



e -Auction Notification No.
(Rc.No.32/2022/F1,
Dt.19-05-2023)

e- Auction through GoAP e-auction portal
(<https://konugolu.ap.gov.in>)

**For sale of vacant plots in Fortune Hills Layout at Dakamarri (V) of
VMRDA, Visakhapatnam**

**Metropolitan Commissioner
VMRDA,**

**9th Floor, Udyog Bhavan Complex,
Siripuram Jn.,
Visakhapatnam - 530003
Andhra Pradesh**

Ph: 0891-2755554
Email: e.auctionvmrda@gmail.com

**Sale of vacant plots in Fortune Hills Layout at Dakamarri (V) VMRDA,
Visakhapatnam, Andhra Pradesh, through E-Auction**

INDEX

Sl. No.	DESCRIPTION	Page Nos. / Reference
1	Public Notification	3-4
2	Details of available vacant plots in various developed layouts of VMRDA kept for e-auction (Annexure-I)	5-6
3	Information/instructions to Bidders (ITB) & Terms and conditions – (Annexures-II)	7-17
4	Authorization & Undertaking (Annexure-III)	18
5	Application Form (Annexure-IV)	19
6	Description of the vacant plots along with the Boundaries in all four directions (Schedule 'A')	20-21
7	Sketches, Site Plans & Maps	Separate annexure enclosed

Public Notification (Notice for Inviting Offer - NIO)

Sale of vacant plots in Fortune Hills Layout at Dakamarri (V) VMRDA, Visakhapatnam, Andhra Pradesh, on “as is where is” condition

Through e- Auction

The Visakhapatnam Metropolitan Region Development Authority invites applications for sale of vacant plots in Fortune Hills Layout in Dakamarri (V) VMRDA, Visakhapatnam, Andhra Pradesh, through GoAP e-auction portal (<https://konugolu.ap.gov.in>) on “as is where is condition” as per the following details:

1.	Public Notification No.	:	Rc.No.31/2022/F1, Dt. 19-05-2023
2.	Name of work	:	Sale of vacant plots in Fortune Hills Layout at Dakamarri (V) VMRDA of VMRDA, Visakhapatnam, Andhra Pradesh,
3.	List of available Land Parcels/Land Assets	:	As per Annexure – I
4.	Earnest Money Deposit	:	EMD to be deposited as per <u>Annexure-1</u> . Bidders are advised to make payment online through payment gateway facility available in the konugolu portal only. EMD paid other than above facility will not be accepted. Bidders are advised to make payment early, to avoid possible delays at late hours.
5.	Period of availability of offer documents on Konugolu Portal.	:	From 22 -05-2023 @10:00 AM to 06-06-2023 @ 05:00 PM
6.	Last Date of submission of bid along with EMD	:	06-06-2023 @ 05:00 PM.
7.	Date of e-Auction	:	08-06-2023 @ 10:00 AM to 05:00 PM or till extended period
8.	Cost of offer document.	:	Free of Cost
9.	Registration Fee for bidders	:	The bidder (new) shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on https://konugolu.ap.gov.in for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of https://konugolu.ap.gov.in as stipulated by APTS.

10.	Processing Fee	:	The bidder shall pay a Processing fee <u>Rs.5,000/-</u> including GST (Non-Refundable) for each application in favour of Metropolitan Commissioner, VMRDA through RTGS/ NEFT/ e-payment credited to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
11	Help Desk on e-auction Website (https://konugolu.ap.gov.in)		<p>All bidders and buyers who intend to participate in e-Auction can avail the services of Konugolu portal help desk for Technical matters.</p> <p><u>Konugolu portal help desk details:</u> <u>08645-246370/71/72/73/74.</u></p> <p>For administrative matters contact Help desk VMRDA Contact details: 9989999479 land line No. 0891-2755554</p>
12	Place of submission of documents of successful bidders.	:	<p>SECRETARY, Visakhapatnam Metropolitan Region Development Authority (VMRDA) Udyog Bhavan Complex, 8th Floor, Siripuram Jn., Visakhapatnam- 530003 Andhra Pradesh</p>

13. Corrigendum, if any, shall only be available on website of “Konugolu” Portal i.e., <https://konugolu.ap.gov.in>, the means of updating of this document. Prospective bidders are requested to download before the auction as all information will be updated herein.

Annexure –I

Vacant plots belongs to VMRDA at Fortune Layout in Dakamarri (V) and kept for e-auction along with Upset Price & EMD

SI. No	Name of the layout	Land usage as per Master Plan	Direction of plot facing	Plot ID No. given for the auction purpose only	Extent in Sq. yards	Upset Price per sq.yard (In Rs.)	EMD (In Rs.)
1	Fortune Layout at Dakmarri	Residential	South west corner two roads approach	HIG-III-311	443.34	20,000/-	1,77,500/-
2	Fortune Layout at Dakmarri	Residential	West facing	HIG-III-312	444.44	20,000/-	1,78,000/-
3	Fortune Layout at Dakmarri	Residential	West facing	HIG-III-313	444.44	20,000/-	1,78,000/-
4	Fortune Layout at Dakmarri	Residential	North west	HIG-III-314	443.44	20,000/-	1,77,500/-
5	Fortune Layout at Dakmarri	Residential	West Facing	HIG-IV-16	350.00	20,000/-	1,40,000/-
6	Fortune Layout at Dakmarri	Residential	West Facing	HIG-IV-17	350.00	20,000/-	1,40,000/-
7	Fortune Layout at Dakmarri	Residential	East Facing	HIG-IV-101	350.00	20,000/-	1,40,000/-
8	Fortune Layout at Dakmarri	Residential	East Facing	HIG-IV-102	350.00	20,000/-	1,40,000/-
9	Fortune Layout at Dakmarri	Residential	East Facing	HIG-IV-103	350.00	20,000/-	1,40,000/-
10	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-430	311.11	20,000/-	1,24,500/-
11	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-431	311.11	20,000/-	1,24,500/-
12	Fortune Layout at Dakmarri	Residential	East Facing	HIG-VII-441	311.11	20,000/-	1,24,500/-
13	Fortune Layout at Dakmarri	Residential	East Facing	HIG-VII-442	311.11	20,000/-	1,24,500/-
14	Fortune Layout at Dakmarri	Residential	East Facing	HIG-VII-443	311.11	20,000/-	1,24,500/-
15	Fortune Layout at Dakmarri	Residential	North Facing	MIG-1-327	300.00	20,000/-	1,20,000/-
16	Fortune Layout at Dakmarri	Residential	North Facing	MIG-1-328	300.00	20,000/-	1,20,000/-
17	Fortune Layout at Dakmarri	Residential	North Facing	MIG-1-329	300.00	20,000/-	1,20,000/-
18	Fortune Layout at	Residential	North Facing	MIG-1-330	300.00	20,000/-	1,20,000/-

	Dakmarri						
19	Fortune Layout at Dakmarri	Residential	North Facing	MIG-1-334	300.00	20,000/-	1,20,000/-
20	Fortune Layout at Dakmarri	Residential	West Facing	MIG-1-752	300.00	20,000/-	1,20,000/-
21	Fortune Layout at Dakmarri	Residential	East Facing	MIG-II-127	266.66	20,000/-	1,07,000/-
22	Fortune Layout at Dakmarri	Residential	West Facing	MIG-II-483	266.66	20,000/-	1,07,000/-
23	Fortune Layout at Dakmarri	Residential	West Facing	MIG-II-484	266.66	20,000/-	1,07,000/-
24	Fortune Layout at Dakmarri	Residential	West Facing	MIG-II-689	266.66	20,000/-	1,07,000/-
25	Fortune Layout at Dakmarri	Residential	West Facing	MIG-II-690	266.66	20,000/-	1,07,000/-
26	Fortune Layout at Dakmarri	Residential	West Facing	MIG-II-691	266.66	20,000/-	1,07,000/-
27	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-432	311.11	20,000/-	1,24,500/-
28	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-433	311.11	20,000/-	1,24,500/-
29	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-434	311.11	20,000/-	1,24,500/-
30	Fortune Layout at Dakmarri	Residential	West Facing	HIG-VII-435	311.11	20,000/-	1,24,500/-

- The above vacant plots of various developed layouts are saleable for intended purpose only.

NOTES:

The bidders are required to quote for the bidding rate per Square Yard in the e-auction over and above the Upset Price per Sq. Yard for which the bid is submitted. The bid for e-auction shall start with the Upset Price, and the minimum increment shall be Rs.100/- per Sq. Yard.

VMRDA shall make allotment of vacant plot, if the bid price quoted in e-auction is higher than the Upset Price only.

Annexure - II

Information Provided to Bidders (IPB)

Introduction: The VMRDA, Visakhapatnam has developed owned layouts in various locations of VMRDA vicinity in Visakhapatnam and Vizianagaram Districts and now proposed to sell the vacant plots available as per list in annexure-I.

The VMRDA desires to conduct e-auction for sale of vacant plots in various developed layouts of VMRDA on “as is where is” condition. The information pertaining to the e-auction process is provided in the following Paras. The above vacant plots in various developed layouts of VMRDA are saleable for intended purpose only.

01. ELIGIBILITY:

The Bidder may be an individual or a firm / company / registered partnership firm / cooperative society or trust.

02. REGISTRATION PROCEDURE AND AUCTIONING THROUGH GoAP KONUGOLU PORTAL:

A. REGISTRATION WITH KONUGOLU PORTAL:

1. All the bidders need to download and install the **Emsigner** from downloads link from Konugolu portal.
2. After installing the **Emsigner** then they can first register themselves online on e-Auction Website <https://konugolu.ap.gov.in> by clicking on “New Registration”. At the time of registration fill all the fields and attach scanned copies of all required documents.
3. Further please visit vendor registration manual available under downloads link in “Konugolu” portal.

i) Documents needed for Registration in Konugolu portal for Individuals:

1. Aadhar
2. PAN Card
3. GST if available, else a scanned copy of note declaration on letter pad or white paper that GST is not available and registering to “Konugolu”

portal to participate in Auction only for land parcels/plots publishing by VMRDA.

4. Bank Account (Passbook or cancelled cheque scanned copy)

ii) **Documents needed for Registration in Konugolu portal for Firm/Company:**

1. PAN Card
 2. GST
 3. Bank Account (Passbook or cancelled cheque scanned copy)
 4. Company Incorporation Certificate.
- Once the registration process completed, the registered bidder shall pay a Registration fee of Rs.1180/- including GST to M/s. APTS through e-payment gateway by RTGS/NEFT and get themselves registered on <https://konugolu.ap.gov.in> for participating in e-auction process. Bidders should fulfill and abide by the rules, and conditions of <https://konugolu.ap.gov.in> as stipulated by APTS.
 - Activation process will take Maximum 24 hours

B. LOGIN NAME & PASSWORD:

1. At the time of registration itself, bidder has to create him/her self unique user id and password. The same login credentials can be used for accessing the “Konugolu” portal. The bidders can change the password at any time through the portal.
2. All bids made by the bidder duly signed into the portal with the user credentials will be deemed to have been made by the bidder.

C. PROCESSING FEE AND AUCTION CHARGES:

1. **Processing Fee:** Rs.5,000/- including GST, (Non-Refundable) to be payable in favour of the Metropolitan Commissioner, VMRDA, Visakhapatnam to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam.
2. The UTR number/ the Acknowledgement screenshot shall be uploaded along with eligibility document.
3. **Auction Charges:** 0.5% of the value of H1 bid amount subject to a maximum of Rs.1.00 Lakh + GST shall be paid by the successful bidder along with bid amount in favour of the Metropolitan Commissioner,

VMRDA to the Account No.50100539096434, IFSC CODE: HDFC0009410, HDFC Bank, Srinagar Branch, Visakhapatnam (for onward payment to APTS).

D. EMD

- 1). **EMD:** Earnest Money Deposit (EMD) as prescribed for each plot in the notification shall be paid without fail for participation in the bid through the payment gateway facility provided in Konugolu portal using Net Banking (from Savings /Current Account) /Debit Card /Credit Card. The Buyers/ bidders can download challan from the portal and pay at respective bank counter in case of challan only well in advance for update in the portal. Please refer RBI guidelines for NEFT/RTGS transactions. The Buyers/Bidders who is having Corporate Bank account and wants to pay the EMD from the same account need to download the challan from the portal and remit the EMD amount by submitting the challan in their respective bank and or any other bank. However, it may take some time to update in the portal. Please do not prefer Net Banking/NEFT/RTGS directly by corporate Bank account through Konugolu portal. For any clarifications please contact Konugolu portal help desk. The help desk contact numbers are available on the home page of Konugolu Portal.
- 2). The EMD of the bidders other than the highest bidders will be refunded within 15 (Fifteen) days of the closure of the e-Auction.
- 3). No interest will be payable on the EMD by VMRDA or GoAP, "Konugolu" portal.
- 4). EMD of highest bidder (to be termed as buyer/auction purchaser after issuance of allotment-cum-demand/confirmation letter by VMRDA), shall be treated as part payment towards the sale of the Plot and shall be adjustable in the consideration value as per details mentioned in the "payment schedule".
- 5) Bidder can participate in the bidding for all the plots in the lot but will be eligible for (H1) number of plots equal to the number of EMDs paid. **Bidder must pay an EMD amount for becoming eligible for one plot.** For becoming eligible for subsequent number of plots, the bidder should pay that many number of EMD amounts. The bidder is eligible for participating in e-auction of all plots in the lot till such time the bidder is successful (H1) in

getting one/as many number of plots for which the bidder had paid EMD/EMDs. For example:

- (i) If bidder pays EMD for 1 plot: eligible to get 1 plot in the lot.
- (ii) If bidder pays EMD for 2 plots: eligible to get 2 plots in the lot.
- (iii) If bidder pays EMD for n plots: eligible to get n plots in the lot.

However, if the bidder wins the auction (H1) for plots as many as EMD/EMDs paid, he will not be eligible to bid for other plots in that lot.

E. OTHER DOCUMENTS:

The bidder should enclose the following documents during filing the bid

1. Aadhar Card
2. PAN Card
3. Certificate of Incorporation (in case of company/firm)
4. Acknowledgement/ UTR slip towards the payment of processing fee.
5. Authorized Signatory Certificate in respect of firm/company, a power of attorney signed by functional directors or Board Resolution etc., /Notarized copy of the deed, MoA, AoA, certificate of incorporation/ registration with concerned Government Authority and such other chartered documents in the case of a registered partnership firm or registered co-operative society or trust.
6. In case of an application made by a minor, it should be through a legal or natural guardian. Age proof and the name of a guardian are required along with submission of proof of guardianship.
7. The bidder should enclose the application duly signed along with the details as given in the Annexure-IV.
8. If the above documents are not attached / submitted along with EMD, the bidder/ buyer will not be allowed to participate in the auction.

F. AUCTION TYPE: Forward Auction (No Ties): VMRDA, Visakhapatnam will declare its Upset Price, which shall be visible to all bidders during the start of the forward auction. Bidders shall be required to start bidding from this open price.

G. VISIBILITY TO BIDDER: The Bidder shall be able to view the following on his screen along with the necessary fields during forwarding–No ties Auction:

1. Auction start date and time
2. Auction Closing date and time

3. Vacant plot ID No.
4. Opening/ Base / Upset price.
5. Your bid is Rs.
6. Bid history (Last 10 Bids)

H. BID INCREMENT: The Minimum Bid Increment amount will be Rs.100/- per sq.yard. The bidder can bid more than the Highest Bid in the auction by Minimum Bid Increment amount or multiples of the Minimum Bid Increment amount.

I. DURATION OF AUCTION: The duration of the Auction will be for seven hours (7 hours). If somebody is bidding just before 15 minutes of initial Auction closing time, the Auction will get extended for another 15 minutes and will continue further (bid received time + 15 minutes).

J. HIGHEST BID OF A BIDDER: After the completion of the forwarding Auction (no ties), the Lead Price (LP) will be available. The highest bid rate in the auction will be treated as the highest offer for outright Sale of vacant plot. GST, TDS & any other statutory taxes/duties, etc., as applicable shall be payable extra over the highest bid rate.

K. AUCTION WINNER: As soon as the auction is completed, the H1 bidder intimation statement generated by the system will be issued to the successful bidder by the VMRDA. Subsequently, upon receipt of **10%** of highest bid amount for the vacant plot arrived at the highest bid rate from the successful bidder, VMRDA will issue the 'allotment-cum-demand/confirmation' letter to the successful bidder along with the details of the plot, payment schedule as per terms and conditions, etc.

03. INSPECTION OF SITE AND DOCUMENTS:

- a) The Bidders are expected to satisfy themselves with the location of the plot, size and other details before submitting of application for purchase of the said plot. The submission of the Application shall be an acknowledgement of the Bidder having satisfied him/herself with all the terms & conditions of the offer document in all respects.

04. PAYMENT SCHEDULE:

No	Installment Description	Amount payable
1	Within 72 Hours from the time of receipt of sale intimation letter through mail. (including Sundays & holidays)	10% of the highest bid price, less EMD amount in favour of Metropolitan Commissioner, VMRDA.
2	Within 30 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
3	Within 60 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.
4	Within 90 days of the closing of the e-Auction (including Sundays & holidays)	30% of the highest bid price in favour of Metropolitan Commissioner, VMRDA.

- a) In case the day of payment happens to be Sunday or a bank holiday then it shall be deposited by the next working day.
- b) Bidder can make payments early/in advance (if so desired), even after opting for various payment options and no prepayment charges will be levied.
- c) The stamp duty, registration charges, any other statutory charges/dues/taxes as levied by the Central Government/State Govt./ Local Bodies /Autonomous /Statutory bodies shall be payable additionally solely by the Bidder.
- d) All betterment charges/development levies/ conversion charges / other charges if any, charged by Central Government/State Govt. / Local Bodies/ Autonomous/ Statutory bodies shall be borne by the Bidder.
- e) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.
- f) NOC will be issued in case bidders preferred to obtain loan from the Financial Institutions subject to payment of Rs.10,000/- fee.

- g) In case VMRDA cannot hand over the plot due to any reason, in such an event, the entire amount deposited by the Bidder will be returned in three months without any interest and the decision of MC, VMRDA is final in this regard.

05. E-AUCTION METHODOLOGY AND TERMS :

- a). The bidding shall be conducted on an Upset price per square yard. The bidders are required to quote the bid price in the e-auction over and above the Upset Price. The Upset Price as mentioned in the offer document may be treated as final.
- b) During the e-auction process, in case any bid is given within the last 15 minutes period before the closing of the bid, then an extension of time of 15 minute shall become due automatically and this extension period shall continue till no fresh bid is received in last 15 minutes period from the scheduled/extended period of closing of the bid. If no fresh bid is received in the last 15 minutes' period from the scheduled/extended period of closing of bid, then the bid shall get automatically closed.
- c) The VMRDA reserves the right to amend/modify/add the terms & conditions of the e- Auction at any stage before the date of e-Auction, without assigning any reasons whatsoever. The VMRDA reserves the right to accept/reject the bids for the vacant plots at any stage before issuance of allotment-cum-demand letter/confirmation letter, without assigning any reason.
- d) The bid shall be for the upset price corresponding to the vacant plot mentioned in the notification/offer document. It is presumed that the intending bidder has inspected the site and has familiarized itself with the prevalent conditions in all respects. The concerned department of the Authority will survey the plot at the time of transfer of property if found required. In case it is found that the actual area is higher/lesser than the area indicated in the notification/offer document, the cost for the corresponding area will be collected/refunded to the highest bidder on a pro-rata basis, with the unit rate derived from his quote.
- e) The highest bidder is required to pay a sum equivalent to 10% of its bid amount, after adjusting the earnest money deposit (EMD), Within 72 Hours from the time of receipt of sale intimation letter through mail / intimation by phone ((including Sundays & holidays). If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked/

withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount in the account of the Metropolitan Commissioner, VMRDA, as specified in the notification, within the specified period, without waiting for any demand notice from VMRDA.

06. ACCEPTANCE / REJECTION OF THE BID:

- a) The acceptance of the highest e-Auction bid shall be at the sole discretion of the VMRDA, even if an amount equivalent to 10% of the highest bid has been remitted by the successful bidder. The VMRDA does not bind itself to confirm to the highest bid & reserves its right to reject all or any of the bids without assigning any reasons, whatsoever, and the decision of the MC, VMRDA / Principal Auction Authority in this regard shall be final and binding to the bidders. In case of cancellation of the bid or offer is not accepted by VMRDA, 10% of the bid amount (Including EMD) of the highest bidder (paid by the bidder), shall be refunded without any interest within 15 working days of the cancellation of the bid or rejection of the offer.
- b) The VMRDA reserves the right to accept or reject the highest bid received or annul this e-auction process or withdraw any plots from the proposed e-auction at any point of time without assigning any reason whatsoever, and without assuming any liability, responsibility, or obligation or recourse VMRDA.
- c) In case of single bid received in response to the notification, the MC, VMRDA shall review the case, and the MC, VMRDA will reserves the right to approve / cancel or reject / extend the process to receive applications further.
- d) The intending bidders must read all the terms and conditions of e-auction as mentioned in the notification/offer document carefully and he/she should only submit his/her bid if he/she considers themselves eligible. The VMRDA shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidder's failure to seek any clarifications from VMRDA which may be necessary. The bidders shall also be required to register themselves with <https://konugolu.ap.gov.in> by paying the registration fees and submitting KYC documents as mentioned in the instructions on the website. All bidders who intend to participate in e-auction can avail the services of the e-procurement help desk.

07. ISSUE OF ALLOTMENT-CUM-DEMAND/CONFIRMATION LETTER TO THE

BIDDER:

- a) The Metropolitan Commissioner, VMRDA shall be the Principal Auctioning Authority and represents on behalf of the Authority for auctions, and reserves the right to exercise discretion on all matters about the auction and his/her decision is final.
- b) Allotment of plot will be made to the highest bidder confirmed by the Metropolitan Commissioner, VMRDA.
- c) The allotment-cum-demand/confirmation letter will be issued by the VMRDA to the Bidder after acceptance of the bid. The Bidder is required to deposit the balance bid amount and other charges if any through bank transfer/e-Payment as per the payment schedule to be mentioned in detail in the allotment-cum-demand / confirmation letter.
- d) If the successful bidder fails to pay the stipulated instalment as per the payment schedule, the review will be conducted if there is any request made by the respective bidder within 30 days from the stipulated date of default. In such case the MC, VMRDA reserves the right to either cancel or continue the allotment within one month from the date of receipt of such request / application. In case of continuation of allotment orders, the applicant should pay the defaulted payment within 7 days from the date of order, with 18% penal interest per annum from the stipulated date of such default, failing which the allotment stands cancelled. In case of cancellation, the EMD and 10% of all the payments made by the bidder till such time will be forfeited and the remaining amount will be refunded without any interest.

08. EXECUTION OF SALE DEED AND HANDING OVER:

- a) Upon receipt of all outstanding dues from the Bidder and upon completion of all other formalities, VMRDA, through its Secretary/any authorized officer shall execute the Sale Deed in favor of the Bidder.
- b) The Bidder shall bear all costs, charges, etc. and fees towards the applicable stamp duty, registration charges as well as applicable taxes, and surcharges thereto.
- c) The Sale Deed shall be executed and shall remain subject to the exclusive jurisdiction of the Courts in Visakhapatnam.

- d) Upon execution of the Sale Deed, the possession of the plot will be handed over to the Bidder and the Bidder is required to take possession of the plot within 15 days of the signing of the sale deed.
- e) The sale price and the development charges of the plot will be taken into the consideration during the time of registration as per the instructions of the Government.

09. HOLDING CHARGES:

- a) The Registration of the plot allotted shall have to be completed by the Bidder within 15 days from the date of clearance of all dues of sale proceeds, failing which "Holding Charges" @ Rs.10.00 per sq.yd per month or part thereof shall be charged for the entire period of delay.

10. SPECIAL CONDITIONS:

- b) All permissions will be considered by the respective authorities only as per the rules, regulations, norms as applicable and any changes made from time to time by the Government.
- c) In all matter of doubts or in disputes or in respect of any matter not provided in these terms and conditions, the decision of the Metropolitan Commissioner, VMRDA, Visakhapatnam shall be final and binding.
- d) The applicants shall inspect the plot and satisfy themselves with the conditions and location of the plot before participating in the auction.

11. FORCE MAJEURE:

- a) The VMRDA shall not be liable for any failure or delay in performance due to any reason/cause beyond their control including floods, fires, go-slow, lock-out, closure, pestilence, despite with staff, dislocation of normal working conditions, war, riots, epidemics, pandemic, political upheavals, government action, civil commotion, breakdown of machinery including technical failures, acts demands or otherwise, shortage of labor, or any other cause or conditions before the control of aforesaid cause or consequence may operate at the sole discretion of VMRDA, to extend the time of performance on the part of VMRDA by such period as may be necessary to enable VMRDA to effect performance after the cause the delay will have cause exist the provisions aforesaid shall not be limited by any other terms of the contract whether printed or written.

12. MISREPRESENTATION / FRAUD / BREACH OF TERMS AND CONDITIONS:

- a) If it is discovered at any point of time that the Bidder has purchased the plot by suppression of any material fact, misrepresentation or fraud, VMRDA reserves the right, at its sole discretion, to cancel the allotment and/or revoke the deed of Sale / Purchase, and the EMD and all other amounts paid by the Bidder shall be forfeited. VMRDA shall also be entitled to take over immediate possession of the land parcel from the Bidder.
- b) In such an event, the Bidder will not be entitled to any compensation whatsoever or refund of any EMD or any other amount paid by him and VMRDA at its sole discretion shall re-sale the plot.

13. INTERPRETATION OF CLAUSES OF THIS DOCUMENT:

- a) All or any disputes arising out of or touching upon the terms and conditions of the e-Auction document, including the interpretation and validity of the terms thereof, and the respective rights and obligations of the parties, shall be settled amicably by mutual discussion, failing which the same shall be settled by Courts or Tribunals situated at Visakhapatnam, Andhra Pradesh only. No suit or other proceedings shall be instituted elsewhere.

Annexure III

Authorization & Undertaking (On Non Judicial stamp paper of Rs.100)

We, (1) _____ (Name of 1st partner),
(2) _____ (Name of 2nd partner),
(3) _____ (Name of 3rd partner), hereby authorize

M/s./Sri./Smt./Ms. (Name of lead partner) to act as lead partner to sign the bid offer document, to make payments and conclude the sale/purchase on our behalf as per provisions of notification/offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s./Sri./Smt./Ms. (Lead Partner) in respect to above offer shall be binding on us. We shall be jointly & severally responsible for fulfilling the offer conditions, addendum(s) etc,. It is clearly understood by us that in case of default of any condition by any of us, VMRDA at its sole option can cancel the sale/allotment process and forfeit the application amount and / or any amount deposited by any of us with VMRDA. We herewith confirm that in this eventuality, we (individually or collectively) shall have no right or lien on Land property & VMRDA at its sole option can proceed with the Sale of the property to any other party.

We further ratify & confirm and agree that we shall take the prior written permission/consent of the Metropolitan Commissioner; VMRDA for sub-dividing the plot allotted to us for the purpose of layout/subletting / leasing /resale and will abide by the terms and conditions of notification/ offer document.

In witness whereof those present have been signed by us onth day of2022

1) (1st partner)

2) (2nd partner)

3) (3rd partner)

ANNEXURE-IV
APPLICATION FORM

(This form is to be submitted by the each bidder along with relevant document)

The particulars of the applicant(s) / bidder(s) are given for VMRDA reference and record.

PARTICULARS OF THE APPLICANT

1. Name of the Applicant :
(IN CAPITAL)

2. Name of Father/Husband :

3. Permanent Account Number (PAN) :

4. Aadhar No. :

5. Address :

.....

.....

.....

6. Contact Details:

Mobile :

E mail-ID : being other than.

I /we the undersigned hear by apply to VMRDA for allotment of plot on outright sale basis through e-Auction.

I/we have read and understood terms and conditions contained in the notification/ offer Document and here by unequivocally accept the same.

Place:

Signature of the Applicant/Bidder

Date:

SCHEDULE“ A”
(As per APTS Proforma)

**DESCRIPTION OF THE PLOTS ALONG WITH THE BOUNDARIES IN ALL
FOUR DIRECTIONS**

Item code	Item Name	Item description	Auction qty.	UOM	Base Price	Increment	PCB Code	EMD (In Rs.)	Initial payment %
HIG-III-311	Fortune Layout at Dakmarri	N: Plot No.312 E: Plot No.324/p S: 40' Wide road W: 40' Wide road	443.34	Sq.yds	20,000/-	100	Not required	1,77,500/-	10
HIG-III-312	Fortune Layout at Dakmarri	N: Plot No.313 E: Plot No.324/p S: Plot No.311 W: 40' Wide road	444.44	Sq.yds	20,000/-	100	Not required	1,78,000/-	10
HIG-III-313	Fortune Layout at Dakmarri	N: Plot No.314 E: Plot No.315/p S: Plot No.312 W: 40' Wide road	444.44	Sq.yds	20,000/-	100	Not required	1,78,000/-	10
HIG-III-314	Fortune Layout at Dakmarri	N: 40' Wide road E: Plot No.315/p S: Plot No.313 W: 40' Wide road	443.44	Sq.yds	20,000/-	100	Not required	1,77,500/-	10
HIG-IV-16	Fortune Layout at Dakmarri	N: Plot No.17 E: Plot No.3 S: Plot No.15 W: 40' Wide Road	350.00	Sq.yds	20,000/-	100	Not required	1,40,000/-	10
HIG-IV-17	Fortune Layout at Dakmarri	N: Plot No.18 E: Plot No.2 S: Plot No.16 W: 40' Wide Road	350.00	Sq.yds	20,000/-	100	Not required	1,40,000/-	10
HIG-IV-101	Fortune Layout at Dakmarri	N: Plot No.100 E: 40' Wide Road S: Plot No.102 W: Plot No.122	350.00	Sq.yds	20,000/-	100	Not required	1,40,000/-	10
HIG-IV-102	Fortune Layout at Dakmarri	N: Plot No.101 E: 40' Wide Road S: Plot No.103 W: Plot No.121	350.00	Sq.yds	20,000/-	100	Not required	1,40,000/-	10
HIG-IV-103	Fortune Layout at Dakmarri	N: Plot No.102 E: 40' Wide Road S: Plot No.104 W: Plot No.120	350.00	Sq.yds	20,000/-	100	Not required	1,40,000/-	10
HIG-VII-430	Fortune Layout at Dakmarri	N: Plot No.431 E: Plot No.449 S: Plot No.429 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-431	Fortune Layout at Dakmarri	N: Plot No.432 E: Plot No.448 S: Plot No.430 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-441	Fortune Layout at Dakmarri	N: Plot No.440 E: 60' Wide Road S: Plot No.442 W: Plot No.438	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-442	Fortune Layout at Dakmarri	N: Plot No.441 E: 60' Wide Road S: Plot No.443 W: Plot No.437	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-443	Fortune Layout at Dakmarri	N: Plot No.442 E: 60' Wide Road S: Plot No.444 W: Plot No.436	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
MIG-1-327	Fortune Layout at Dakmarri	N: 40' Wide Road E: Plot No.328 S: Plot No.346 W: Plot No.326	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10

MIG-1-328	Fortune Layout at Dakmarri	N: 40' Wide Road E: Plot No.329 S: Plot No.345 W: Plot No.327	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10
MIG-1-329	Fortune Layout at Dakmarri	N: 40' Wide Road E: Plot No.330 S: Plot No.344 W: Plot No.328	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10
MIG-1-330	Fortune Layout at Dakmarri	N: 40' Wide Road E: Plot No.331 S: Plot No.343 W: Plot No.329	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10
MIG-1-334	Fortune Layout at Dakmarri	N: 40' Wide Road E: Plot No.335 S: Plot No.339 W: Plot No.333	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10
MIG-1-752	Fortune Layout at Dakmarri	N: Plot No.753 E: Plot No.755 S: Plot No.751 W: 40' Wide Road	300.00	Sq.yds	20,000/-	100	Not required	1,20,000/-	10
MIG-II-127	Fortune Layout at Dakmarri	N: Plot No.126 E: 40' Wide Road S: Plot No.128 W: Plot No.146	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
MIG-II-483	Fortune Layout at Dakmarri	N: Plot No.482 E: Plot No.490 S: Plot No.484 W: 40' Wide Road	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
MIG-II-484	Fortune Layout at Dakmarri	N: Plot No.483 E: Plot No.489 S: Plot No.485 W: 40' Wide Road	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
MIG-II-689	Fortune Layout at Dakmarri	N: Plot No.688 E: Plot No.669 S: Plot No.690 W: 40' Wide Road	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
MIG-II-690	Fortune Layout at Dakmarri	N: Plot No.689 E: Plot No.668 S: Plot No.691 W: 40' Wide Road	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
MIG-II-691	Fortune Layout at Dakmarri	N: Plot No.690 E: Plot No.667 S: Plot No.692 W: 40' Wide Road	266.66	Sq.yds	20,000/-	100	Not required	1,07,000/-	10
HIG-VII-432	Fortune Layout at Dakmarri	N: Plot No.433 E: Plot No.447 S: Plot No.431 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-433	Fortune Layout at Dakmarri	N: Plot No.434 E: Plot No.446 S: Plot No.432 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-434	Fortune Layout at Dakmarri	N: Plot No.435 E: Plot No.445 S: Plot No.433 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
HIG-VII-435	Fortune Layout at Dakmarri	N: Plot No.436 E: Plot No.444 S: Plot No.434 W: 40' Wide Road	311.11	Sq.yds	20,000/-	100	Not required	1,24,500/-	10
TOTAL NOS. 30 PLOTS									

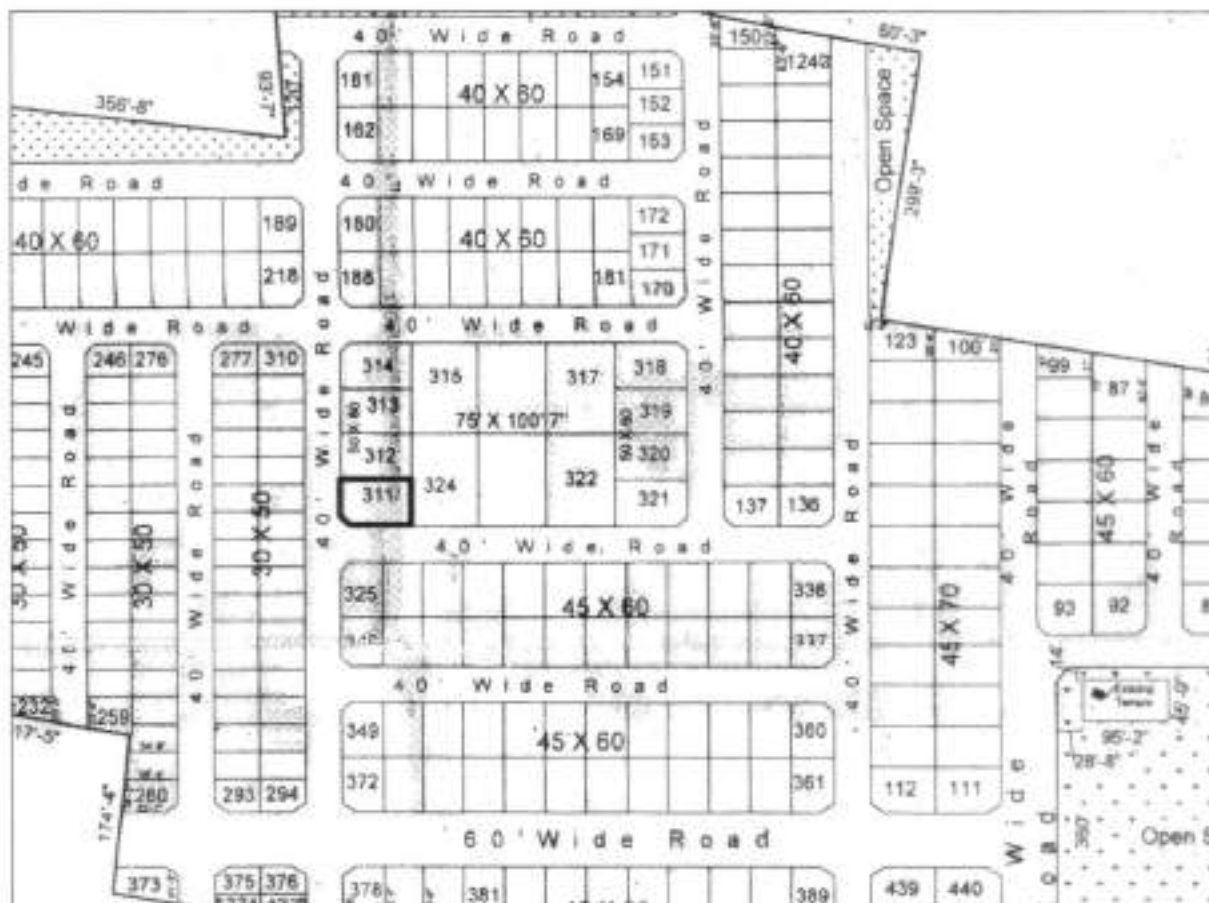
Sd/- A.Mallikarjuna
Metropolitan Commissioner
VMRDA



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-3 - 311	EXTENT: 443.34 Sq.Yds. or (370.68 Sq.mts)
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI



BOUNDARIES

NORTH : PLOT NO. 312

EAST : PLOT NO. 324/p

SOUTH : 40' WIDE ROAD

WEST : 40' WIDE ROAD

MEASUREMENTS

80'-0" (24.38 Mts.)

50'-6" (15.39 Mts.)

80'-0" (24.38 Mts.) Including 10' Splay

50'-6" (15.39 Mts.) Including 10' Splay

TOTAL EXTENT OF THE PLOT

448.89 Sq.Yds. (375.32 Sq.mts)

SPLAY DEDUCTION AREA

5.55 Sq.Yds. (4.64 Sq.mts)

NET PLOT AREA

443.34 Sq.Yds. (370.68 Sq.mts)

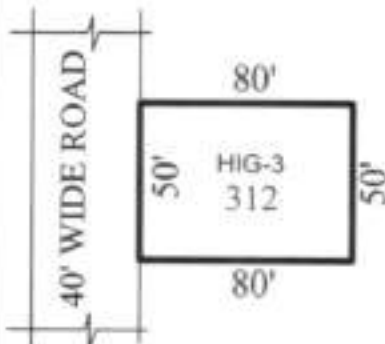
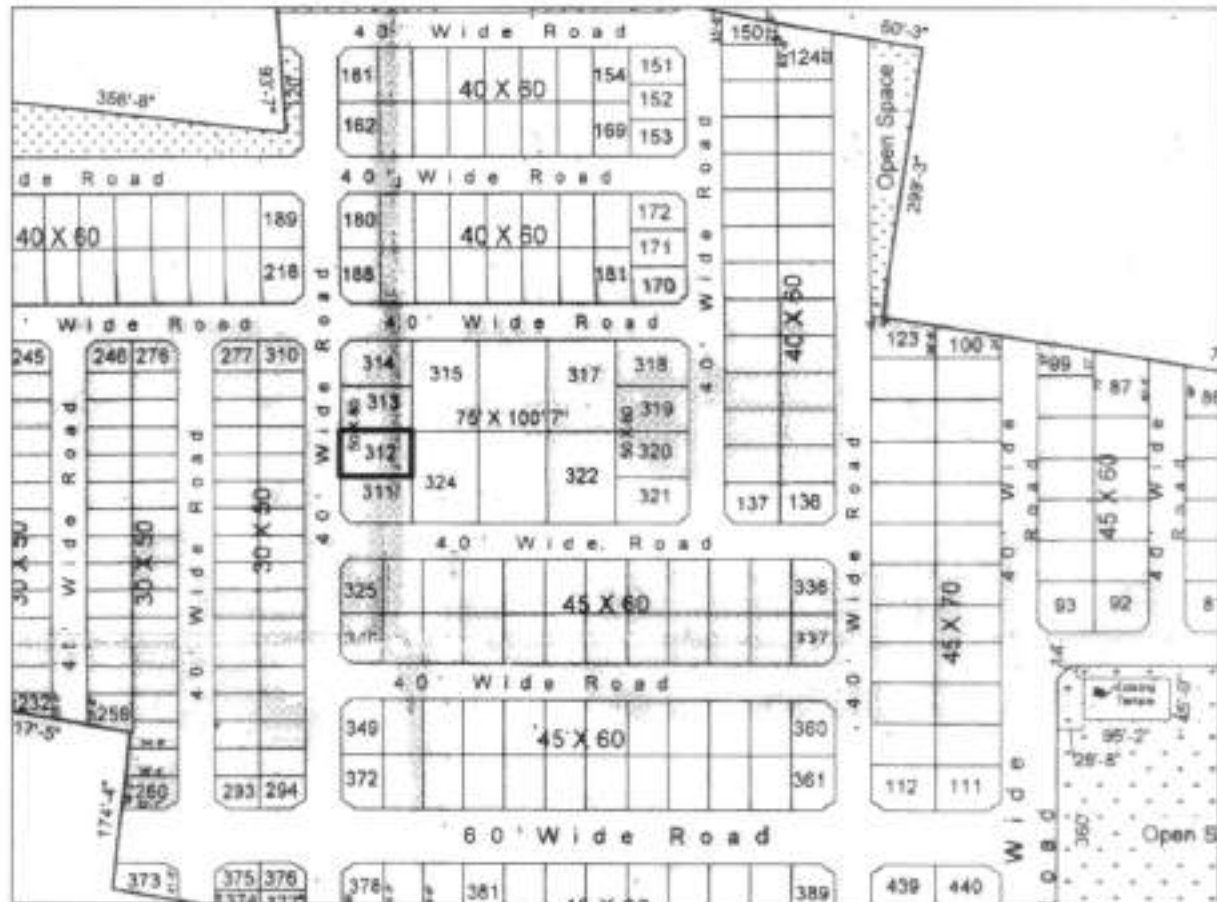
VENDEE			VENDOR
 S/D MAN			 P.O.
 ADM			 SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-3 - 312	EXTENT: 444.44 Sq.Yds. or (371.59 Sq.mts)
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

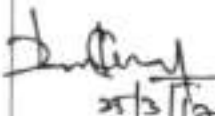




BOUNDARIES

NORTH : PLOT NO. 313
EAST : PLOT NO. 324/p
SOUTH : PLOT NO. 311
WEST : 40' WIDE ROAD

MEASUREMENTS

80'-0" (24.38 Mts.)
50'-0" (15.24 Mts.)
80'-0" (24.38 Mts.)
50'-0" (15.24 Mts.)

VENDEE				VENDOR
	 S.D. MAN	 ADM	 P.O	
				SECRETARY

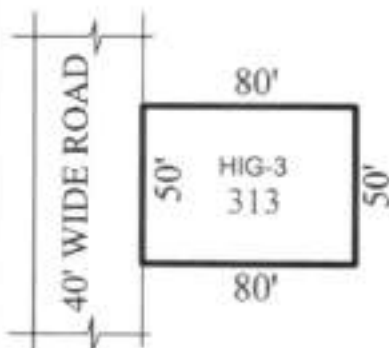
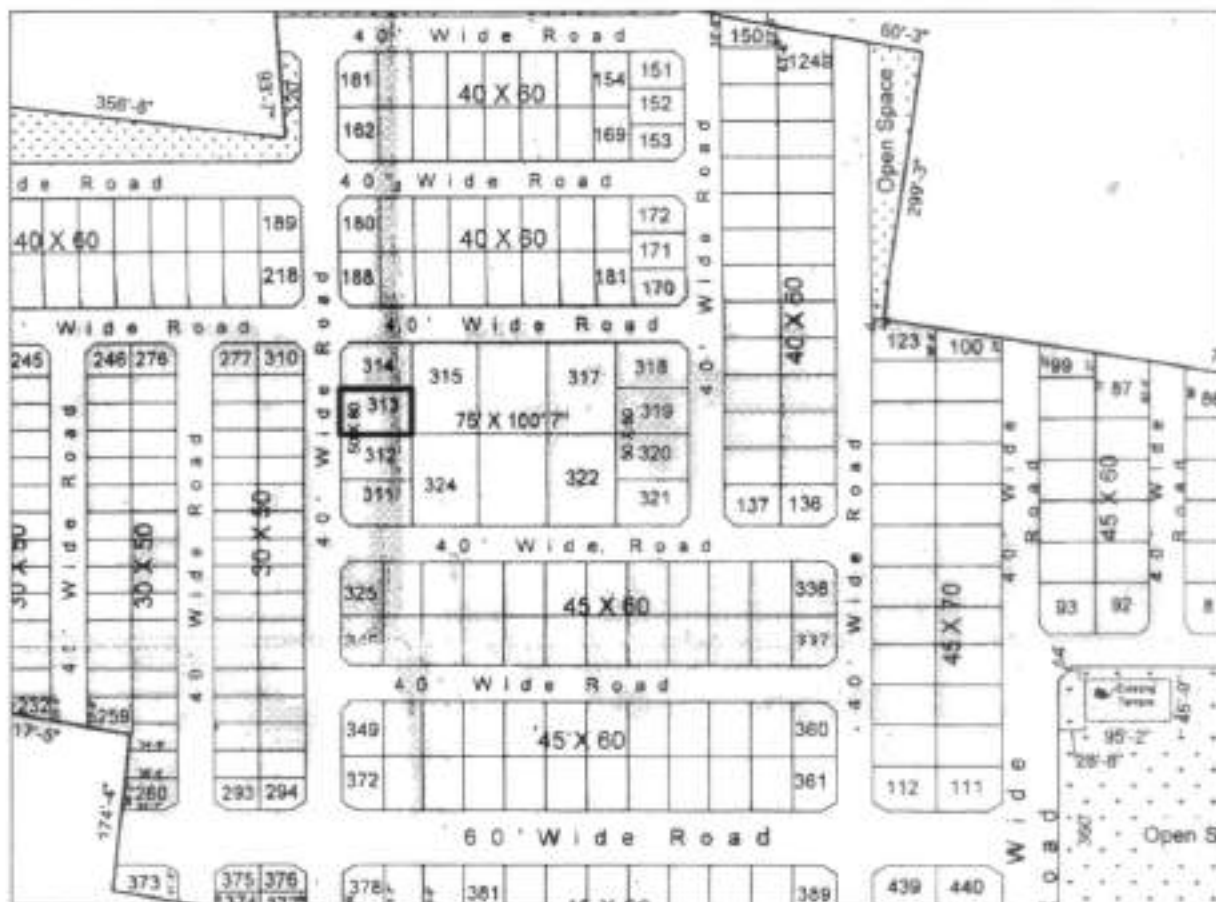
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM
		Rc.No.
PLOT NO: HIG-3 - 313		EXTENT: 444.44 Sq.Yds. or (371.59 Sq.mts)
L.P.NO.57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI

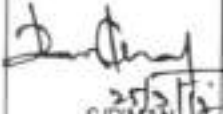
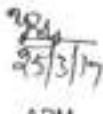



BOUNDARIES

NORTH : PLOT NO. 314
 EAST : PLOT NO. 315/p
 SOUTH : PLOT NO. 312
 WEST : 40' WIDE ROAD

MEASUREMENTS

80'-0" (24.38 Mts.)
 50'-0" (15.24 Mts.)
 80'-0" (24.38 Mts.)
 50'-0" (15.24 Mts.)

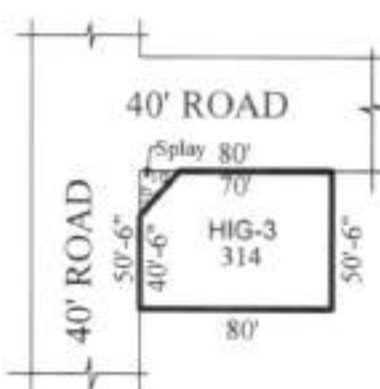
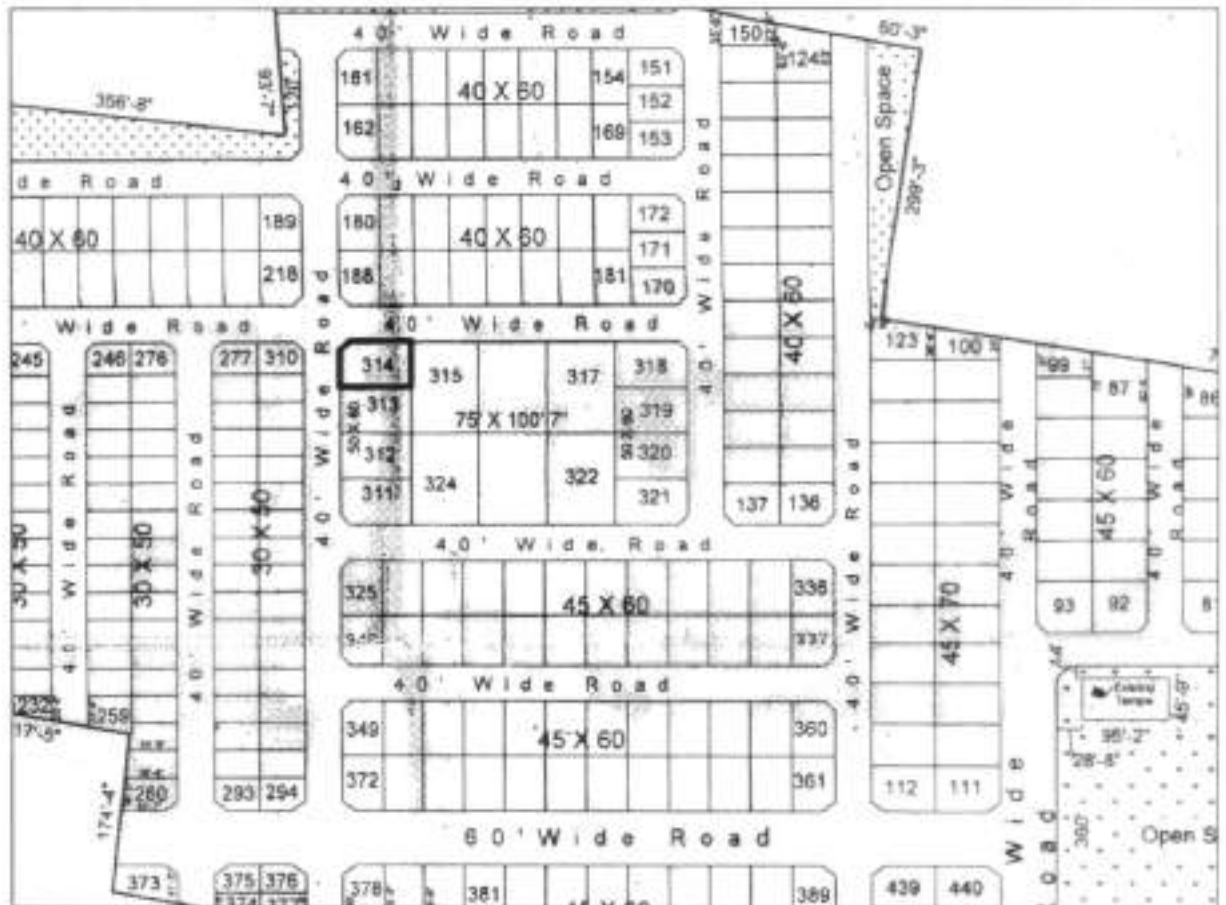
VENDEE				VENDOR
	 S/D MAN	 ADM	 P.O	
	VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			SECRETARY



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM
		Rc.No.
PLOT NO: HIG-3 - 314		EXTENT: 443.34 Sq.Yds. or (370.68 Sq.mts)
L.P.NO:57/2013	S.NO: 583/P	VILLAGE : DAKAMARRI



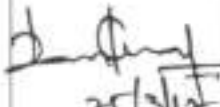
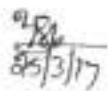


BOUNDARIES

NORTH : 40' WIDE ROAD
 EAST : PLOT NO. 315/p
 SOUTH : PLOT NO. 313
 WEST : 40' WIDE ROAD

MEASUREMENTS

80'-0" (24.38 Mts.) including 10' Splay
 50'-6" (15.39 Mts.)
 80'-0" (24.38 Mts.)
 50'-6" (15.39 Mts.) including 10' Splay

TOTAL EXTENT OF THE PLOT 446.89 Sq.Yds. (375.32 Sq.mts)
 SPLAY DEDUCTION AREA 5.55 Sq.Yds. (4.84 Sq.mts)
 NET PLOT AREA 443.34 Sq.Yds. (370.68 Sq.mts)

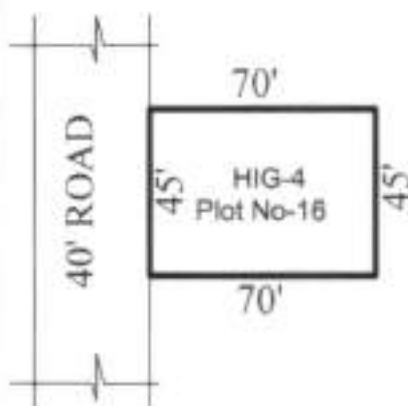
VENDEE				VENDOR	
 S/D MAN		 ADM	 P/O	 SECRETARY	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc No.
PLOT NO: HIG 4 - 16	EXTENT: 350.00 Sq.Yds. OR 292.63 Sq.Mts
L.P.NO.57/2013.	S.NO: 563/P VILLAGE : DAKAMARRI






BOUNDARIES

NORTH : PLOT NO.17
EAST : PLOT NO.3
SOUTH : PLOT NO.15
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)
70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)

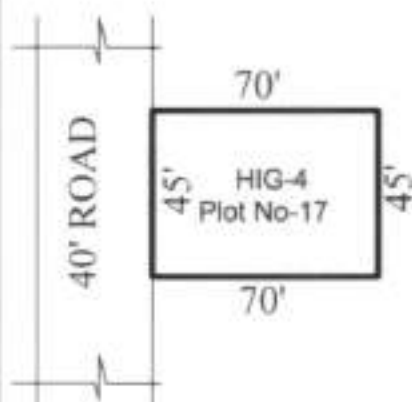
VENDEE				VENDOR
	 ADM	 ADM	 APO	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG 4 - 17	EXTENT: 350.00 Sq.Yds. OR 292.63 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI







BOUNDARIES

NORTH : PLOT NO.18
EAST : PLOT NO.2
SOUTH : PLOT NO.16
WEST : 40' WIDE ROAD

MEASUREMENTS

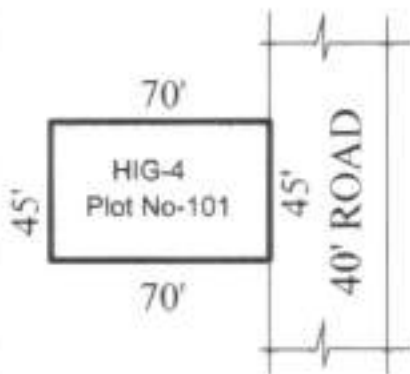
70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)
70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)

VENDEE				VENDOR	
 ADM		 ADM	 A.P.O	 SECRETARY	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					

VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM
		Rc.No.
PLOT NO: HIG 4 - 101		EXTENT: 350.00 Sq.Yds. OR 292.63 Sq.Mts
L.P.NO.57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI






BOUNDARIES

NORTH : PLOT NO.100
EAST : 40' WIDE ROAD
SOUTH : PLOT NO.102
WEST : PLOT NO.122

MEASUREMENTS

70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)
70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)

VENDEE				VENDOR
	 5/8/16 A.D.M.	 5-8-16 A.D.M.	 5/8/16 A.P.O.	SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc No.
PLOT NO: HIG 4 - 102	EXTENT: 350.00 Sq Yds. OR 292.63 Sq Mts.
L.P.NO. 57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

N



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM
		Rc.No.
PLOT NO: HIG 4 - 103		EXTENT: 350.00 Sq.Yds. OR 292.63 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI

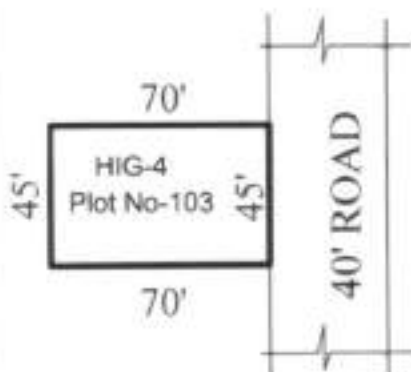





BOUNDARIES

NORTH : PLOT NO.102
EAST : 40' WIDE ROAD
SOUTH : PLOT NO.104
WEST : PLOT NO.120

MEASUREMENTS

70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)
70'-0" (21.34 Mts.)
45'-0" (13.72 Mts.)



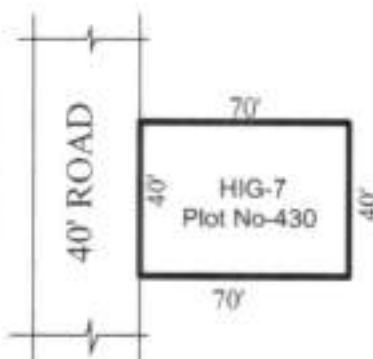
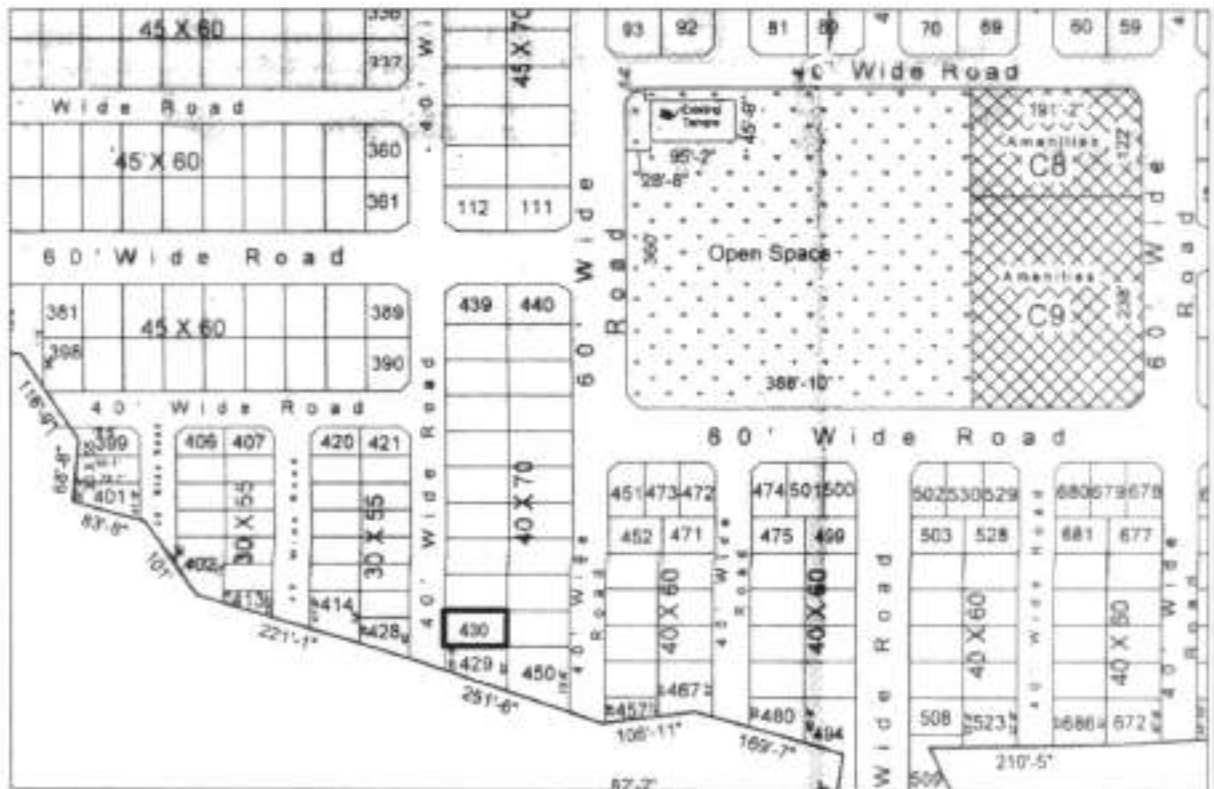
VENDEE				VENDOR
	 29/7/16 A.D.M	 29-7-16 A.D.M	 29/7/16 A.P.O	 SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-7-430	EXTENT: 311.11 Sq.Yds. OR 260.12 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

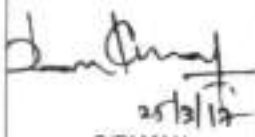
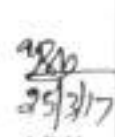



BOUNDARIES

NORTH : PLOT NO.431
EAST : PLOT NO.449
SOUTH : PLOT NO.429
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

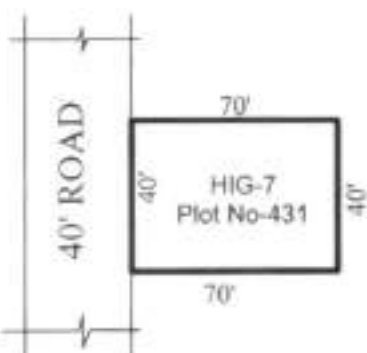
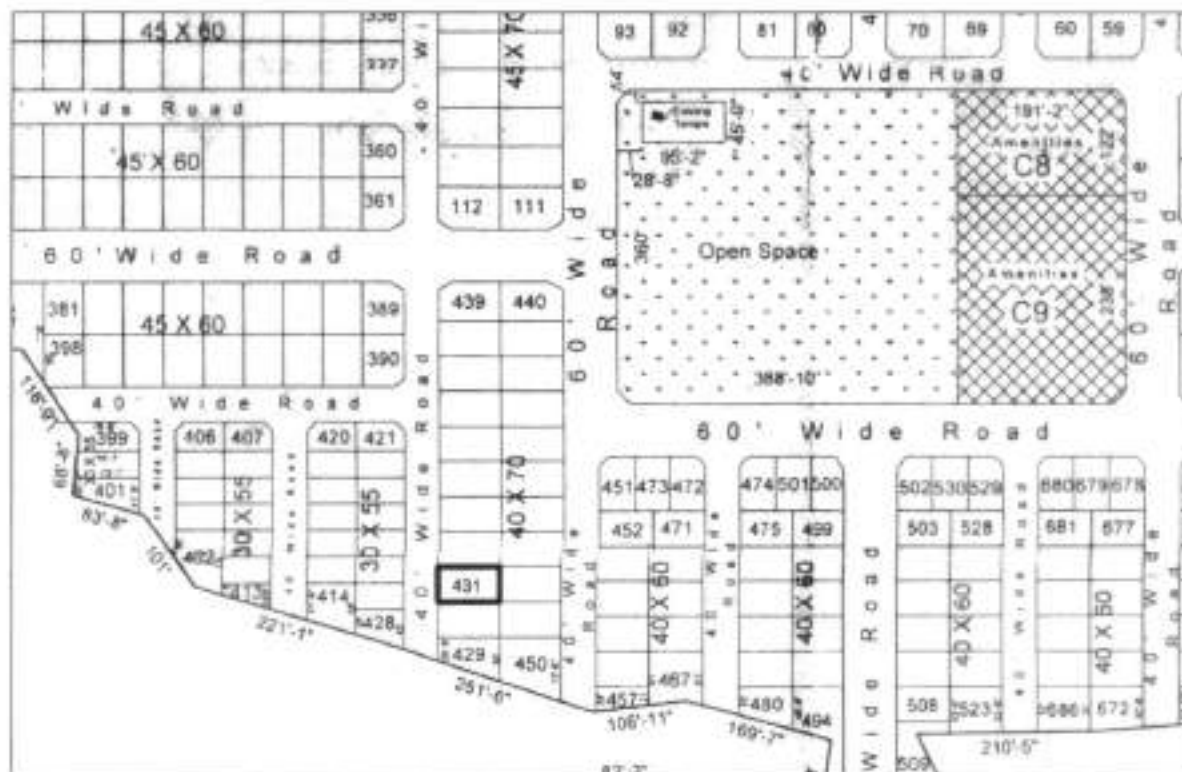
VENDEE				VENDOR
	 S/O MAN	 A.D.M.	 P.O.	
	VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			SECRETARY



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-7-431	EXTENT: 311.11 Sq.Yds. OR 260.12 Sq.Mts.
L.P NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

BOUNDARIES

NORTH : PLOT NO.432
EAST : PLOT NO.448
SOUTH : PLOT NO.430
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

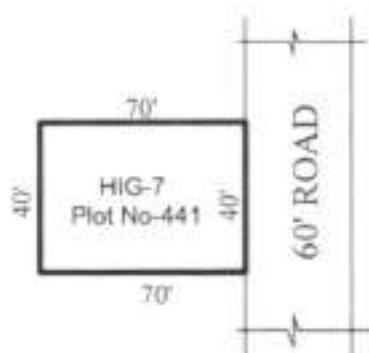
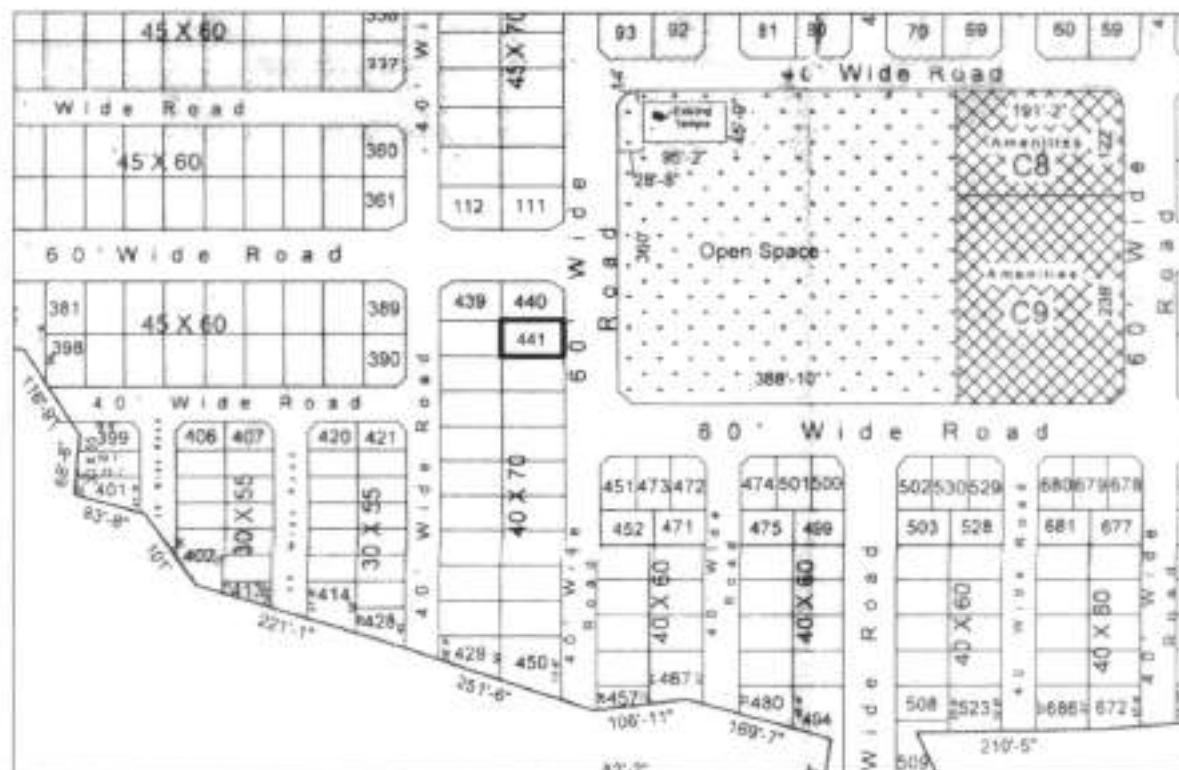
VENDEE	VENDOR		
	SIC. <i>[Signature]</i> S.D. MAN	<i>[Signature]</i> A.D.M.	<i>[Signature]</i> A.P.O.
			SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-7-441	EXTENT: 311.11 Sq.Yds. OR 280.12 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

BOUNDARIES

NORTH : PLOT NO.440
EAST : 60' WIDE ROAD
SOUTH : PLOT NO.442
WEST : PLOT NO.438

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

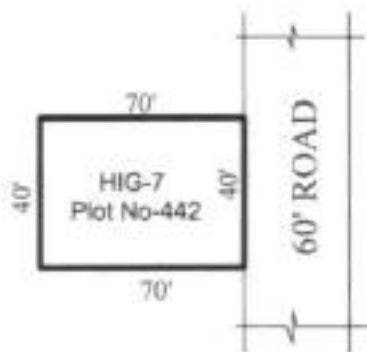
VENDEE	VENDOR		
	 S/D MAN	 A.D.M	 A.P.O
			 SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-7-442	EXTENT: 311.11 Sq Yds. OR 260.12 Sq.Mts.
L.P.NO 57/2013	S.NO: 563/P VILLAGE: DAKAMARRI



BOUNDARIES

NORTH : PLOT NO.441
EAST : 60' WIDE ROAD
SOUTH : PLOT NO.443
WEST : PLOT NO.437

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

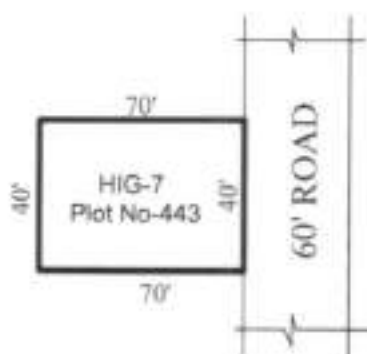
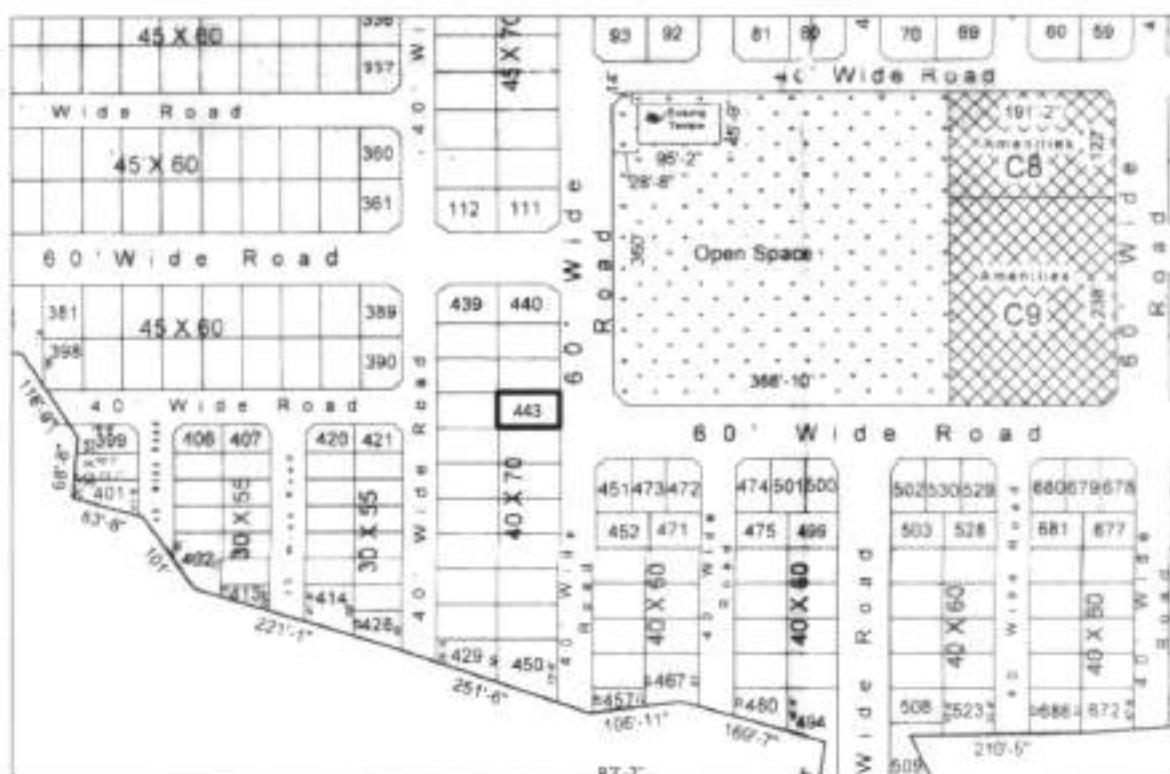
VENDEE	VENDOR		
	Sr. 10/yr 16m S.D. MAN	A. H. S. A.D.M.	SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM
		Rc.No
PLOT NO: HIG-7-443		EXTENT: 311.11 Sq Yds. OR 260.12 Sq Mts
L.P.NO 57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI



BOUNDARIES

NORTH : PLOT NO.442
EAST : 60' WIDE ROAD
SOUTH : PLOT NO.444
WEST : PLOT NO.436

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

VENDEE				VENDOR
	S/D MAN	A.D.M	A.P.O	SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				

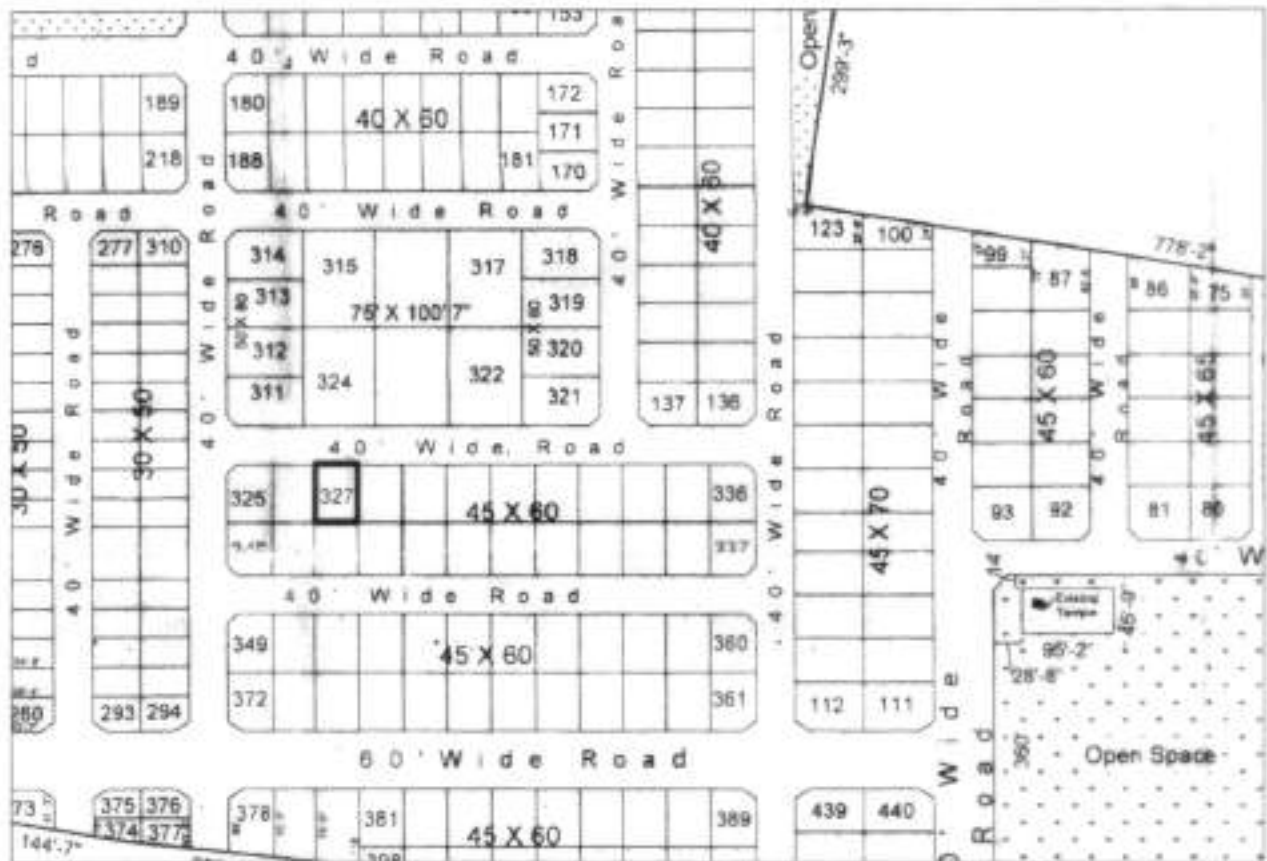


VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI			
NAME OF ALLOTTEES:		PLANNING ZONE - BHEEMUNIPATNAM	
Sri/Smt.		Rc No.	
PLOT NO: MIG 1 - 327		EXTENT: 300.00 Sq.Yds. OR 250.83 Sq.Mts.	
L.P.NO 57/2013		S.NO: 563/P	
		VILLAGE : DAKAMARRI	

N


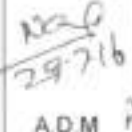



BOUNDARIES

NORTH : 40' WIDE ROAD
EAST : PLOT NO.328
SOUTH : PLOT NO.346
WEST : PLOT NO.326

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

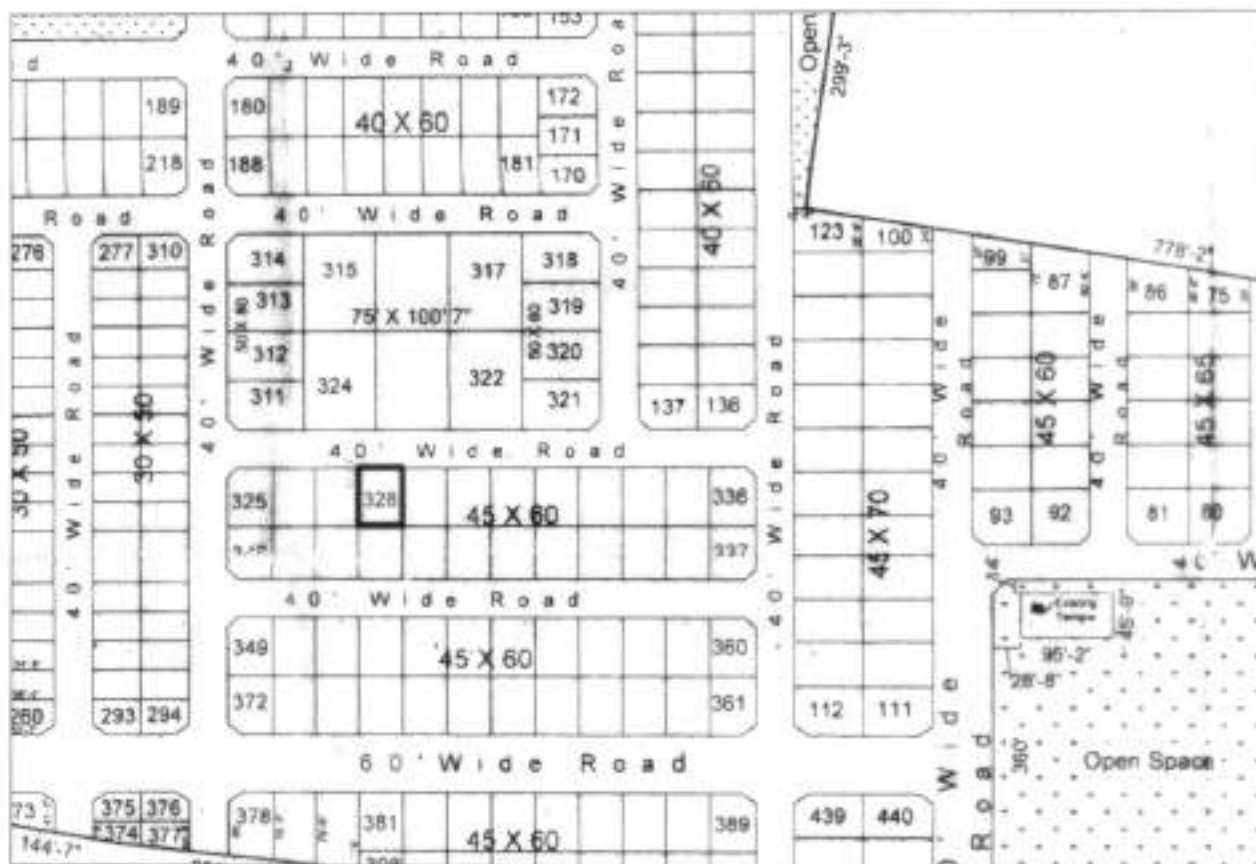
VENDEE				VENDOR
	 ADM	 ADM	 PLANNING OFFICER	
				SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES: Sri/Smt	PLANNING ZONE - BHEEMUNIPATNAM Rc.No.
PLOT NO: MIG 1 - 328	EXTENT: 300.00 Sq Yds. OR 250.83 Sq Mts
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI



BOUNDARIES

NORTH : 40' WIDE ROAD
EAST : PLOT NO.329
SOUTH : PLOT NO.345
WEST : PLOT NO.327

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

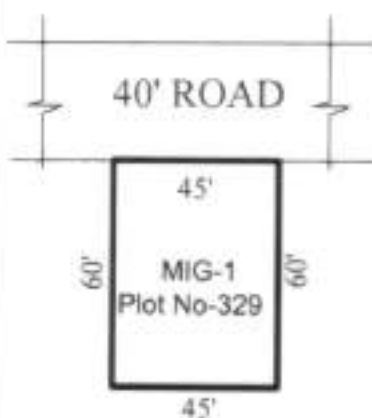
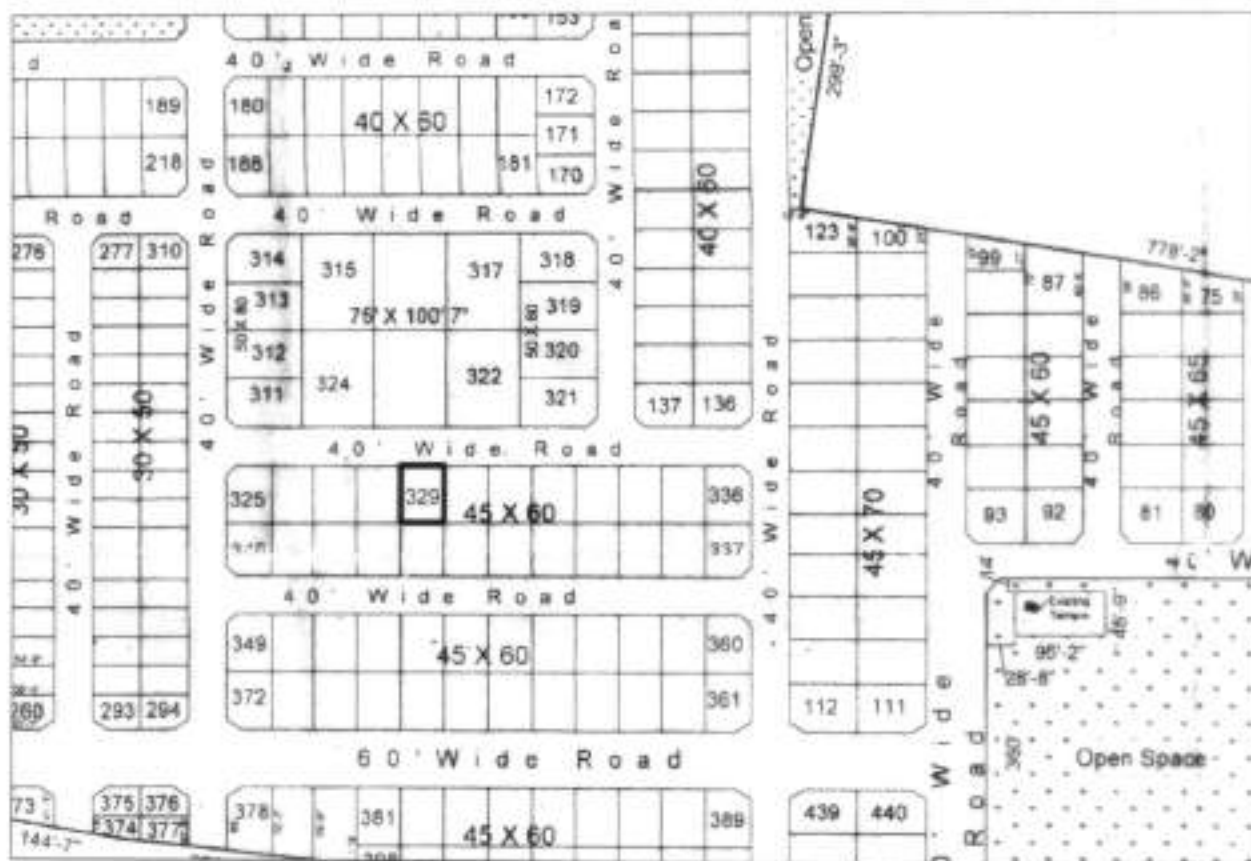
VENDEE	VENDOR		
	 A.D.M.	 A.D.M.	 PLANNING OFFICER
			SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		
NAME OF ALLOTTEES: Sri/Smt		PLANNING ZONE - BHEEMUNIPATNAM Rc.No.
PLOT NO: MIG 1 - 329		EXTENT: 300.00 Sq.Yds. OR 250.83 Sq.Mts.
LP.NO.57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI







BOUNDARIES

NORTH : 40' WIDE ROAD
EAST : PLOT NO.330
SOUTH : PLOT NO.344
WEST : PLOT NO.328

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

VENDEE				VENDOR	
		 28/7/16 A.D.M	 28.7.16 A.D.M	 29/7/16 PLANNING OFFICER	 29/7/16 SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					

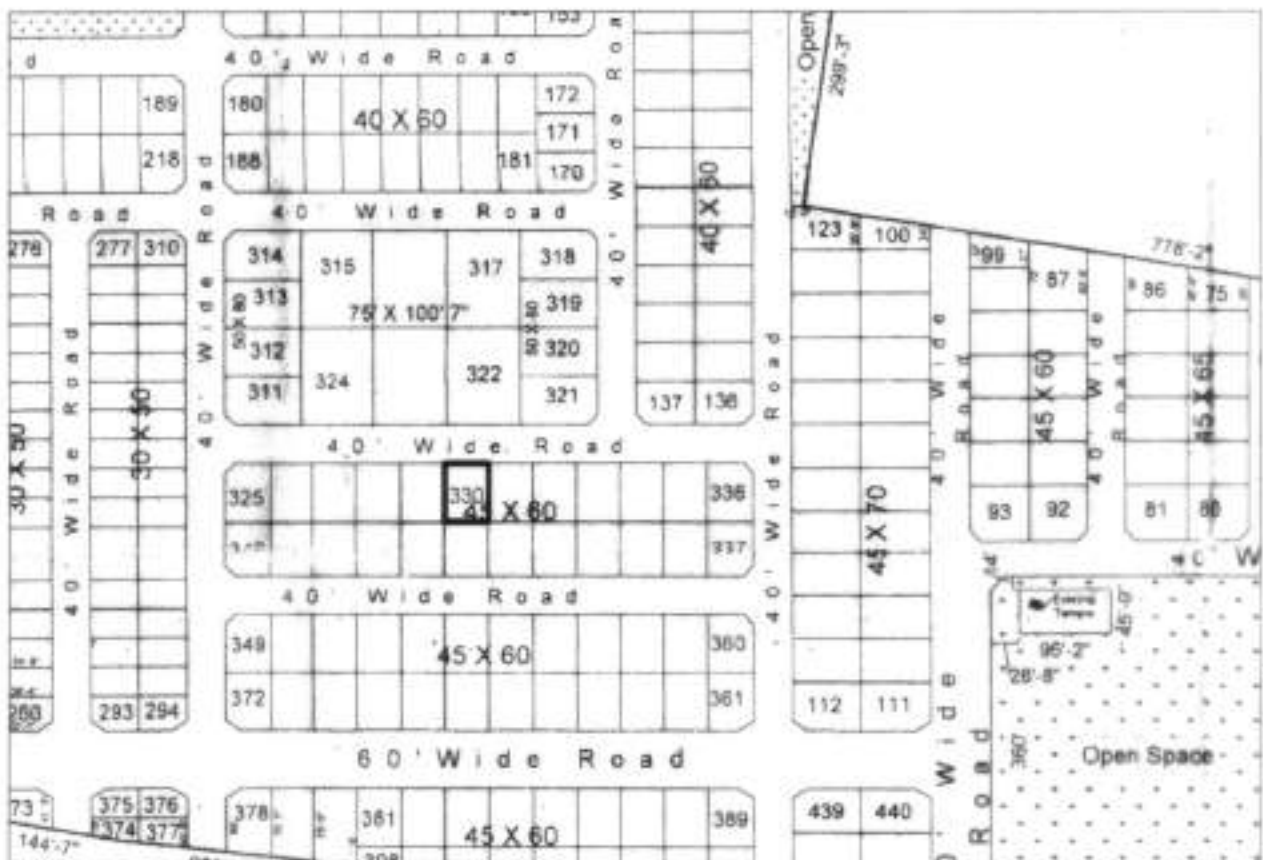


VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES: Sri/Smt	PLANNING ZONE - BHEEMUNIPATNAM Rc.No.
PLOT NO: MIG 1 - 330	EXTENT: 300.00 Sq.Yds. OR 250.83 Sq.Mts
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI

N






BOUNDARIES

NORTH : 40' WIDE ROAD
EAST : PLOT NO.331
SOUTH : PLOT NO.343
WEST : PLOT NO.329

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

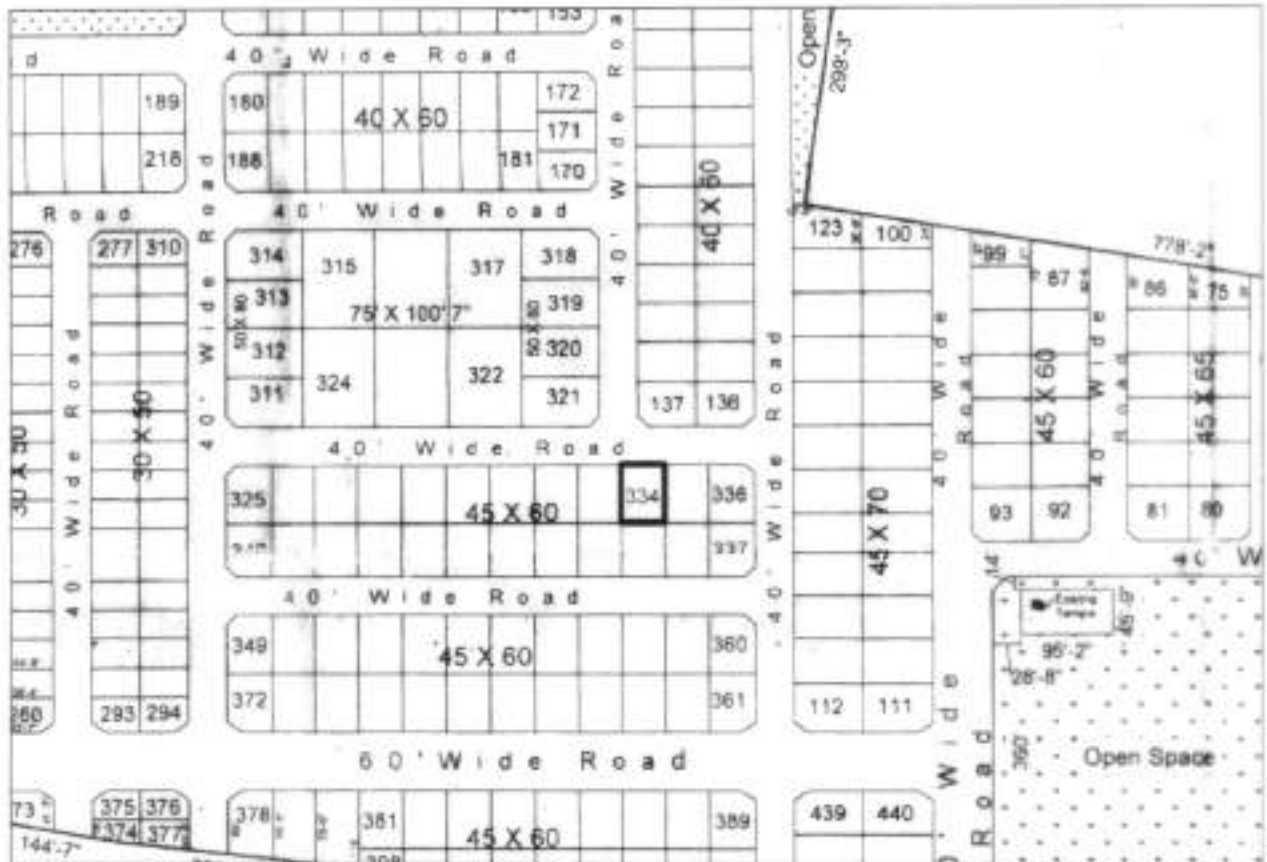
VENDEE				VENDOR
	 ADM	 ADM	 PLANNING OFFICER	
	VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			SECRETARY



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES: Sri/Smt	PLANNING ZONE - BHEEMUNIPATNAM
PLOT NO: MIG 1 - 334	EXTENT: 300.00 Sq. Yds. OR 250.83 Sq. Mts
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI



BOUNDARIES

NORTH : 40' WIDE ROAD
EAST : PLOT NO.335
SOUTH : PLOT NO.339
WEST : PLOT NO.333

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

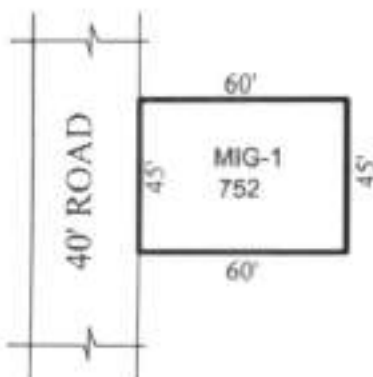
VENDEE				VENDOR
	 A.D.M.	 A.D.M.	 PLANNING OFFICER	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc No
PLOT NO: MIG-1- 752	EXTENT: 300.00 Sq.Yds. OR 250.83 Sq.Mts.
L.P NO 57/2013	S.NO: 563/P VILLAGE: DAKAMARRI







BOUNDARIES

NORTH : PLOT NO.753
EAST : PLOT NO.755
SOUTH : PLOT NO.751
WEST : 40' WIDE ROAD

MEASUREMENTS

60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)
60'-0" (18.29 Mts.)
45'-0" (13.72 Mts.)

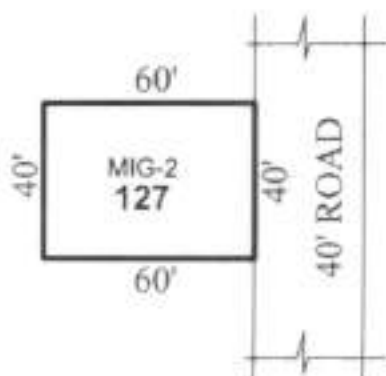
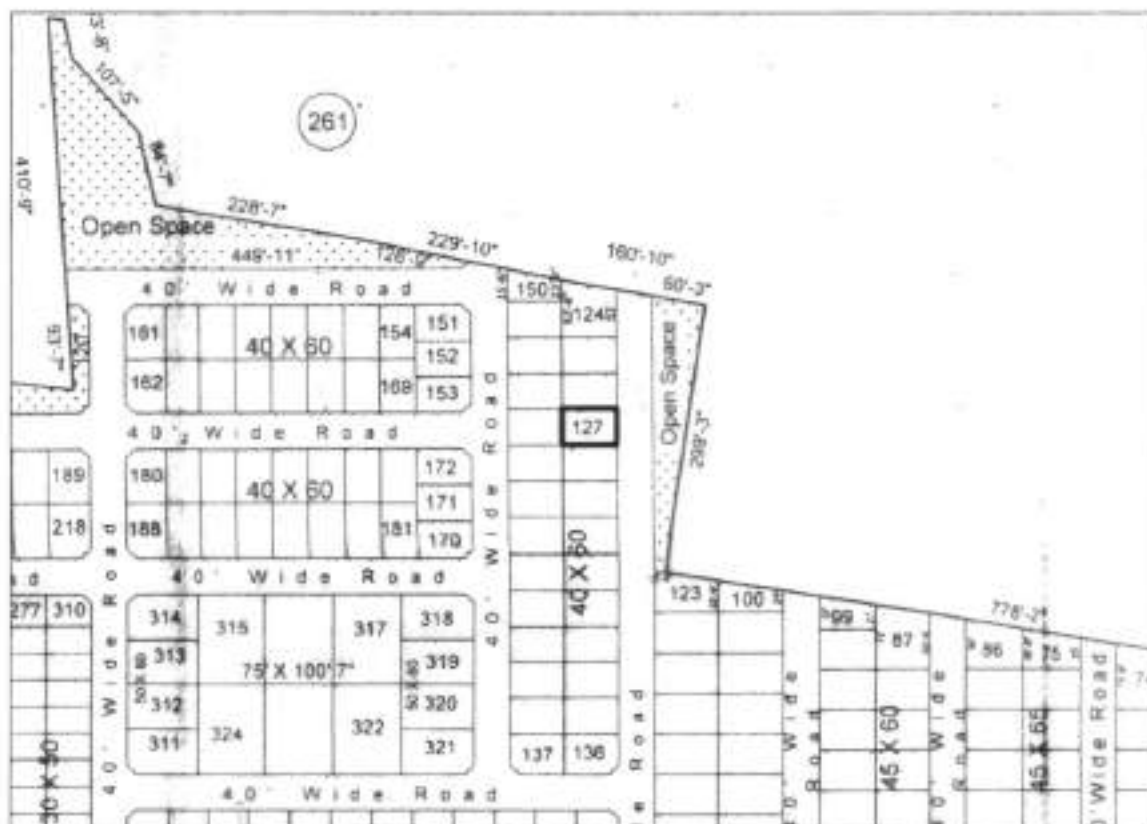
VENDEE		VENDOR			
	 S/D MAN	 S/D MAN	 J.P.O.	 A.P.O.	SECRETARY
	VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: MIG-2-127	EXTENT: 266.66 Sq.Yds. OR 222.96 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI







BOUNDARIES

NORTH : PLOT NO.126
EAST : 40' WIDE ROAD
SOUTH : PLOT NO.128
WEST : PLOT NO.146

MEASUREMENTS

60'-0" (18.29 Mts.)
40'-0" (12.19 Mts.)
60'-0" (18.29 Mts.)
40'-0" (12.19 Mts.)

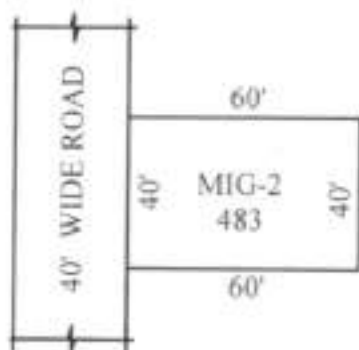
VENDEE					VENDOR
					
	S/D MAN	S/D MAN	J P O	SECRETARY	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
PLOT NO: MIG-2- 483	RE.No.
LP.NO.57/2013	EXTENT: 266.66 Sq.Yds. OR 222.96 Sq.Mts.
S.NO: 563/P	VILLAGE : DAKAMARRI



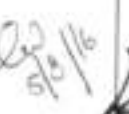



BOUNDARIES

NORTH : PLOT NO.482
 EAST : PLOT NO.490
 SOUTH : PLOT NO.484
 WEST : 40' WIDE ROAD

MEASUREMENTS

60'0" (18.29 Mts.)
 40'0" (12.19 Mts.)
 60'0" (18.29 Mts.)
 40'0" (12.19 Mts.)

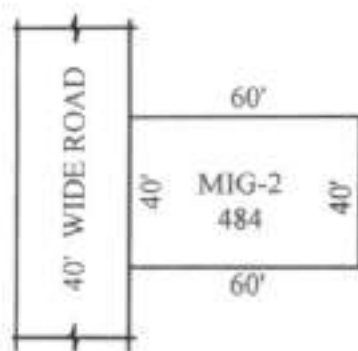
VENDEE					VENDOR
					
	S/O MAN	S/O MAN	JPO	APO	SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI		PLANNING ZONE - BHEEMUNIPATNAM Rc.No.
NAME OF ALLOTTEES:		
PLOT NO: MIG-2- 484		EXTENT: 266.66 Sq Yds. OR 222.96 Sq Mts.
L.P.NO 57/2013	S.NO: 563/P	VILLAGE : DAKAMARRI



BOUNDARIES

NORTH : PLOT NO.483
EAST : PLOT NO.489
SOUTH : PLOT NO.485
WEST : 40' WIDE ROAD

MEASUREMENTS

60'0" (18.29 Mts.)
40'0" (12.19 Mts.)
60'0" (18.29 Mts.)
40'0" (12.19 Mts.)

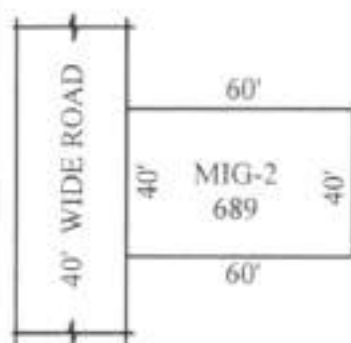
VENDEE				VENDOR	
S/D MAN	S/D MAN	J.P.O	A.P.O	SECRETARY	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: MIG-2- 689	EXTENT: 266.66 Sq Yds. OR 222.96 Sq.Mts.
L.P.NO:57/2013	S.NO: 563/P VILLAGE : DAKAMARRI



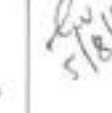






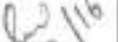

BOUNDARIES

NORTH : PLOT NO.688
 EAST : PLOT NO.669
 SOUTH : PLOT NO.690
 WEST : 40' WIDE ROAD

MEASUREMENTS

60'0" (18.29 Mts.)
 40'0" (12.19 Mts.)
 60'0" (18.29 Mts.)
 40'0" (12.19 Mts.)

VENDEE		VENDOR			
 S/O MAN		 S/O MAN		 J.P.O.	
				 A.P.O.	
				 SECRETARY	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					

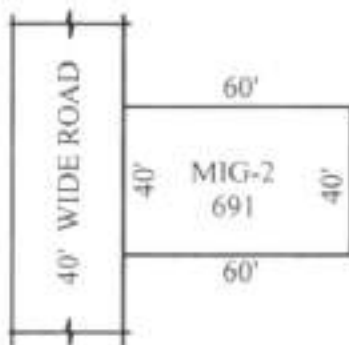
VENDEE					VENDOR
	 S/D'MAN	 S/D'MAN	 J.P.O	 A.P.O	
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY					



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
PLOT NO. MIG-2- 691	Rc.No.
L.P.NO.57/2013	EXTENT: 266.66 Sq Yds. OR 222.96 Sq Mts.
S.NO: 563/P	VILLAGE : DAKAMARRI



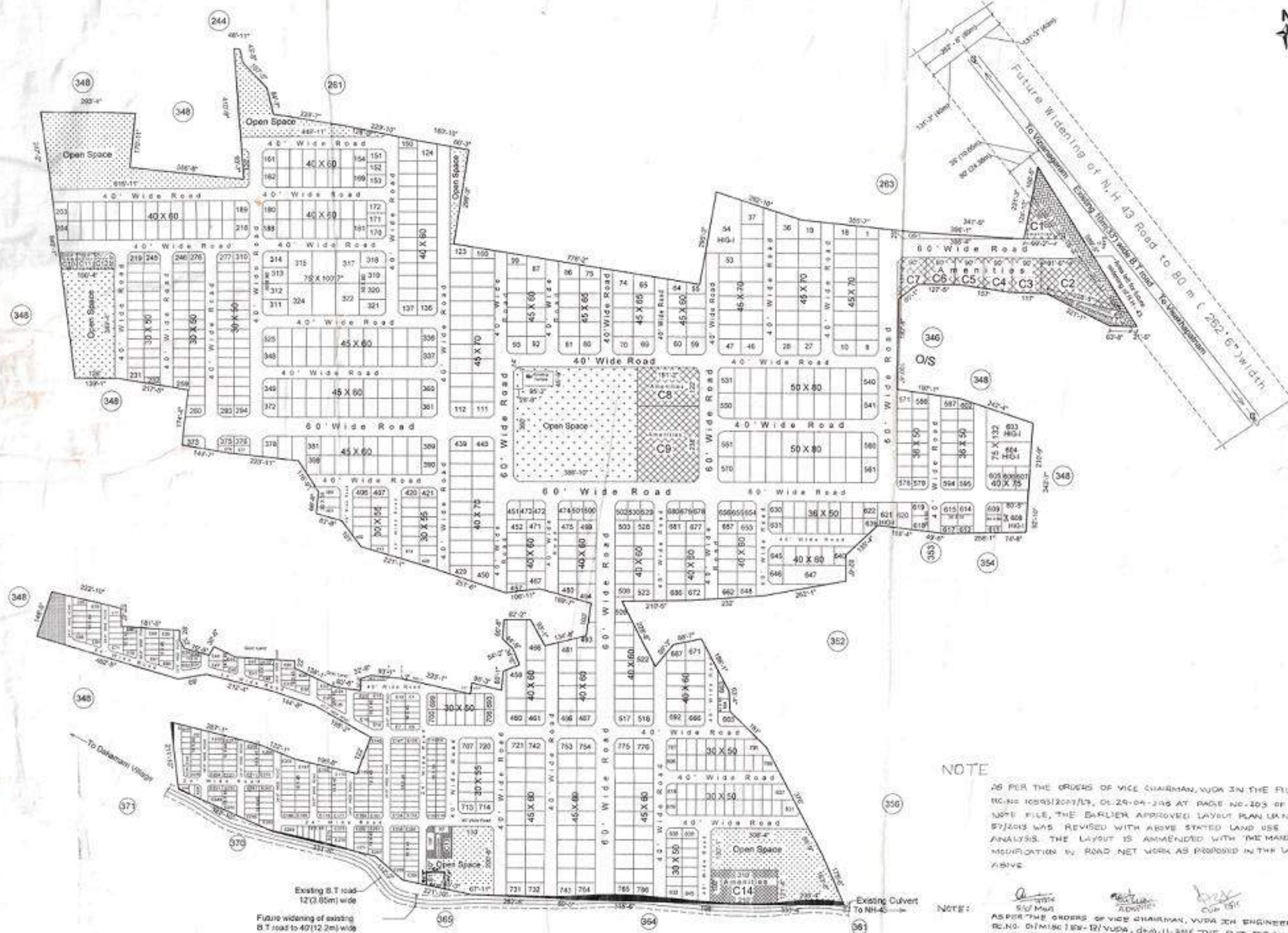
BOUNDARIES

NORTH : PLOT NO.690
EAST : PLOT NO.667
SOUTH : PLOT NO.692
WEST : 40' WIDE ROAD

MEASUREMENTS

60'0" (18.29 Mts.)
40'0" (12.19 Mts.)
60'0" (18.29 Mts.)
40'0" (12.19 Mts.)

VENDEE	VENDOR			
	S.D/MAN	S.D/MAN	J.P.O	A.P.O
SECRETARY				
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



A Joint Venture Project
of
Vensar Meadows - VUDA
Proposed Layout in Survey No.563
of Dakamarri Village,
Bheemili Mandal, Visakhapatnam District.

Total Site Area : Ac. 98.64 Cts
Effectuated Road widening (future) : (-) Ac. 0.58 Cts
area (NH-43)
Encroachment : (-) Ac. 0.17 Cts
Net area available for Layout : Ac. 97.89 Cts

Land use analysis:-			
S.No	Description	Extent (Acres)	Percentage
1.	H.I.G & M.I.G Plots Area	41.7215	56.5766%
2.	L.I.G Plots Area	7.9313	
3.	E.W.S Plots Area	5.7300	
4.	Amenities	4.1426	4.2319%
5.	Open Space Area	9.7690	10.0000%
6.	Roads Area	28.5755	29.1915%
Total Area		Ac.97.89 Cts	100.00 %

Plots Details :-					
S.No	Category	Type	Plot Size	Plot area (Sq. Yds.)	No. of Plots
1.	H.I.G-1	A	Varying	from 1810 to 480	5
2.	H.I.G-2	B	75'x100'	638.19	6
3.	H.I.G-3	C	50'x80'	444.44	48
4.	H.I.G-4	D	45'x70'	350.00	77
5.	H.I.G-5	E	40'x75'	333.33	3
6.	H.I.G-6	F	45'x85'	325.00	22
7.	H.I.G-7	G	40'x70'	311.11	22
8.	M.I.G-1	H	45'x80'	300.00	168
9.	M.I.G-2	I	40'x80'	266.66	228
10.	M.I.G-3	J	36'x80'	200.00	62
11.	L.I.G-1	K	30'x85'	183.33	44
12.	L.I.G-2	L	30'x50'	166.66	170
13.	E.W.S	M	810'x22'	70.560	304
14.	Amenities	N	55'x50' to 235'x180'	Average	14
Total No. of Plots					1183

15. Odd Bits 03

RC. NOT 10/19/13/2007/LP
SCALE: 1" = 132'
L.P. No. 57/2013

DR. VENSAR MEADOWS PVT. LTD.
AUTHORIZED SIGNATORY
Developer

Chief Urban Planner
S/D. Man
A.D.M.
Planning officer

Chief Urban Planner
S/D. Man
A.D.M.
Planning officer

Project: Ultra Modern Layout
At Dakamarri Village
Visakhapatnam District.

Client: Visakhapatnam Urban
Development Authority
8th Floor, Udyog Bhawan, Siripuram Jn.
VISAKHAPATNAM - 530 005.

Developer: Vensar Meadows Pvt. Ltd.
Plot No. 20, Flat # 112, Sri Chaitanya Residency
Street # 2, Sagar Society, Road # 2
Banjara Hills, HYDRABAD - 500 034.

NOTE

AS PER THE ORDERS OF VICE CHAIRMAN, VUDA IN THE FILE NO. 10893/2007/LP, Dt. 29-04-2008 AT PAGE NO. 103 OF NOTE FILE, THE EARLIER APPROVED LAYOUT PLAN DATED 07/2013 WAS REVISED WITH ABOVE STATED LAND USE ANALYSIS. THE LAYOUT IS AMENDED WITH THE MARSHAL MODIFICATION IN ROAD NET WORK AS PROPOSED IN THE LAYOUT ABOVE.

NOTE:

AS PER THE ORDERS OF VICE CHAIRMAN, VUDA IN THE FILE NO. 10893/2007/LP, Dt. 29-04-2008 AT PAGE NO. 103 OF NOTE FILE, THE EARLIER APPROVED LAYOUT PLAN DATED 07/2013 WAS REVISED WITH ABOVE STATED LAND USE ANALYSIS. THE LAYOUT IS AMENDED WITH THE MARSHAL MODIFICATION IN ROAD NET WORK AS PROPOSED IN THE LAYOUT ABOVE.

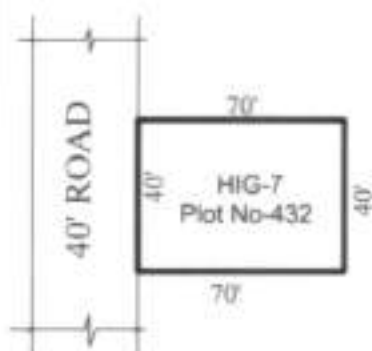
Note: New S.No 563 is carved out from S.No.348 of Dakamarri Village.



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES	PLANNING ZONE - BHEEMUNIPATNAM
	Rc No.
PLOT NO: HIG-7-432	EXTENT: 311.11 Sq Yds OR 260.12 Sq Mts.
L.P.NO 57/2013	S NO: 563/P VILLAGE DAKAMARRI



BOUNDARIES

NORTH : PLOT NO.433
EAST : PLOT NO.447
SOUTH : PLOT NO.431
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

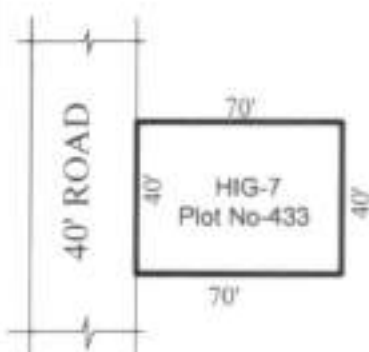
VENDEE	VENDOR		
	S/D MAN	A.D.M.	A.P.O.
			SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY			



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No
PLOT NO: HIG-7-433	EXTENT: 311 11 Sq Yds OR 260 12 Sq Mts.
L P NO.57/2013	S.NO: 563/P VILLAGE: DAKAMARRI




BOUNDARIES

NORTH : PLOT NO.434
EAST : PLOT NO.446
SOUTH : PLOT NO.432
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

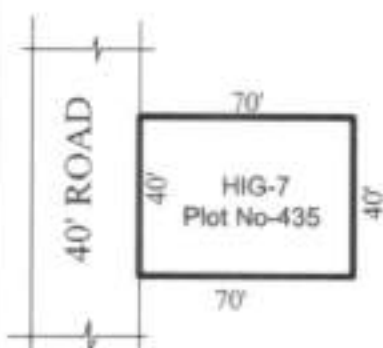
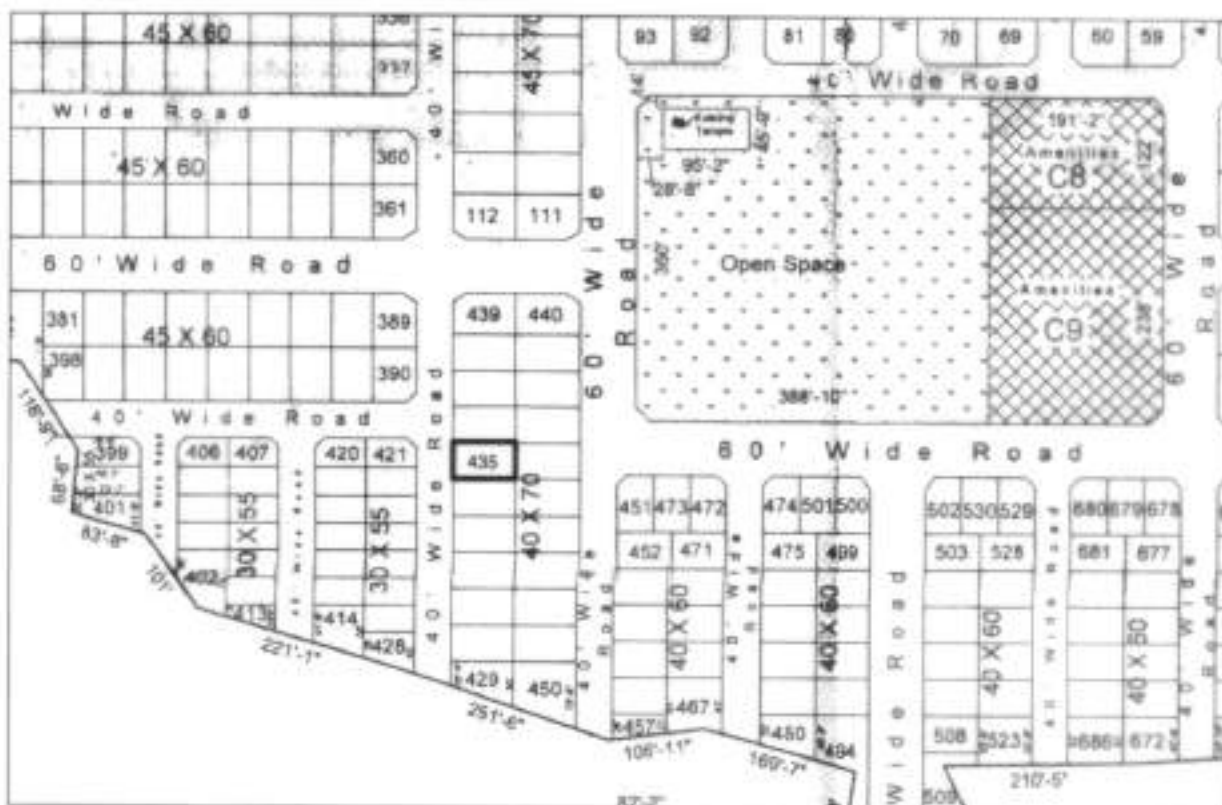
VENDEE				VENDOR
				
	S/O MAN	A.D.M	A.P.O	SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				



VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY

REGISTRATION SKETCH

NAME OF LAYOUT: FORTUNE HILLS ULTRA MODERN LAYOUT AT DAKAMARRI	
NAME OF ALLOTTEES:	PLANNING ZONE - BHEEMUNIPATNAM
	Rc.No.
PLOT NO: HIG-7-435	EXTENT: 311.11 Sq.Yds. OR 260.12 Sq.Mts.
L.P.NO.57/2013	S.NO: 563/P VILLAGE : DAKAMARRI


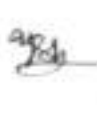




BOUNDARIES

NORTH : PLOT NO.436
EAST : PLOT NO.444
SOUTH : PLOT NO.434
WEST : 40' WIDE ROAD

MEASUREMENTS

70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)
70'-0" (21.34 Mts.)
40'-0" (12.19 Mts.)

VENDEE				VENDOR
	 S/O MAN	 A.D.M	 P.O	 SECRETARY
VISAKHAPATNAM URBAN DEVELOPMENT AUTHORITY				