no such higher Bid is raised during the extended time slot of 5(five) minutes, the E-Auction process will be declared as closed thereafter.

22) General Conditions:

- 1. The preferred bidder should pay the payments as below**

No.	Payment Details	Date/Duration
1.	10% of the bid amount	10 days from the "Letter of Intimation"("LOI")
2.	90% of the bid amount	90 days from the date of "Letter of Intimation"("LOI")

- i. The bid/tender shall be subject to confirmation by the appropriate authority and, if so confirmed, the balance of the full amount of the bid money shall be paid by the highest bidder/ tenderer in the office of the VUDA by a demand draft of a Nationalized Bank.**
- ii. Deposit 10% amount of the total consideration excluding EMD for purchase price of Plot within 10 days of the Letter of Intimation ("LOI"); Then after, the balance 90% amount (including EMD) of the total consideration for purchase price of PLOT, within 90 days from the date of "Letter of Intimation" ("LOI"). Successful Bidder/applicant will be liable to pay all types of taxes, fees, charges of government or semi-government applicable for time to time.**
 - 1. Provided that the authority may extend the last date of payment, where the authority is satisfied that sufficient reasons exist for doing so, up to a maximum of 270 days subject to payment of interest on the balanced amount @ 1% per month.**
 - 2. In such cases, the possession receipt and the physical possession of the land/ plot will be handed over to the Preferred Bidder/Applicant/s by the VUDA after deposition of 100% amount.**
- iii. All other recurring payments i.e. Applicable GST/Taxes/Surcharges/any other Charges etc. shall be borne by the Preferred Bidder/Purchaser as per the terms and condition contained under the "RFP" and respective appropriate authority before execution of the Sale deed.**
- iv. After completion of all the aforesaid compliances, the physical possession of plot shall be handed over to the Preferred Bidder/Purchaser by VUDA;**

- v. Upon receipt of all the payments and consideration as per the terms and conditions of this RFP, the Preferred Bidder shall execute the Sale Deed (in the standard format of VUDA) with VUDA and the same shall be registered with the concerned Sub-Registrar of Assurances, in Duplicate. The original Deed shall be retained with Preferred Bidder/Purchaser and Duplicate shall be handed over to the VUDA; The entire cost of the such Sale Deed including registration fees/Stamp Duty/legal & other charges etc. shall be borne by Preferred Bidder/Purchaser.
2. The amount of EMD shall be returned to unsuccessful bidder without any interest and all other charges for the transfer of EMD shall be borne by the bidder, within 45 days of completion of auction process or on acceptance of the bid of the Preferred Bidder or when the auction process is cancelled by VUDA.
3. The deposited amount of the EMD shall be adjusted at the time of payment of 90% of total consideration payable by the Preferred Bidder
4. If the bidder succeeds in the auction and fails in paying the amount as per Sr. No. 22(1) above, all amounts paid earlier by the bidder will be forfeited by the VUDA, without assuming any liability whatsoever the case may be.
5. Preferred Bidder shall have to submit the Required original documents to the Authority within 07 days after Completion of E-Auction.
- I. Certified copy of registration with the regulatory authority;
 - II. Certified copy of constitutional documents;
 - III. Certified copies of documents/ papers evidencing legal existence of the entity/institution/ body corporate;
 - IV. Certified copies of applicable by-laws, if any;
 - V. English translation of all the documents (in case of documents/

papers are in language other than English) duly certified in accordance with the Hague convention and laws applicable in India. (applicable in case of foreign citizen(s))

6. Auction should be governed by applicable laws of India and other laws applicable to the bidder in their territory.
7. At any point of time, information given by the bidder found false or misleading or deceitful, or indulgent or corrupt / fraudulent practice to influence the auction, VUDA reserve the right for cancelling / taking back the space / plot including the forfeiture of the payment made from time to time.
8. For the purpose of allotment; all terms, conditions and decisions of the VUDA or the competent authority will be final. In case any dispute arises for the process and condition of auction, decision of the VUDA or the competent authority will be final..
9. VUDA or competent authority may stop or cancel the auction process at any time without giving any reasons.

23) Selection of Preferred Bidder

1. The Bidder/ Applicant/s submitting highest offer for purchase of Plot and Sale of Plot over and above to the minimum amount of plot mentioned herein shall be selected as the Preferred Bidder for the purpose of this RFP (the "Preferred Bidder");
2. After selection of the Preferred Bidder, a letter of Intimation (LOI) shall be issued by VUDA to the preferred bidder. Unless it consents to extension of time for submission thereof, appropriate the EMD of such bidder/Applicant/s as mutually agreed genuine pre-estimated loss and damage suffered by VUDA on account of failure of the Preferred bidder to acknowledge the

LOI, and the next eligible Bidder/ Applicant/s(i.e. the second highest Bidder/ Applicant/s) may be considered;

3. After acknowledgement of the Possession Letter as aforesaid by the Preferred Bidder, it shall execute the Sale Deed within the period as may be prescribed. The Preferred Bidder shall not be entitled to seek any deviation in the Sale Deed.

24) The plot shall be Sold out to the Preferred Bidder as per the terms and conditions inter alia contained herein and the Plot over the said plot shall be transferred to Preferred Bidder on payment of consideration as per the amount/ bid submitted by the Preferred Bidder in accordance with the terms and conditions contained herein.

25) The sale hold rights over the plot will be granted in accordance with the terms and conditions specified in the Annexure-B.

26) The Courts at Vadodara shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the auction process. Jurisdiction of the auction process is Vadodara;

27) VUDA, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:

- a. suspend and/or cancel the auction process and/or amend and/or supplement the auction process or modify the dates or other terms and conditions relating thereto;
- b. consult with any Bidder/ Applicant/s in order to receive clarification or further information;
- c. retain any information and/or evidence submitted to VUDA by, on behalf of, and/ or in relation to any Bidder/ Applicant/s; and/or

d. independently verify, disqualify, reject and/or accept any and all submissions or other information and/or evidence submitted by or on behalf of any Bidder/ Applicant/s

28) In case of any question or dispute arises during the auction process, the decision of competent authority (Chief Executive Authority (CEA)) shall be final and binding to all the Applicant/s.

29) It shall be deemed that by submitting the Bid, the Bidder/ Applicant/s agrees and releases VUDA, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/or performance of any obligations here under, pursuant hereto and/or in connection with the auction process, to the fullest extent permitted by the applicable laws and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or future.

30) All the payments shall be in Indian Rupees (INR) only.

31) The Bidder/ Applicant/s shall abide by all applicable laws including Indian statutes, enactments, Acts passed by the State Legislature or by the Parliament, ordinances, rules, bye-laws, regulations, notifications, guidelines, policies, directions, directives and orders of Vadodara urban development authority or of any Government (Central or State), statutory authority, tribunal, board or court as may be applicable from time to time, and the other laws applicable to the entity of its own territory.

ANNEXURE -A

(Fill up this form, Scan the same and upload along with registration form)

You are also requested to submit the documents to authority within 7 days after completion
of e-Auction on following address:

Vadodara Urban Development Authority (VUDA)

VUDA-Bhavan, Near L & T Circle, VIP Road, Karellbaug, Vadodara

Vadodara -390018, Gujarat-India

Tondor ID No.

T.P.S. No., F.P. No., Area sq.mt.

Purpose of plot: Sale for residential / commercial for Sale, Under Provision of Urban/Area
Development Authorities (Disposal of Land and Other Properties) Regulations-2002

LETTER COMPRISING THE BID

1. Type of Applicant/s. (Please tick mark () against right one)

- Public Limited Co. ()
- Private Limited Co. ()
- Government Co. ()
- Joint Venture. ()
- Limited Liability Partnership. ()
- Partnership Firm. ()
- Co - Operative Hou.Society. ()
- Government Institution. ()
- Government Venture. ()
- Others. ()
- Individual. ()

2. Full name of the Applicant/s: -
.....
.....

3. PAN no.

4. CIN no (in the case of company)

5. CGST no (Attach registration certificate)

6. SGCT no (Attach registration certificate)

7. Communication Details:-

Phone No

A. Resi

B. Office.

C. Mobile.

D. Email

E. FAX.

8. Address of the Applicant/s:-

A. Present:-

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.

B. Permanent/Registered:-

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.

C. For Correspondence:-

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9. Information of the Applecants/s: -

A. In cases where the company/limited liability partnership / joint venture/ partnership **firm, the bidder** should **have the** power of attorney to participate **in the** bidding process.

Sr no	Name of the all directors/ partners	Present residential address of the director/partner	Business address	Type of directors/partner

Name of Power of Attorney Holder	Detail and address of the Service / business.

B. In case the Government Institution, Government Venture or Others: -

Name of the Department/Institution	Number of the Employees	The detail description of the amenities department wants to provide to the public.

C. In case of Individuals: -

Name	Detail and address of the Service / business.

D. In case of power of attorney holder: -

Name of Power of Attorney Holder	Detail land address of the Service / business.

Scan & Upload the Power of Attorney. You are also requested to submit the original to VUDA office.

10. Details of plot for offer submit: - (Fill up as per published notice)

Sr. no	TPS no & Name	FP no	Plot Area (sq.mts)	Base price/upset Price (sq.mts)	Seal bid offer

11. Details regarding the money to be paid towards Earnest Money Deposit (E.M.D.) and Tender Form Fee (non-refundable) are as under

I have paid the following sum as per the terms and condition of the RFP

Registration Fee.	Rs.15,000/- (INR Ten Thousand Only) by NEFT
Earnest money deposit (EMD)	As per advertisement of VUDA
Payment particulars	UTR/payment ref. No. _____ dated _____ Name of the Bank _____

12. I/ we hereby agree that:

- A. I/we, having examined the RFP document and understood its contents, here by submit my/our bid for the aforesaid plot. The bid is unconditional and unqualified;
- B. I/ we acknowledge that VUDA will be relying on the information provided in the Bid and the documents accompanying such Bid for selection of the Preferred Bidder for the aforesaid plot, and certify that all information provided in the Bid are true and correct; nothing has been omitted which may renders such information misleading; and all documents accompanying our Bid are true copies of their respective originals;

13. The bid/proposed is made/submitted by me/us after taking into consideration all the terms and conditions stated in the RFP and all the conditions that may affect the project cost and implementation/development of the plot in accordance with the instructions/terms of VUDA, I/We have obtained advice from appropriate sources and it is my/our independent decision to submit this bid proposal at my/our own cost and responsibility.

14. I/we have read, understood, agreed and undertake to abide by all the conditions contained under the RFP including annexure annexed therewith.

Yours faithfully,

Signature, name, designation and seal of the Bidder/ Applicant /s
(Name of the Bidder/Applicant/s)

DATE:

PLACE:

ANNEXURE –B

(Fill up this form, Scan the same and upload along with registration form)

You are also requested to submit the documents to authority within 7 days after completion
of e-Auction on following address:

Vadodara Urban Development Authority (VUDA)
VUDA-Bhavan, Near L & T Circle, VIP Road, Karelibaug, Vadodara
Vadodara –390018, Gujarat-India

Tender ID No.

T.P.S. No., F.P. No., Area sq.mt.

Purpose of plot: Sale for residential / commercial for Sale, Under Provision of Urban/Area
Development Authorities (Disposal of Land and Other Properties) Regulations-2002

1. In case of voluntary surrender by the Purchaser within one year of the deposition of the entire consideration amount, all amounts except EMD will be refunded, subsequently, then after 20% of the total amounts are forfeited on annual basis.
2. The variation up to 15% of the plot area shall be accountable. Allotment of the land will be given as per the area mentioned in the form-F / advertisement and Applicant has to make payment on such area as per the offer/bid price. If it is found any less area as per the physical possession the development will be given as per the form-F /advertisement area. And if in physical possession area is found more than form-F /advertisement area, allotment and development of the land will be given as per the physical possession area and Applicant has to make payment on such additional area also as per the offer/bid price.
3. The Sale Deed will be an agreement between VUDA and the preferred bidder and should be done within 6 (six) months of the Letter of Possession of plot. The original deed shall remain with the preferred bidder and Duplicate shall be given to the VUDA.
4. All the applicable taxes, duties, levies, costs, fees, charges, expenses etc. related to preparation, execution and registration of the Sale Deed including payment of stamp duty, registration fee, folio fees, etc. shall be exclusively borne by the preferred bidder.

5. It shall be the responsibility of the preferred bidder to obtain the necessary permissions, sanctions or licenses from the concerned authorities for carrying out any development or construction activity and for doing the trade or business or industry in the premises, as may be permissible under law. All related charges, expenses etc. shall be borne by the Purchaser alone. All kinds of levy amount and responsibility of paying service expenses shall be borne by the Purchaser and all the rules related to the land shall be bound to the Purchaser.
6. The Purchaser shall start the construction of plot as per approved plan as per applicable Comprehensive General Development Control Regulations (CGDCR)/Prevailing Building Bye laws within the time limit of 2(two)years from the date of 1. handing over the possession of plot by VUDA, failing which VUDA shall have the authority to seize all the rights of preferred bidder/Purchaser over the plot and all the amount deposited/paid by the preferred bidder/Purchaser in respect to the same, will be forfeited without assuming any liability whatsoever kind or nature. However, in case of special circumstances and on receipt of proper reason and request by the Purchaser, the competent authority (VUDA) shall have the exclusive right to increase the time limit for a further maximum period of four years, on such terms and conditions, as may be imposed by VUDA. And only after receiving the building use permission, the Purchaser shall be entitled to commence the use. The Purchaser shall form an association or service society to maintain the premises and hand it over to the users.
7. All the amount of total premium as per the Letter of Intimation, If not deposited within prescribed time limit than and the amount of interest payable due to it if not deposited in the prescribed time than, considering the offer produced as cancelled/treating the Bidder as cancelled/treating the whole deal cancelled, all the amount deposited shall be forfeited by the competent authority.

8. Purchaser is fully responsible for keeping the building/structure constructed upon and the plot in good condition and also responsible for permanent maintenance of the plot and construction there upon.
9. After receiving required permission of competent authority, the preferred bidder/Purchaser shall be able to get electricity connection from the concern authority at its own expenses. Water and drainage connection will be provided as per prevailing rules and regulation of respective authority. Authority will not be liable for any process related to Revenue Department or any Authority. The Purchaser shall pay all deposits, charges etc. on electricity, water drainage and all other services for initial connections, reconnections, renovation and all other similar purposes maintenance.
10. Plot shall be utilized only for the purpose for which it will be allotted. Any part of the building or any unit/premise there in cannot be sold or given on rent to anybody for the use other than the permissible uses.
11. In case, if unauthorized construction is carried out by preferred bidder/Purchaser or if construction is carried out by the preferred bidder/Purchaser more than the permissible area specified in the Letter of Allotment/ Sale Deed then the authority will have right to seize the whole building and unilaterally cancel/forfeit the Sale deed and in such case all the amounts paid by the Purchaser will be forfeited by VUDA.
12. It will be the responsibility of the Purchaser and their successor or assigns to maintain and keep functional façade and common area like passage, staircase, and common utilities like lifts, common sanitation facilities, parking space, fire system, common effluent treatment plant, common lighting, decorative lighting for the life of building on permanent basis. If the Purchaser/ transferee/unit holder/occupant failed to do so the competent authority will have the right to impose penalty on Purchaser/occupants. It is the duty of the Purchaser to mention this condition clearly in the agreement/ transfer document as maybe executed between the Purchaser and the occupant/ end user.

13. The Purchaser shall not mortgage or transfer or part with permission or sublet the premises or apportion there or without the permission of the VUDA. After completion of construction/development of building over the plot, the Purchaser shall have the right to sell/ convey/ transfer the built-up space/ premise to the unit holder(s) /occupant(s) along with sub-Sale/assignment of undivided Sale hold rights in the land.
14. The Purchaser/occupant(s) shall not do or carry out any illegal trade or activities in the building/plot or any part thereof, those are prohibited by law and against the social ethics and/or adversely affect the vision and object of VUDA. In case of any violation of this clause, VUDA shall have the right to cancel/ forfeit the Sale deed;
15. The Purchaser shall not to encroach upon any adjoining land, road, pathway or footpath in any manner what so ever and any encroachment by the Purchaser shall be deemed to be a breach of the Sale Deed;
16. The Purchaser/occupants shall indemnify and keep VUDA indemnified from and against all actions, suits and proceedings and all taxes, duties, penalties, costs, charges, expenses, losses and damages which may be incurred or suffered or caused to or sustained by VUDA by reason of any breach, default, contravention, non-observance, non-performance of any of the terms and conditions of the Sale Deed by the Purchaser;
17. The VUDA/Seller or any person authorized by the VUDA/Seller shall have the right to the enter the premises for any official purpose or to inspect, to connect or to repair any water mains or drainage passing through the premises and the fees or charges levied from time to time for maintenance of such amenities shall have to be paid by the Purchaser.
18. The Purchaser shall also be subject to abide all terms and conditions as may be imposed by the VUDA/Seller from time to time.
19. The Purchaser in writing notify VUDA/Seller and hand over to it any archaeological finds, treasures and precious and semi-precious minerals

discovered at the plot by the Purchaser or its employees, agents and contractors.

20. The Purchaser and/ or anybody corporate maintaining the building constructed on the plot shall ensure that the plot, the building and the surrounding shall be properly maintained and kept in good working condition. The Purchaser/Occupant/Concern Person/s shall always keep the premises neat and clean and free from rubbish and under hygienic conditions.
21. The Purchaser shall ensure that the development of the plot shall be in strict compliance with the provisions of the applicable CGDCR and other applicable laws;
22. The development/construction of the plot and all related charges, expenses etc. shall be borne by the Purchaser alone. All kinds of levy amount and responsibility of paying service expenses shall be borne by the preferred Bidder/Purchaser and all the rules related to the land shall be bound to the preferred Bidder/Purchaser.
23. The Purchaser/ occupant(s) shall pay, in respect of the plot and the building constructed thereon, all applicable fees, taxes, charges, cess, ground rent, assessment of Municipal or otherwise and all other levies of whatsoever nature including late fees, fines and penalties as applicable to the Purchaser/ occupant(s) after the date of Possession of plot. There is no liability of the seller/VUDA.
24. The Purchaser/Concern person/s shall abide by the rules and regulations as may be framed by VUDA or the competent authority for the efficient operation and management of the plot or any part thereof;
25. The Purchaser shall keep the building and the associated facilities insured against loss or damage by fire, earthquake, flood and other perils and to pay the premium and sums of money payable for that purpose so as to keep such insurance policy alive and subsisting.

26. The Seller/VUDA shall have the right, notwithstanding anything contained herein to cancel the allotment and the Sale on a one month's notice.

i) If there is violation by the Purchaser of any of the provisions of the sale Deed or the terms and condition as laid down in prospective for allotment of premises or as may be specified from time to time or,

27. In case of violation of any condition in the Sale Deed, the Deed will and the Purchaser automatically termed as cancelled and the Purchaser shall have no right for any compensation or any loss/damage.

28. The bidder / applicant(s) shall carry out Construction in accordance with the Sanctioned plan/Commencement Certificate which is approved by Competent authority and shall not carry out additional constructions other than the permissible built up area and in case of breach of this the building shall be sealed by VUDA/Competent authority until the unauthorized construction are not demolished.

29. If any questions arise other than the above conditions, the decision of Chief executive authority/Vadodara urban development authority will be final and bound to Applicant/s/Purchaser and their successors.

30. Applicant/s shall have to provide all the documents as and when asked by the competent authority for Sale of the plot and development thereon, failing which the decision taken by competent authority (VUDA) shall be bound to Applicant/s/Purchaser and their successors and as signs.

Yours faithfully,

Signature, name, designation and seal of the Bidder/ Applicant/s
(Name of the Bidder/Applicant/s)

DATE:

PLACE:

**List of the Mandatory documents to be submitted during the
Registration for the E-Auction Account.**

Mandatory

1. Filled scanned Copy of Annexure-A
2. Filled scanned Copy of Annexure- B
3. Certified copy of the electricity bill/telephone bill/municipal property tax bill of his/her/their residence. If the Applicant/Bidder is Company/Organization, they should submit their certified copy of the electricity bill/ telephone bill/municipal property tax bill of their Office/ Organization.
4. Certified Copy of Permanent Account Number (PAN).
5. Documents related to type of business;
 - a. If there is a proprietor firm gives self-declaration on letter pad.
 - b. If there is a Partnership firm gives partnership deed with all their partner's name.
 - c. If there is a HUF give the executor Power of Attorney and Deed.
 - d. If there is a Limited Company or Private Limited Company should submit "certificate of incorporation" issued by the registrar of company.
 - e. If there is a individual person give self-declaration on stamp paper on Rs.300/- with notarized
6. Self-Declaration for individual and all.

Note : Mandatory documents to be submitted during the Registration for the E-Auction Account.

Other Supporting Documents

- 1. Certified copy of registration with the regulatory authority. (Professional tax Registration or Gumastadhara Certificate or any else.)**
- 2. Certified copy of the CGST-SGST-IGST Registration certificate whichever is applicable.**
- 3. Income tax clearance certificate/copies of last 3 years ITR Return.**
- 4. Certified copy of the electricity bill/telephone bill/municipal property tax bill of residence in foreign territory (along with English translation in case of document is in the language other than English) together with copy of the passport and identity proof as citizen of of in testimony to provemy/our residence country, in accordance with the Hagueconvention and applicable laws in India. (applicable in case foreign citizen(s)only) of**
- 5. Certified copy of constitutional documents for the Company/Organisation,**
- 6. Certified copies of documents/papers evidencing legal existence of the entity/institution/body corporate.**
- 7. Certified copies of applicable by-laws, if any. for the Company/Organisation**
- 8. English translation of all the documents (in case of documents/papers are in language other than English) duly certified in accordance with the Hague convention and laws applicable in India.**

(OnRs.300/-Stamp Paper-Notarized)

Self Declaration for Individual and All

I _____ age _____ years _____, religion _____ Residence
at Do hereby
declare that all the documents submitted for my identity, residence and income are true. I
have gone through the information contained in Request for Proposal and all terms and
conditions. I fully understand thereof any stage, it is found that the information has been
provided by me wrongly then not only my eligibility can be cancelled on the ground of
supply of wrong information but also the criminal action can be taken against me for
providing wrong/false information.

Yours faithfully,

Signature, name, designation and seal of the Bidder/ Applicant/s
(Name of the Bidder/Applicant/s)

DATE:

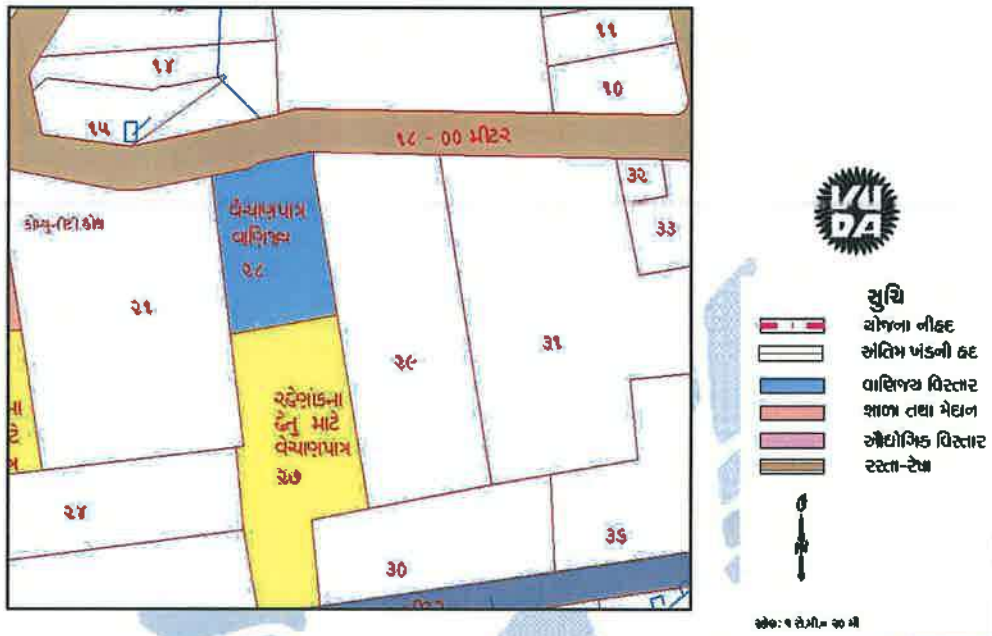
PLACE:

Table - 1

Duration for registration of the Bidder and payment of EMD and Tender Fees		Date : / /2026 to / /2026 (Up to 16.00 hrs) p.m / a.m			
Tender fees (Non refundable)		Tender fee for each bid in Rs.15,000/-			
No.	Details of Plot	Plot area in sq. mt.	Upset Price Rs. (per sq.mt.)	EMD in Rs.	Date of Auction
1	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 28 Near Sevasi Canal, At & Po. Sevasi ,Ta & Dist. Vadodara (Google Coordinate: 22.316201, 73.122469)	3708	1,35,000/-	1,50,17,400/-	E- auction Date / /2026 Start time 11:30hrs. End time 12:30hrs.
2	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 113 Priya Talkies Road, Sevasi canal Road, At & Po. Sevasi , Ta & Dist. Vadodara (Google Coordinate: 22.309451, 73.121209)	2027	1,10,000/-	66,89,100 /-	E- auction Date / /2026 Start time 13:00hrs. End time 14:00hrs..
3	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 141 In front of Anjana Hospital &clinisearchPvt,Ltd At & Po. Sevasi , Ta & Dist. Vadodara (Google Coordinate: 22.308080, 73.124874)	1549	1,10,000/-	51,11,700/-	E- auction Date / /2026 Start time 11:30hrs. End time 12:30hrs.
4	Commercial Plot in SEVASI, TPS No. 1 (SEVASI), FP No. 145 Besides Creekyard, Sevasi Canal Road At & Po. Sevasi , Ta & Dist. Vadodara (Google Coordinate: 22.307940, 73.121317)	1940	1,10,000/-	64,02,000/-	E- auction Date / /2026 Start time 13:00hrs. End time 14:00hrs..
5	Commercial Plot in BHAYLI TPS No. 1 (BHAYLI), FP No. 113 Near Nand Hospital At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.296074, 73.137709)	1944	1,35,000/-	78,73,200/-	E- auction Date / /2026 Start time 11:30hrs. End time 12:30hrs.
6	Residential Plot in BHAYLI TPS No. 1 (BHAYLI), FP No. 110 Near Fortune Imperia At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.297495, 73.137259)	1912	1,35,000/-	77,43,600/-	E- auction Date / /2026 Start time 13:00hrs. End time 14:00hrs..

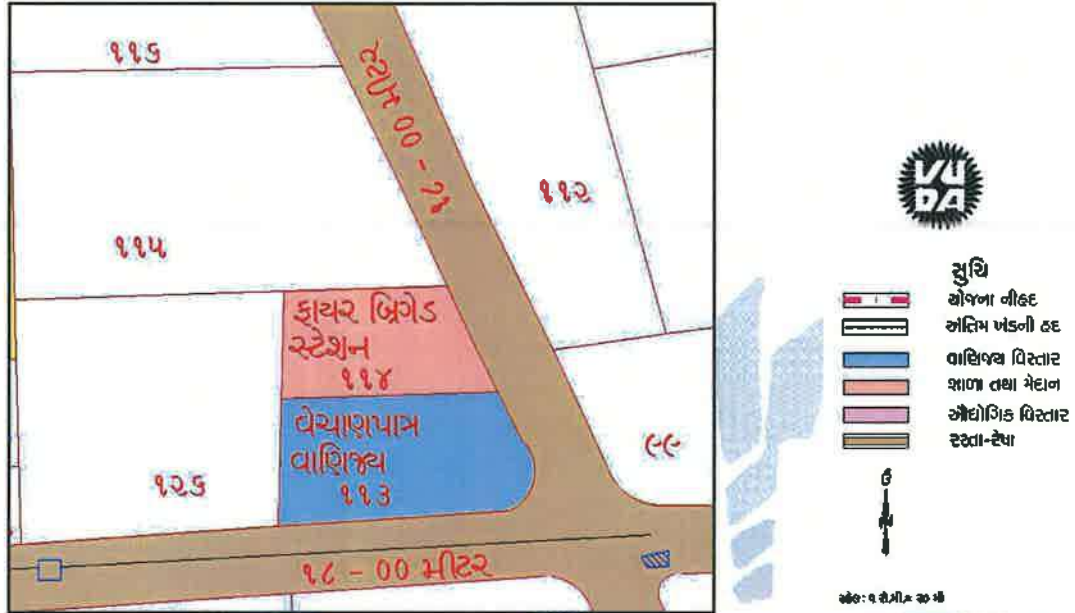
7	Commercial Plot in BHAYLI TPS No. 4 (BHAYLI), FP No. 148 Near Lalita Party plot and Banquet Hall At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.282548, 73.131168)	1202	1,20,000/-	43,27,200/-	E- auction Date / /2026 Start time 13:00hrs. End time 14:00hrs..
8	Residential Plot in BHAYLI TPS No. 4 (BHAYLI), FP No. 152 Near Lalita Party plot and Banquet Hall At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.281028, 73.129697)	3008	1,20,000/-	1,08,28,800/-	E- auction Date / /2026 Start time 11:30hrs. End time 12:30hrs.
9	Residential Plot in BHAYLI TPS No. 3 (BHAYLI), FP No. 111 In front of Bhanu the Fern Forest Resort At & Po. Bhayli, Ta & Dist. Vadodara (Google Coordinate: 22.286473, 73.130247)	1682	2,32,000/-	1,17,06,720/-	E- auction Date / /2026 Start time 13:00hrs. End time 14:00hrs..
10	Commercial Plot in SEVASI TPS No. 1 (SEVASI), FP No. 54 Canal Road, opp. Shashwat Green Scape At & Po. Sevasi Ta & Dist. Vadodara (Google Coordinate: 22.313729, 73.121274)	741	1,32,000/-	29,34,360/-	E- auction Date / /2026 Start time 11:30hrs. End time 12:30hrs.

ANNEXURE - C1
TP 1 (SEVASI): FP NO. 28

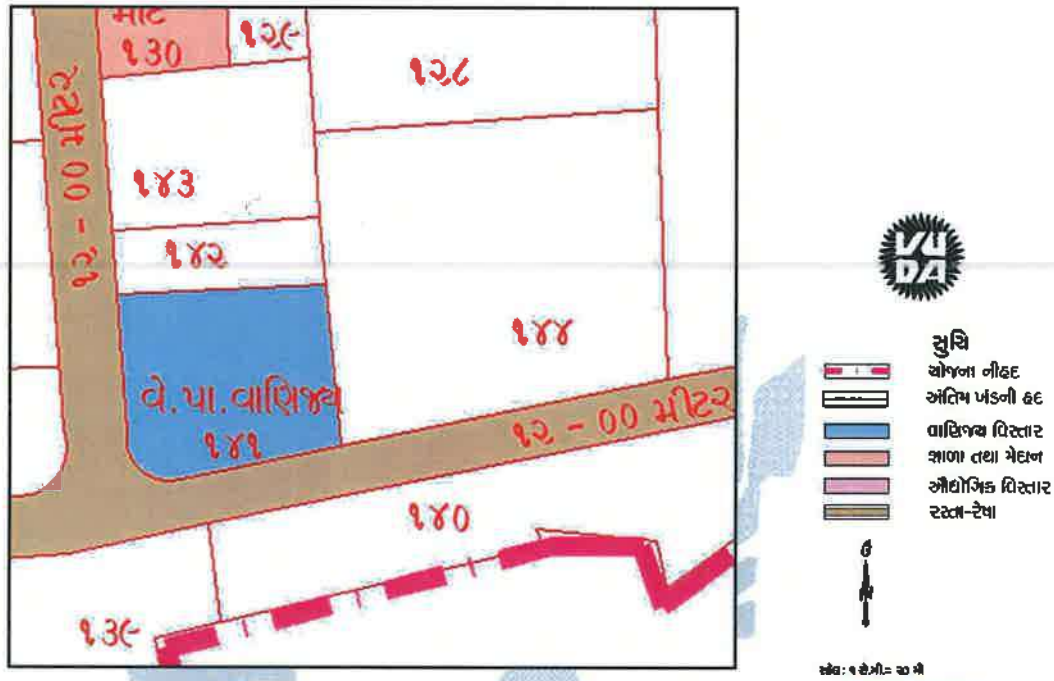


ANNEXURE - C2

TP 1 (SEVASI): FP NO. 113

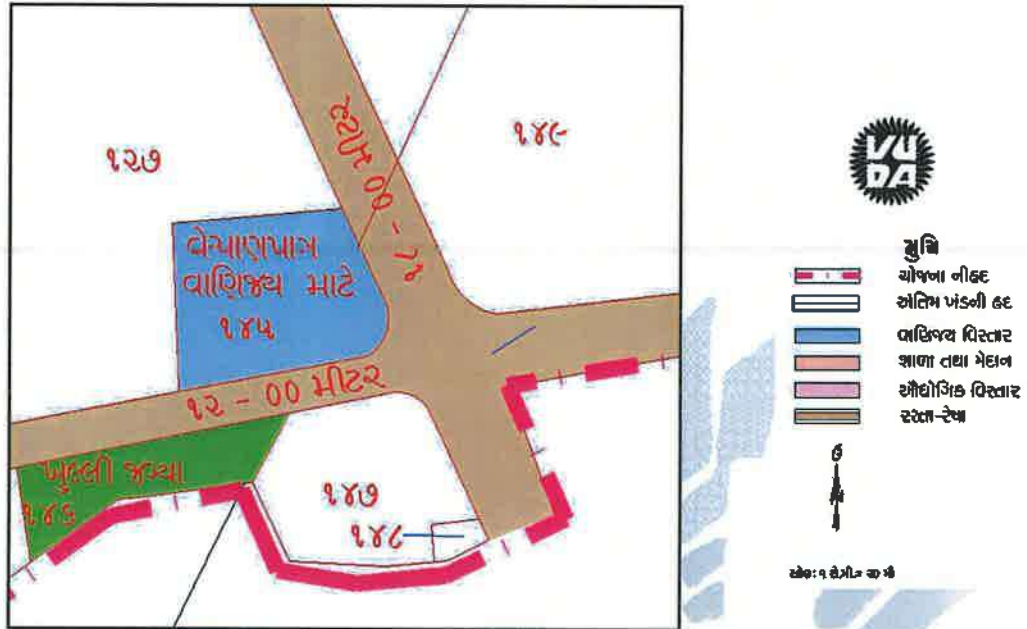


ANNEXURE – C3
TP 1 (SEVASI): FP NO. 141

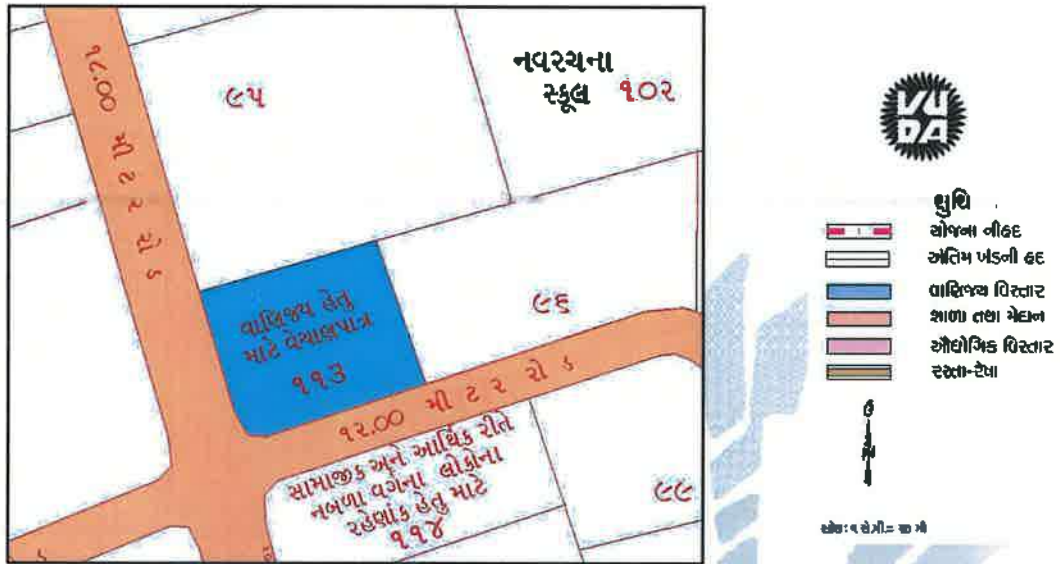


ANNEXURE - C4

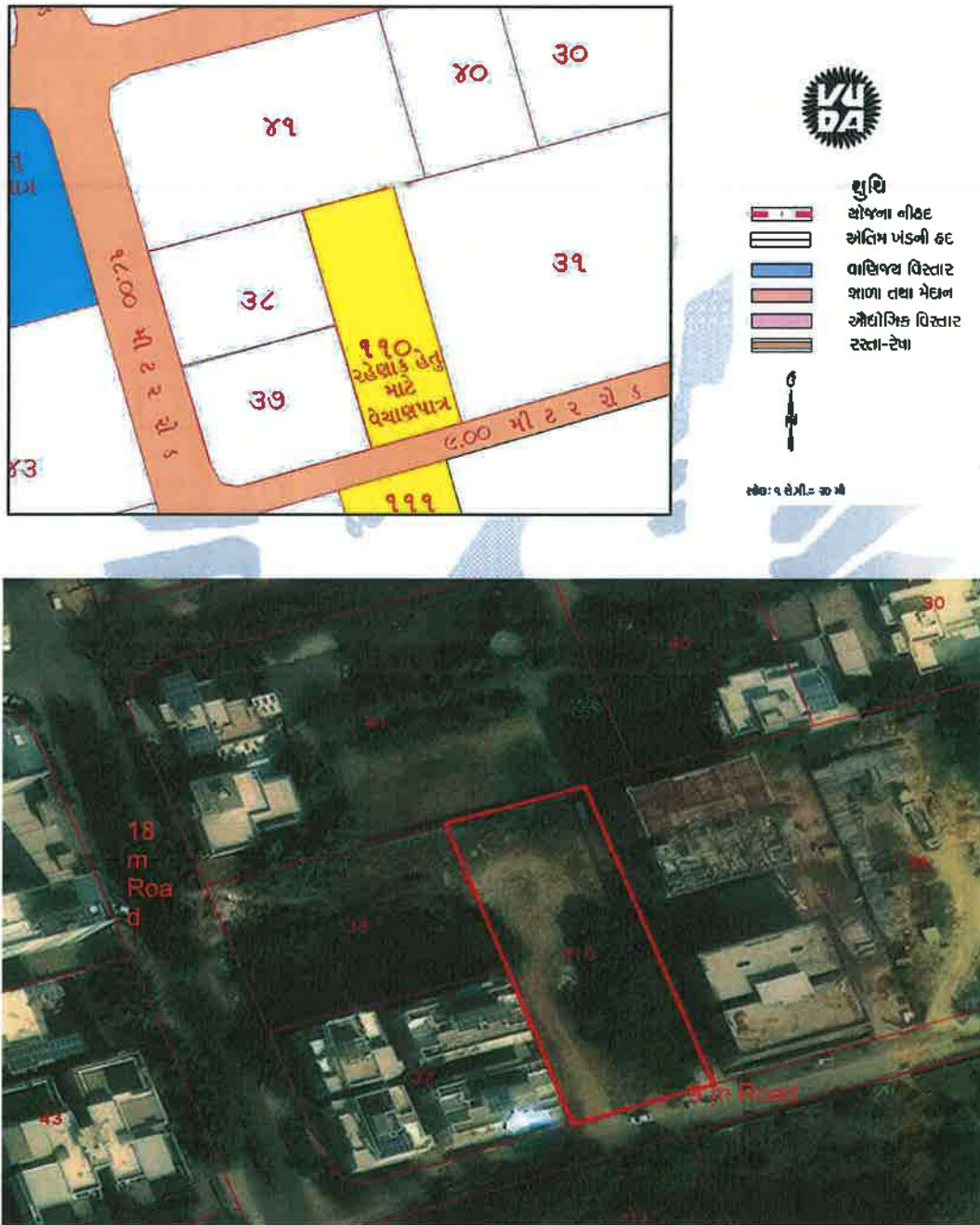
TP 1 (SEVASI): FP NO. 145



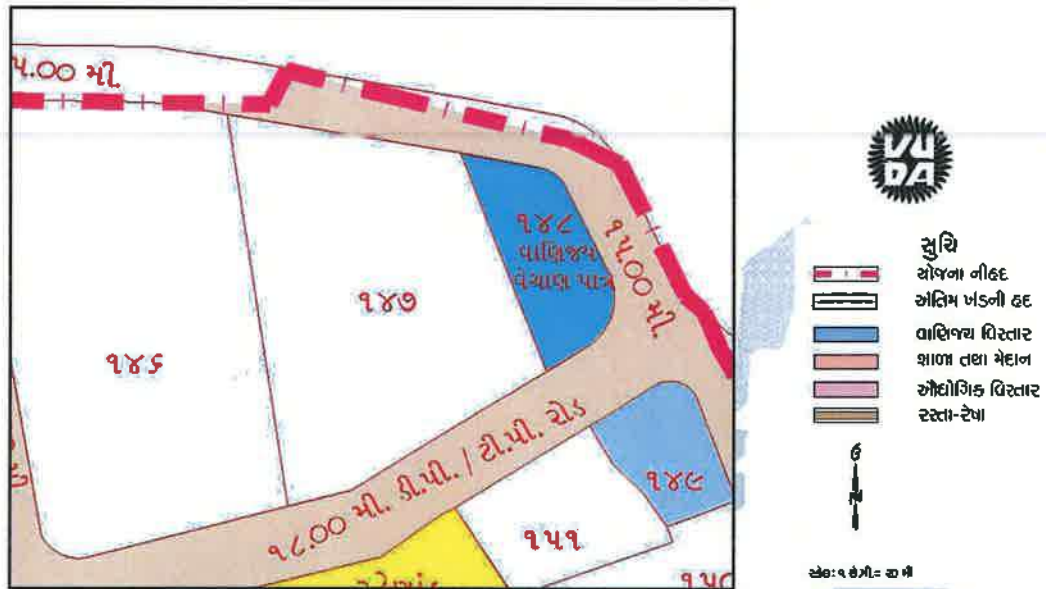
ANNEXURE - C5
TP 1 (BHAYLI): FP NO. 113



ANNEXURE - C6
TP 1 (BHAYLI): FP NO. 110



ANNEXURE – C7
TP 4 (BHAYLI): FP NO.148



ANNEXURE - C8

TP 4 (BHAYLI): FP NO.152



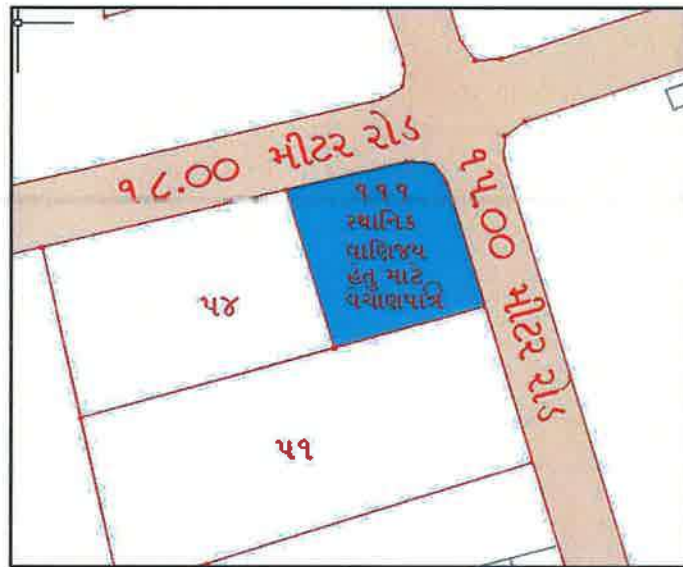
- સુચિ
- ધોળા નીલ
 - અંતિમ ખંડની કદ
 - વાહિજન વિસ્તાર
 - શાળ તથા મેદાન
 - ઔદ્યોગિક વિસ્તાર
 - રસ્તા-રેલ



સ્કેલ: ૧ સે.મી. = ૫ મી.



ANNEXURE - C9
TP 3 (BHAYLI): FP NO.111



ANNEXURE - C10
TP 1 (BHAYLI): FP NO.54

