Owning Authority      Auctioning Authority

NBCC (INDIA) Limited
(A Govt. of India Enterprise)

NBCC Bhawan, Lodhi Road, New Delhi-110003.
Telephone No.: 011-24367314-17, Web: www.nbccindia.com

Outright Sale of Land Parcels/Land Assets on behalf of the Government of Andhra Pradesh at Guntur and Visakhapatnam Districts of Andhra Pradesh

Through E AUCTION

APPLICATION FORM
Outright Sale of Land Parcels/Land Assets on behalf of the Govt. of Andhra Pradesh at Guntur and Visakhapatnam Districts of Andhra Pradesh

Through E AUCTION

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NOTICE INVITING OFFER (NIO)

Outright sale of Land Parcels/Land Assets on behalf of the Government of Andhra Pradesh, available at Guntur & Visakhapatnam districts of Andhra Pradesh

THROUGH E-AUCTION

NBCC (INDIA) LTD (A Govt. of India Enterprise) on behalf of Mission Build AP, Government of Andhra Pradesh announces **Outright Sale** of certain Land Parcels/Land Assets owned by the Government of Andhra Pradesh, available at Guntur & Visakhapatnam districts of Andhra Pradesh through e-auction, on **“as is where is”** basis as per following details:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>NIO No.</td>
</tr>
<tr>
<td>2.</td>
<td>Name of work</td>
</tr>
<tr>
<td>3.</td>
<td>List of available Land Parcels/Land Assets</td>
</tr>
<tr>
<td>4.</td>
<td>Earnest Money Deposit</td>
</tr>
<tr>
<td>5.</td>
<td>Last Date of submission of Pre Bid EMD</td>
</tr>
<tr>
<td>7.</td>
<td>Registration Fee.</td>
</tr>
<tr>
<td>8.</td>
<td>Auction Processing Fee</td>
</tr>
<tr>
<td>9.</td>
<td>Period of availability of Offer documents on NBCC</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>10.</strong></td>
<td>Period of mock e-auction for the purpose of awareness of the bidders</td>
</tr>
<tr>
<td></td>
<td>From 20/05/2020 to 25/05/2020</td>
</tr>
<tr>
<td><strong>11.</strong></td>
<td>Pre auction conference</td>
</tr>
<tr>
<td></td>
<td>From 14:00 hrs to 17:00 hrs on 26/05/2020 (through video conferencing only and details will be posted on websites <a href="http://www.nbccindia.com">www.nbccindia.com</a>&amp; <a href="http://www.ap.gov.in">www.ap.gov.in</a>)</td>
</tr>
<tr>
<td><strong>12.</strong></td>
<td>Date of E-Auction</td>
</tr>
<tr>
<td></td>
<td>28/05/2020 (12:00hrs) to 30/05/2020 (12:00 hrs) or till extended period</td>
</tr>
<tr>
<td><strong>13.</strong></td>
<td>Place of submission of documents of successful bidders.</td>
</tr>
<tr>
<td></td>
<td>OFFICE OF THE GENERAL MANAGER (Engg.) NBCC, O/o. AP Tourism Development Corporation, 5th floor, Stalin Corporate Tower, behind Autonagar Bus-stand, Bandar Road, Vijayawada – 520 007, Andhra Pradesh</td>
</tr>
</tbody>
</table>

Complete offer document is available on website of NBCC, [www.nbccindia.com](http://www.nbccindia.com) and also on Government of Andhra Pradesh website [www.ap.gov.in](http://www.ap.gov.in)

Corrigendum, if any, shall only be available on website of NBCC.

NBCC (INDIA) LTD and the Government of Andhra Pradesh reserve the right to accept or reject the highest bid received or annul this process or withdraw any Land Parcel/Land Asset or modify the bid process at any time without any liability and without assigning any reason whatsoever.

The intending bidder must read the terms and conditions of Sale/Purchase documents carefully and he/she should only submit his bid if he/she considers himself eligible.

The bidder should note that the rate to be quoted in e-auction is exclusive of GST. However it is to be noted that presently no GST is levyable on sale of land. In case GST is levyable at a future date, the applicable GST will be charged extra.

The bidder shall be required to register himself with ITI Ltd (The agency engaged by NBCC (INDIA) LTD for holding e-auction) and possess Digital Signatures.

The bidder shall be liable to pay EMD & Auction Processing Fee for each Land parcel he intends to bid. The Auction Processing Fee is non-refundable.

CHIFE GENERAL MANAGER (Engg.)
SBG (TN/Karnataka)
NBCC (India) Ltd
## Annexure I

### List of available Land Parcels/ Land Assets along with Reserve Price & EMD

<table>
<thead>
<tr>
<th>Sl no</th>
<th>Details of Land Parcel with Address</th>
<th>Survey No &amp; Google co-ordinates</th>
<th>Area in Acres</th>
<th>Present Land use</th>
<th>Reserve Price in Rs. Crore</th>
<th>Pre Bid EMD in Rs. Lakhs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Guntur district</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Nallapadu, Guntur</td>
<td>595/3B 16.3052363, 80.3633112</td>
<td>6.07</td>
<td>Residential</td>
<td>16.96</td>
<td>17.00</td>
</tr>
<tr>
<td>2.</td>
<td>Srinagar colony, Guntur</td>
<td>711/3, 712 (W no 3, Block 12) 16.308361, 80.445056</td>
<td>5.44</td>
<td>Residential</td>
<td>75.41</td>
<td>75.00</td>
</tr>
<tr>
<td>3.</td>
<td>Main GT Road, Guntur</td>
<td>514, 515, 516 (W no 15, B1) 16.2922435, 80.445055</td>
<td>1.72</td>
<td>Commercial</td>
<td>67.36</td>
<td>67.00</td>
</tr>
<tr>
<td><strong>Visakhapatnam district</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Chinagadli, Visakhapatnam</td>
<td>157-61 17°45'12.3&quot;N 83°20'36.1&quot;E</td>
<td>1.00</td>
<td>Residential</td>
<td>16.64</td>
<td>17.00</td>
</tr>
<tr>
<td>2</td>
<td>Chinagadli, Visakhapatnam</td>
<td>147 17°45'02.3&quot;N 83°20'54.4&quot;E</td>
<td>0.75</td>
<td>Residential</td>
<td>14.47</td>
<td>14.00</td>
</tr>
<tr>
<td>3</td>
<td>Agnampudi, Visakhapatnam</td>
<td>27-49 17°41'07.5&quot;N 83°08'38.8&quot;E</td>
<td>0.50</td>
<td>Recreationa l-open space</td>
<td>3.25</td>
<td>3.00</td>
</tr>
<tr>
<td>4</td>
<td>Fakirtakia, Visakhapatnam</td>
<td>38-4 17°41'59.3&quot;N 83°10'05.4&quot;E</td>
<td>1.04</td>
<td>Industrial</td>
<td>4.67</td>
<td>5.00</td>
</tr>
<tr>
<td>5</td>
<td>Fakirtakia, Visakhapatnam</td>
<td>100-5 17°42'10.0&quot;N 83°10'06.1&quot;E</td>
<td>0.35</td>
<td>Industrial</td>
<td>1.47</td>
<td>1.00</td>
</tr>
<tr>
<td>6</td>
<td>Fakirtakia, Visakhapatnam</td>
<td>100-9 17°42'10.0&quot;N 83°10'06.1&quot;E</td>
<td>1.93</td>
<td>Industrial</td>
<td>8.39</td>
<td>8.00</td>
</tr>
</tbody>
</table>

*Further details of above Land parcels are available in the websites [www.nbccindia.com](http://www.nbccindia.com) & [www.ap.gov.in](http://www.ap.gov.in)*

*Conversion factor of 1 acre =4,840 sq yards/4,046.86 sq meters shall be applicable wherever required.*
NOTES:-

The bidders are required to quote for the bidding rate per land parcel in the e-auction equal to or over and above the Reserve price of that land parcel for which the bid is submitted. The bid for e-auction shall start with the reserve price, and the minimum increment shall be Rs 1,00,000/-. 

The Government of Andhra Pradesh is conducive to change the present land use of the above land parcels as may be required by the buyers. Successful Buyers may get the land use changed as required (if interested) after fulfilling the requisite formalities.

Mission Build AP, Government of Andhra Pradesh, on behalf of the Government of Andhra Pradesh shall make allotment of the Land Parcel only if the bid price quoted in e-auction is equal to or higher than the reserve price.
Annexure II

APPLICATION FORM

This form is to be submitted by the successful bidder along with offer document and along with other documents (all in hard copies) duly signed by authorized representative as token of acceptance of terms & conditions of document (within 07 working days by the buyers from India and within 10 working days by the buyers from outside India, after closure of the e-auction).

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

A. PARTICULARS OF THE APPLICANT

1. Name (Individual / Company / Trust : ............................................ Co-operative society / Organisation (IN CAPITAL)

2. Status of the buyer : .......................................................... (Whether individual, sole proprietorship, firm, company, trust, society etc.,)

3. i) Year of incorporation : .......................................................... (In case of buyer being other than Individual)
   ii) Date of birth (in case of individual) : ..............................................

4. Whether the buyer is competent to contract under Indian Contract Act, 1872, Foreign Exchange Management Act, 1999 and FDI policy of Government of India (Tick whichever is applicable)

   YES __________      NO ______________

5. Name of the authorized signatory of the Firm/Company and designation : Mr./Mrs./Ms............................................
   : Designation..........................................................

6. Name of Father/Husband of the Applicant:............................................... (In case of individual)

7. Nationality .............................................................. Age:..........................................................

8. Full residential address:

   ......................................................................................................................
   ......................................................................................................................
   ......................................................................................................................
9. Correspondence address:

...........................................................................................................................................................................
...........................................................................................................................................................................
...........................................................................................................................................................................
...........................................................................................................................................................................

11. Permanent account number of the Applicant: .................................................................

(Photocopy of the PAN CARD is to be enclosed)

12. Contact Numbers/ Name

Office : ..............................................
Res : ..............................................
Mobile : .............................................
E MAIL- ID : ...........................................

13. Bank Details for refund of amount

Name of the Bank : ...........................................................
Name of the branch and its address: ...........................................................
Account number of the Applicant: ...........................................................
RTGS code of the bank : ..............................................................

14. PARTICULARS OF LAND PARCEL/LAND ASSET (additional rows can be added if the buyer is the highest bidder for more than one land parcel)

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Details of Land Parcel</th>
<th>Area in Acres</th>
<th>Reserved Sale price in Rs.</th>
<th>Actual Bid price in Rs.</th>
<th>EMD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Rs ..........</td>
</tr>
</tbody>
</table>

15. CHOICE OF PAYMENT OPTION (bidder should tick any one payment option in the table below)

<table>
<thead>
<tr>
<th>Payment Option</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
</tr>
</thead>
</table>
Note:

I/We the undersigned hereby apply to NBCC for allowing me/us for the allotment of Land Parcel on behalf of the Government of Andhra Pradesh (details whereof have been mentioned above) on outright sale basis.

I/We have read and understood terms & conditions of Sale/Purchase as well as the conditions contained in the offer document and hereby unequivocally accept the same. I/We also understand that I/We shall be legally bound to purchase the Land Parcel at the final bid price offered by me in the e-auction, subject to selection / acceptance by NBCC and the Government of Andhra Pradesh.

Notwithstanding the fact that NBCC has issued a receipt of an acknowledgement of the money tendered with this Application Form, I have clearly understood that this Application Form does not constitute any kind of contract including sale confirmation or an agreement to sell and I/we have no right, interest or entitlement towards allotment of the Land Parcel. I/We have clearly and unequivocally understood that such rights and entitlements shall accrue only after selection of my/our bid and after an allotment letter has been issued to me/us. I/We understand that the necessary stamp duties/ payments to local / statutory authorities shall be borne by the Purchaser.

I/We have sought detailed information from NBCC pertaining to all aspects of the said Land parcel and after a careful consideration of all facts, terms and conditions; I/We have signed and submitted this Application Form being fully conscious of my/our liabilities and obligations.

In case any detail mentioned in this Application Form is found to be false, I/we agree that the allotment shall be summarily rejected and the Government of Andhra Pradesh/ NBCC shall, without prejudice to any other right or remedy, be at liberty to forfeit the full EMD.

I/We shall pay the balance amount payable as per the Payment Schedule, execute the agreement to sell/purchase in the prescribed Performa attached herein and in accordance with the terms & conditions of the offer document.

An acknowledgment / acceptance of terms & conditions mentioned in this offer document is also signed and being submitted along with the Application Form, as a token of acceptance of the same unconditionally.

Date:

Place:

Signature of the buyer
or on behalf of the buyer/
Authorized Signatory
Note:

a) Any correction in the Application Form and the Acceptance of Terms & Conditions of Sale/Purchase should be initialed by the Applicant/authorized signatory thereof.

b) All pages of the Application Form and the Acceptance of Terms & Conditions of Sale/Purchase should be signed by the Applicant/authorized signatory thereof.

c) A copy of MoA/ AoA / partnership deed, wherever applicable shall also be furnished with the Application Form.

d) In case of more than one applicant (but subject to maximum of three), please attach additional sheets setting out the particulars of all such additional co-applicants.
Annexure III

ACCEPTANCE LETTER

(TO BE SUBMITTED WITHIN 07 WORKING DAYS BY THE BUYERS WITHIN INDIA AND 10 WORKING DAYS BY THE BUYERS FROM OUTSIDE INDIA AFTER CLOSURE OF E-AUCTION)

To,

The General Manager (Engg.)
NBCC (India) Ltd,
AP Tourism Development Corporation, 5<sup>th</sup> Floor
Stalin Corporate Tower, behind Autonagar Bus stand
Bandar Road, Vijayawada – 520 007, AP

Reference : NIO. NBCC/GM-AP/AP LM-I/2020/1

Sir,

ACCEPTANCE OF TERMS & CONDITIONS OF SALE

1. The offer document containing terms & conditions for transfer of Land Parcel/Land Asset on outright sale basis at Guntur & Visakhapatnam districts of Andhra Pradesh has been downloaded by me/us from website of NBCC/ Govt of AP. I/We have carefully read through the same and hereby unconditionally accept the terms & conditions and bid document in its entirety.

2. I/we acknowledge and consent that after unconditionally accepting the terms & conditions in its entirety, it shall not be permissible for me/us to put any remark(s)/ condition(s) along with the bid and the same has been followed in the present case. In case the provisions of bid document is found violated at any time, I/we agree that the Application Form shall be summarily rejected and NBCC and the Government of Andhra Pradesh without any prejudice to any other right or remedy shall be at liberty to forfeit the full earnest money deposit (EMD) absolutely.

Yours faithfully

(Signature of the Buyer)

Place:

Date:
INSTRUCTIONS TO BUYERS (ITB)

NBCC (INDIA) Limited, a Govt. of India Enterprise under Ministry of Housing and Urban Affairs (MoHUA), Government of India announces on behalf of Government of Andhra Pradesh, sale of Land Parcels/Land Assets available at Guntur and Visakhapatnam districts on “as is where is” basis through e-auction with the condition that the successful bidder has to bear all costs pertaining to Stamp duties, applicable taxes, etc as applicable for purchase of the land parcels.

All the sale proceeds will be deposited with the Bank accounts owned by the Government of Andhra Pradesh. Sale deed will be signed between the Government of Andhra Pradesh and the successful buyer, after offering of possession letter by the Government of Andhra Pradesh upon completion of all formalities by the successful buyer. The role of NBCC, as a consultant to the Government of Andhra Pradesh is limited to facilitating the sale process on behalf of the Government of Andhra Pradesh.

Corrigendum, if any, shall only be available on websites of NBCC, Govt of AP&ITI Ltd i.e. www.tenderwizard.com/NBCC by the means of updating of this document. Prospective bidders are requested to download a fresh copy of this document at least SEVEN (7) days before the auction as all information will be updated herein.

NBCC and the Government of Andhra Pradesh reserve the right to accept or reject the highest bid received or annul this e-auction process or withdraw any Land Parcel/Land Asset from the proposed e-auction at any time without assigning any reason whatsoever and without assuming any liability, responsibility, obligation and recourse to or of NBCC and the Government of Andhra Pradesh.

The intending bidder must read all the documents of sale/purchase including terms and conditions of sale/purchase as mentioned in this offer document carefully and he/she should only submit his/her bid if he/she considers himself eligible. NBCC shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidders failure to seek any clarifications from NBCC which may be necessary. The bidder shall also be required to register them-self with ITI Ltd by paying the registration fees and submitting KYC documents as mentioned in instructions on website.

Para 1: Pre Bid EMD:

1. Earnest Money Deposit (EMD), as per Annexure I of Notice Inviting Offer, is required to be deposited for participation in bid, through RTGS/NEFT/e-Payment. **EMD and Auction Processing Fee (APF) are to be paid online using available e-Payment gateway on the portal www.tenderwizard.com/NBCC.** EMD in any other form shall not be accepted.

2. Details of the payment along with name, address, PAN No and details of the Account no along with IFSC code, Bank Name, Branch Name & address of Applicant with contact number is to be mailed at
sales.buildap.nbcc@gmail.com. Only successful bidders have to send the documents as per Note 11.

3. The EMD of the bidders other than highest bidders will be refunded within 15 (Fifteen) days of the closure of the e-auction.

4. No interest will be payable by NBCC on the EMD amount.

5. EMD of highest bidder (to be termed as Allottee after issuance of Allotment-cum-demand letter by NBCC), shall be treated as part payment towards sale of the Land Parcel/Land Asset and shall be adjustable in the consideration value as per details mentioned in the “payment schedule”

Para 2: Registration:

1. Link for Registration manual is available on ITI Ltd. portal i.e. www.tenderwizard.com/NBCC. Click ‘Register Me’ link available on the homepage of this website to get registered and avail User ID & Password.

   Contact Details of ITI Ltd Helpdesk for Registration/Auction Support are:

   Sh. Krishna Tyagi – 8800900127
   Sh. Ravi Jhankra - 8800591739
   Sh. Mohit Kumar - 9560095958

   Contact Details of NBCC are : 7060407835, 8008884369

   Bidder can register till 1 hour before the scheduled closure of the e-auction (i.e. up to 11:00 hrs on 30/05/2020) However, bidders are advised to register early to avoid possible delays at late hours.

Para 3: Auction details:

1. THE STARTING PRICE/RESERVE PRICE OF DIFFERENT LAND PARCELS/LAND ASSETS FOR E-AUCTION IS AS INDICATED AT ANNEXURE I.

2. The Bidders who are participating in the e-auction shall submit their bids at reserve price or with a minimum increment of Rs 1,00,000/- (Rupees One Lakh only) over and above the Starting Price. (for example, if the starting price / base price is Rs. 10,00,000/-, then a bidder can bid Rs11,00,000/-, 12,00,000/-, 13,00,000/- etc. If the bidder chooses to bid 11,00,000/-, the next bidder can bid Rs12,00,000/- or higher in multiples of Rs. 1,00,000/-.

Para 4: Eligibility:
1. The Buyer should be legally competent for the purchase of land/property in India.

2. The Buyer may be an individual person, registered partnership firm / LLP, trust, registered co-operative society, incorporated public or private limited company, State Governments, Central Govt. Departments, Public Sector Undertakings/ Govt. Autonomous Bodies etc.,

3. In case the application is being submitted by an entity (other than an individual i.e. a firm/ company/etc), the application shall be accompanied by inter-alia, a duly executed authorization (power of attorney signed by functional directors or Board Resolution etc.,) in favour of the authorised signatory.

4. In case of an application made on behalf of a company or a registered partnership firm or registered co-operative society or trust, the Application shall be, inter-alia, accompanied by a notarized copy of the deed, MoA, AoA, certificate of incorporation / registration with concerned Government authority and such other charter documents thereof as may be relevant.

5. In case of application made by a minor, it should be through legal or natural guardian. In case of a minor, age proof and name of guardian is required along with submission of proof of guardianship.

Para 5: INSPECTION OF SITE AND DOCUMENTS:

1. NBCC (India) Limited is the implementing agency and is authorized to market the Land parcels/Land assets on behalf of Government of Andhra Pradesh, authorized vide Memorandum of Understanding (MOU) dated 15th November 2019 entered into between the said parties. All documents referenced in the offer document shall be binding on the buyers / allottees.

2. The Buyers are expected to satisfy themselves about the location of the Land parcel, title of the land, statutory approvals and other details before submission of application for purchase of the said land property/land asset. The submission of the Application shall be an acknowledgment of the Buyer having satisfied himself with all the terms & conditions of the offer document in all respects.

Para 6: PAYMENT SCHEDULE:

The buyer is free to choose any of the following payment options:

Option A : upfront payment

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Installment Description</th>
<th>Amount payable</th>
</tr>
</thead>
</table>
1. Within 72 Hours of closing of the e-auction (including Sundays & holidays)  
   10% of highest bid priceless EMD amount

2. Within 15 days of closing of the e-auction (including Sundays & holidays)  
   90% of highest bid price

**Option B: payment in 3 months**

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Installment Description</th>
<th>Amount payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Within 72 Hours of closing of the e-auction (including Sundays &amp; holidays)</td>
<td>10% of highest bid price less EMD amount</td>
</tr>
<tr>
<td>2.</td>
<td>Within 90 days of closing of the e-auction (including Sundays &amp; holidays)</td>
<td>90% of highest bid price</td>
</tr>
</tbody>
</table>

**Option C: payment in six months**

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Installment Description</th>
<th>Amount payable</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Within 72 Hours of closing of the e-auction (including Sundays &amp; holidays)</td>
<td>10% of highest bid price less EMD amount</td>
</tr>
<tr>
<td>2.</td>
<td>Within 90 days of closing of the e-auction (including Sundays &amp; holidays)</td>
<td>50% of highest bid price</td>
</tr>
<tr>
<td>3.</td>
<td>Within 180 days of closing of the e-auction (including Sundays &amp; holidays)</td>
<td>40% of highest bid price</td>
</tr>
</tbody>
</table>

**Option D: payment in 12 months (1 year)**

<table>
<thead>
<tr>
<th>Sl. No</th>
<th>Installment Description</th>
<th>Amount payable</th>
</tr>
</thead>
</table>
1. **Within 72 Hours of closing of the e-auction (including Sundays & holidays)**
   - 10% of highest bid price less EMD amount

2. **Within 90 days of closing of the e-auction (including Sundays & holidays)**
   - 25% of highest bid price

3. **Within 180 days of closing of the e-auction (including Sundays & holidays)**
   - 25% of highest bid price

4. **Within 270 days of closing of the e-auction (including Sundays & holidays)**
   - 25% of highest bid price

5. **Within 365 days of closing of the e-auction (including Sundays & holidays)**
   - 15% of highest bid price

---

1. In case the day of payment happens to be Sunday or bank holiday then it shall be deposited by next working day.

2. **OPTION B shall be considered as base Payment option for the purpose of e-auction. i.e. the default payment option is Option B.**

3. **However, successful Buyers can choose from Option A, B, C & D while submitting the Application from.**

4. Buyer can make payments early/in advance (if so desired), even after opting for various payment options and no prepayment charges will be levied. (i.e. buyer who opted for Option B, C & D can also pay early if so desired).

5. If a buyer wants to avail Payment option C & D (while submitting the Application form), then the buyer will be allowed to do so however, simple interest @ 10% per annum will be levied on the balance payment beyond option B, for the extended period beyond option B.

6. The stamp duty, registration charges, any other statutory charges/dues/taxes as levied by the Central Government/State Govt./Local Bodies shall be payable additionally solely by the Allottee/buyer.

7. All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the Allottee/buyer.
8. In case the amount payable as per stipulated installment is not paid within the stipulated period (including for revised payment options), then the EMD and the installments already paid shall stand forfeited and NBCC and the Government of Andhra Pradesh shall proceed with monetization of the concerned Land parcel/Land asset without any prior notice to the Buyer/allottee.

9. In case the Govt of Andhra Pradesh or its nominated agency/department cannot handover the land parcel due to any reason, in such an event, the entire amount deposited by the Buyer will be returned back in three months time however without any interest.

10. The Buyer will pay the requisite fee to the Urban Development Authority/Urban Local body/Municipal Authorities, for development permissions, as per Rules.

11. The successful Buyer can get the land use changed (if so desired by him) by fulfilling necessary formalities. The Government of Andhra Pradesh will change the land use of the land parcel after fulfillment of necessary formalities by the successful buyer as per local bye laws and payment thereof.

12. Buyer, at his discretion, may get the survey done on his own to ascertain the exact area of the Land Parcel with prior intimation. The Government of Andhra Pradesh at its discretion may also get the survey of the land parcel done. In case of any ambiguity in the areas surveyed by the Buyer and the Government of Andhra Pradesh, a combined survey could be undertaken jointly by the Buyer and the Government of Andhra Pradesh and in such an event, the cost of such survey (as may be decided by the Government of Andhra Pradesh) shall be borne equally by the Government of Andhra Pradesh and the Buyer. The area that may be worked out from such joint survey by the Buyer and the Government of Andhra Pradesh shall be binding on them.

13. Buyer is advised to get the survey done (if so desired) at the earliest and however, before payment of the final installment. No claim whatsoever on account of areas of the land parcel will be entertained after depositing the final installment.
14. Account details for depositing post auction payments by the successful buyers (Pre-Bid EMD & Auction processing fee shall not be deposited directly in this account):

**For Properties in Guntur district:**

Account Title :  
Bank Name :  
Branch :  
A/c No :  
IFS Code :  

**For Properties in Visakhapatnam district:**

Account Title :  
Bank Name :  
Branch :  
A/c No :  
IFS Code :  

**Para7: E-AUCTION METHODOLOGY AND TERMS**

1. The bidding shall be for sale price per Land parcel/Land asset. The buyers are required to quote the sale price in the e-auction equal to or over and above the reserve price. The reserve price as mentioned in the offer document may be treated as final.

2. All the Land parcels that have same EMD can be considered to be a group. A buyer can bid for any number of land parcels in a group (and also for other land parcels having lesser EMD), by paying EMD and Auction Processing Fee for only one land parcel of that group. To avail this option, the buyer should pay EMD and Auction processing fee online for one land parcel and then select “Others” in payment mode for all other interested land parcels in the group. However, if the buyer wins the auction for a land parcel, he will not be eligible to bid for other land parcels.

3. Buyer paying highest individual EMD is eligible for participating in auction of all the land parcels. However, he can become highest bidder only for 1 parcel.
4. If a buyer has deposited EMDs for multiple land parcels, then he can be the highest bidder of the land parcels equal to the numbers of EMDs deposited by him.

5. During the E auction process, in case any bid is given within the last 8 minutes period before closing of bid, then an extension of time of 8 minute(s), shall become due automatically and this extension in period shall continue till no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid. If no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid then bid shall get automatically closed.

6. NBCC and the Government of Andhra Pradesh reserve the right to amend/modify/add the terms & conditions of sale at any stage prior to the date of e-auction, without assigning any reasons whatsoever; and/or accept/reject any or all or withdraw any Land parcel/Land asset from sale at any stage prior to issuance of allotment letter, without assigning any reason; but with prior intimation to applicant. Bidders are advised to download a fresh copy of this document as available at least 7 days before the auction so as to have an updated document.

7. The bid shall be for rate corresponding to the Land parcel/Land Asset mentioned in the offer document on “as is where is” basis. It is presumed that the intending bidder has inspected the site and has familiarized himself/itself with the prevalent conditions in all respects. The Concerned department of Government of Andhra Pradesh will survey the land parcel at the time of transfer if found required. In case it is found that the actual area is higher than the area indicated in the offer document, that additional area will also be sold to the highest bidder (if so desired by him) on prorata basis, with the unit rate derived from his quote. Similarly, if it is found that the actual area is less than the area mentioned in the offer document, the rate will be revised accordingly on prorata basis, with unit rate derived from the quoted rate.

8. In case the actual area is found to be less than 75% of the area shown in the offer document, the bidder if so desired can withdraw from purchasing and in that case, all the amounts (except auction processing fee) paid by the bidder will be returned back within Three months without any interest.

9. The bidders are not permitted to withdraw/ modify/ surrender the bid once the process of bidding is concluded and in case the bid is withdrawn/modified or surrendered then the EMD and other payments made by the bidder shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to NBCC / Government of Andhra Pradesh.

10. 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 Hrs of the time of closing of E-auction. 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 above given account details (separate accounts for properties in Guntur & Visakhapatnam districts) within the specified period without waiting for any demand notice from NBCC.**

11. The areas/ extents given are indicative only and may decrease/ increase as per local conditions / statutory authorities.

**Para8: ACCEPTANCE / REJECTION OF THE BID**

1. The acceptance of the highest e-auction bid shall be at the sole discretion of the NBCC and the Government of Andhra Pradesh, even if amount equivalent to 10% of the highest bid has been remitted by the successful bidder. NBCC and the Government of Andhra Pradesh does not bind itself to confirm to the highest bid & reserve its right to reject all or any of the bids without assigning any reasons, whatsoever and the decision of the NBCC and the Government of Andhra Pradesh in this regard shall be final and binding to the bidders. In case of cancellation of bid or offer is not accepted by NBCC and the Government of Andhra Pradesh, the EMD of the highest bidder, shall be refunded without any interest within 15 working days of the cancellation of the bid or rejection of the offer.

**Para9: ISSUE OF ALLOTMENT-CUM-DEMAND LETTER TO THE ALLOTTEE:**

1. The allotment-cum-demand letter will be issued by NBCC on behalf of the Government of Andhra Pradesh to the allottee after acceptance of the bid. The allottee is required to deposit the balance bid amount and other due payments through bank transfer/e-Payment as per payment schedule to be mentioned in detail in the allotment-cum-demand letter. In case of any delay in release of balance payment by the allottee, the allotment will be cancelled and the EMD and other payments made by the allottee till that time will be forfeited.

**Para10: INTERPRETATION OF CLAUSES OF THIS DOCUMENT:**

1. All or any disputes arising out of or touching upon in relation to 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, as the case may be, through the Authority or Adjudicating officer appointed by the Mission Director, Mission build AP, Government of Andhra Pradesh.

**Para 11: Documents to be signed and submitted to NBCC (in hard copies) within 7 working days of close of e-Auction by successful bidders from India. In case of bidders residing out side India, the**
documents shall be submitted within 10 working days of close of e-auction.

1) Instruction to Applicants/Bidders
2) Application form
3) Acceptance Letter
4) Authorization & Undertaking
5) Terms & Conditions
6) Agreement to Sell/Purchase
TERMS & CONDITIONS OF SALE/PURCHASE

1.0 SALE

1.1 The subject property is located at ___________________ (address and brief description of the property/Land Parcel)

1.2 NBCC and Govt of Andhra Pradesh through Mission Build AP signed an MoU for monetization of Land Parcels/Land Assets owned by the Govt of Andhra Pradesh across the state of Andhra Pradesh. NBCC is authorized to market and sell these identified land parcels outrightly on “as is where is” basis on behalf of the Government of Andhra Pradesh.

2.0 AREAS

2.1 The areas of land parcels indicated are as provided by the Govt of Andhra Pradesh. NBCC/Mission Build AP does not take any responsibility for the correctness of the areas.

2.2 Buyer, at its discretion, may get the survey done on his own to ascertain the exact area of the Land Parcel with prior intimation.

2.3 The Government of Andhra Pradesh at its discretion may also get the survey of the land parcel done on its own before offering the possession.

2.4 In case of any ambiguity in the areas surveyed by the Buyer and the Government of Andhra Pradesh, a combined survey maybe undertaken jointly by the Buyer and the Government of Andhra Pradesh and in such an event, the cost of such survey as may be exclusively decided by the Government of Andhra Pradesh shall be borne equally by the Government of Andhra Pradesh and the Buyer.

2.5 The area as may be worked out from any such joint survey of the Allottee and the Government of Andhra Pradesh shall be binding on the parties.

2.6 Allottee is advised to get the survey done (if so desired) at the earliest and in any case, before payment of the final installment. No claim whatsoever on account of areas of the land parcel will be entertained after depositing the final installment.

2.7 In case it is found that the actual area is higher than the area indicated in the offer document, that additional area will also be sold to the highest bidder (if so desired by him) on prorata basis, with unit rate derived from his quote. Similarly, if it is found that the actual area is less than the area mentioned in the offer document, the rate will be revised accordingly on prorata basis, with unit rate derived from the quoted rate.

2.8 In case the actual area is found to be less than 75% of the area shown in the offer document, the bidder if so desired can withdraw from purchasing the
land parcel and in such an event, all the amounts (except auction processing fee) paid by the bidder will be returned back within Three months however without any interest.

3.0 NON PAYMENT / DELAY IN PAYMENTS BY THE ALLOTTEE

3.2 Allottees are advised to deposit the payment well within the stipulated period.

3.2 In case the Allottee fails to make payments within the stipulated time at any stage, as per the agreed option / payment schedule, the Allotment will be cancelled and the amounts paid till that stage will be forfeited.

4.0 INSTALLATION OF SIGN BOARD

4.1 The successful Allottee shall be allowed to install sign board as per the approved matter) on the property. Allottee can install the sign board only after payment of the 1st instalment.

5.0 CONSTRUCTION/RESALE

5.1 The Allottee will not be allowed any type of construction (permanent or temporary) including clearing jungle/trees/making approach roads, boundary wall, fencing, gates, lights, etc till the payment of Final instalment.

5.2 However, the Allottee will be allowed to deploy security guards/private guards etc till the payment of Final instalment.

5.3 The Allottee will not be allowed so sell/resell the property either in full or part till payment of the Final instalment.

6.0 AGREEMENT TO SALE/PURCHASE

6.1 The Govt of Andhra Pradesh through Mission Director, Mission Build AP or his nominated office/officer will sign the ‘Agreement to SALE/PURCHASE’ in favour of the Allottee after payment of 10% of consideration value (after adjusting the EMD) and on completion of all other formalities.

6.2 The Allottee shall bear all costs, charges and fees towards the applicable stamp duty, registration charges as well as applicable taxes, cess, surcharges thereto.

6.3 The ‘Agreement to Sale/Purchase’ shall be subject to exclusive jurisdiction of the Courts at Vijayawada.

6.4 All costs, charges, taxes, cess surcharges and expenses incidental to and in relation to the sale including all costs incidental to the Agreement to sale/purchase
and other writings, if required to be made in pursuance thereof, stamp duty, registration fee, other charges etc., shall be borne and paid by the allottee alone.

7.0 EXECUTION OF SALE DEED AND HANDINGOVER

7.1 Upon receipt of all outstanding dues from the allottee and upon completion of all other formalities, Mission Build AP, through its nominated office/officer shall execute the Sale Deed in favour of the Allottee and NBCC shall facilitate the execution of Sale Deed.

7.2 The Allottee shall bear all costs, charges etc and fees towards the applicable stamp duty, registration charges as well as applicable taxes, surcharges thereto.

7.3 The Sale Deed shall be executed and shall remain subject to the exclusive jurisdiction of the Courts in Vijayawada.

7.4 Upon execution of the Sale Deed, the possession of the Land Parcel will be handed over to the Allottee and the Allottee is required to take possession of the land parcel within 15 days of signing of the sale deed.

8.0 PROPERTY TAX AND OTHER TAXES

8.1 The Allottee shall be responsible for making payment of property tax and all applicable taxes with respect to the Land Parcel to the concerned statutory authority from the date of handing over of possession of the Land Parcel.

9.0 COMPLIANCE WITH STATUTORY REGULATIONS

The Allottee shall comply with all statutory provisions, rules & regulations, bye-laws etc., in all respects, including payment of all fees, taxes in accordance with the provisions of:

i) Any Central or State enactment/ notification, ordinance or other Statute, or any regulation or bye law of any local or other duly constituted authority in force from time to time.

10.0 MISREPRESENTATION/FRAUD/BREACH OF TERMS AND CONDITIONS

If it is discovered at any point of time that the Allottee has purchased the Land Parcel by suppression of any material fact, misrepresentation or fraud, NBCC/Mission Build AP reserves the right, at its sole discretion, to cancel the allotment and/or revoke the Agreement to Sale/Purchase and the EMD and all other amounts paid by the Allottee shall be forfeited. NBCC/Mission Build AP shall also be entitled to take over immediate possession of the Land parcel from the Allottee.
In such an event, the Allotteewill not be entitled to any compensation whatsoever, or refund of any EMD or any other amount paid by him and NBCC/Mission Build AP at its sole discretion shall re-sale the Land parcel on behalf of the Government of Andhra Pradesh.

11.0 HOLDING CHARGES

The possession of the Land parcel allotted shall have to be taken over by the Allotteewithin 15 days from the signing of the sale deed failing which “Holding Charges” @Rs. 1.00 per sft per month shall be charged for the entire period of delay.

12.0 TERMINATION/WITHDRAWAL CANCELLATION OF ALLOTMENT

No withdrawal/ termination / cancellation of allotment shall be permitted to the allottee except as specifically provided in agreement to sale.

Notwithstanding anything to the contrary mentioned anywhere in these terms and conditions, upon Withdrawal/ Termination / cancellation of booking due to Non-payment of 10% by allottee within 72 hrs of closing of e-auction, the entire EMD deposited by the Allottee shall be forfeited.

It is further clarified that no claims for any damages shall be tenable in the event of cancellation of the allotment and NBCC/Mission Build AP shall proceed with subsequent sale of the cancelled land parcel at its sole discretion.

13.0 TRANSFER OF PROPERTY RIGHTS

13.1 Upon payment of full and final instalment, till the execution of Sale Deed, on specific request of the Allottee, Mission Build AP, at its sole discretion, may transfer the allotment of the Land Parcel in favour of such third party, as requested by the Allottee.

13.2 Such transfer, if allowed, shall be subject to the payment of 1% of the Sale value / consideration (as sold to the Allottee) of the Land parcel as transfer charges. Upon payment of the transfer charges, NBCC/Mission Build AP shall enter upon fresh agreement to sale with such third party, which shall mutatis mutandis undertake to abide by all terms & conditions agreed to by the Allottee.

13.3 Any such transfer shall also be subject to payment of all outstanding dues, charges, interest and any other amount under the earlier Agreement to sale/purchase with the Allottee, as shall be payable to NBCC/Mission Build AP.
13.4 The Allottee shall indemnify NBCC/Mission Build AP and keep it indemnified against any claim made by the third party as a result of any court order which may arise from such transfer including expenses borne by NBCC/Mission Build AP in defending any such claim.

13.5 The Allottee agrees and acknowledges that it shall have no claim against NBCC/Mission Build AP, in the event of such request for transfer being declined, due to any reason.

14 CLARIFICATIONS

14.1 The bidder requiring any clarification on the bid document may notify NBCC in writing at least 7 days prior to the scheduled date of E-auction. No request for clarification shall be entertained thereafter. NBCC shall try to send the clarifications on the email addresses of intending bidders. However, if the bidder participates in the e-auction then it shall be presumed that no query of the bidder remains unanswered, even if no reply has been sent by NBCC.

15 VALIDITY

The highest bid shall be valid for acceptance by NBCC for a period of 90 (ninety) days from the date of e-auction.
Annexure IV

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./Sh./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 offer document.

We do ratify & confirm and agree to ratify & confirm that all the acts, deeds things done by M/s./Sh./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, NBCC 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 NBCC/Govt of Andhra Pradesh. We herewith confirm that in this eventuality we (individually or collectively) shall have no right or lien on Land property & NBCC 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 Mission Director, Mission Build AP, Government of Andhra Pradesh for sub-dividing the Land Parcel allotted to us for the purpose of subletting / leasing /resale and will abide by the terms and conditions of offer document.

In witness whereof those present have been signed by us on ........th day of ........2020

1) (1st partner)

2) (2nd partner)

3) (3rd partner)
AGREEMENT TO SALE/PURCHASE

This Agreement to Sale/Purchase ("Agreement") is executed on this [Insert date] day of [Insert month], 2020

BY AND BETWEEN

Mission Build AP, Government of Andhra Pradesh acting through its Mission Director (hereinafter referred to as “MBAP” which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns);

OR

Mission Build AP, Government of Andhra Pradesh, acting through its attorney, [●], a company registered under the provisions of the Companies Act, 2013, having its registered office at _____________________________, (PAN ________________), further represented by its authorized signatory, ____________________, (Aadhar no. __________________) duly authorized vide board resolution dated ______________(hereinafter referred to as “MBAP” which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns);

AND

[If the Allottee is a company]

__________________________, (CIN no. __________________) a company incorporated under the provisions of the Companies Act, [1956 or 2013, as the case may be], having its registered office at _____________________________, (PAN ________________), represented by its authorized signatory, ____________________, (Aadhar no. __________________) duly authorized vide board resolution dated ______________, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof, be deemed to mean and include its successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a partnership firm]

__________________________, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at ______________, (PAN ________________), represented by its authorized partner, ______________, (Aadhar No. ________________), authorized vide ____________________, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors of them and their heirs, executors and administrators of the last surviving partner and his/her/their assigns).
[If the Allottee is an individual]

Sh./Smt./Ms. __________________, (Aadhar no. ____________) son / daughter/wife of ____________, aged about ________, residing at ____________________________, (PAN __________________), hereinafter called the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators, successors-in-interest and permitted assigns).

[OR]

[If the Allottee is a trust]

__________________________, a trust registered under the Indian Trusts Act, 1882, having its registered office at ____________________________, (PAN ____________), represented by its authorized signatory, __________________, (Aadhar no. ____________), duly authorized vide board resolution dated ____________, hereinafter referred to as the “Allottee” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean successor-in-interest, and permitted assigns).

[OR]

[If the Allottee is a society]

__________________________, a society registered under the Societies Registration Act, 1860, having its registered office at ____________________________, (PAN ____________), represented by its authorized signatory, __________________, (Aadhar no. ____________), duly authorized vide board resolution dated ____________, herein after referred to as the “Allottee” (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean successor-in-interest, and permitted assigns).

[Please insert details of other Alottee, in case of more than one Allottee]

DEFINITIONS:

For the purpose of this Agreement, unless and context otherwise requires:

(a) ‘Authority’ means the [Insert the name of the authority].
(b) ‘Rules’ means the [Insert the name of the state specific rules].

INTERPRETATION:

(a) The definitions in this Agreement shall apply equally to both the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine and neuter forms.
(b) All references herein to Clauses, Schedules, Exhibits and Annexures shall be deemed to be references to Clauses of, and Schedules, Exhibits and Annexure to, this Agreement unless the context shall otherwise require.

(c) The Parties have participated jointly in the negotiation and drafting of this Agreement; accordingly, in the event an ambiguity or a question of intent or interpretation arises, this Agreement shall be construed as if drafted jointly by the Parties, and no presumption or burden of proof shall arise favouring or disfavouring any Party by virtue of the authorship of any provisions of this Agreement.

(d) It is hereby expressly clarified that any obligation, covenant, warranty, representation or undertaking in this Agreement that is expressed to be made, undertaken or given by the Allottee shall be deemed mutatis mutandis to be jointly and severally made, undertaken and given by all the Allottees in case of joint Allottees, and the Allottees shall be jointly and severally responsible in respect of the same.

(e) “consent” of any Party shall always mean prior written consent.

(f) Reference to ‘it’ shall include reference to he, she, they, them, their, those, his, hers, as the context may require.

WHEREAS:

A. **MBAP** has been constituted for the purpose of monetisation of various land properties/land assets owned by the Government of Andhra Pradesh (GoAP) in the state of Andhra Pradesh. GoAP has, vide G.O. No. dated 5/11/2019, entrusted the Mission Director, MBAP to identify and monetise the land Parcels/Land Assets.

B. The Said Land admeasuring [●] acres is a part of a larger land parcel, admeasuring [●] acres situated at [●], which is earmarked for the purpose of monetisation through outright sale.

C. **MBAP** has entered into a memorandum of understanding with NBCC on November 15, 2019 which sets out the broad terms for implementation of the Project by NBCC.

D. The Parties have gone through all the terms and conditions set out in this Agreement and understood the mutual rights and obligations detailed herein;

E. The Parties hereby confirm that they are signing this Agreement with full knowledge of all the laws, rules, regulations, notifications, etc., applicable to the Project;

F. The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing herein;

G. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, MBAP hereby agrees to
sell the Land parcel to the Allottee on as is where is basis and the Allottee hereby agrees to Purchase the said Land parcel on as is where is basis.

NOW THEREFORE, in consideration of the mutual representations, covenants, assurances, promises and agreements contained herein and other good and valuable consideration, the Parties agree as follows:

1. **TERMS:**
   
   1.1 Subject to the terms and conditions as detailed in this Agreement, MBAP agrees to sell the Land Parcel on “as is where is” basis to the Allottee and the Allottee hereby agrees to purchase the land parcel on as is where is basis.
   
   1.2 The Parties confirm that they have read and understood the provisions of this Sale/Purchase Agreement.
   
   1.3 The total sale premium payable by the Allottee for the Land parcel is Rs. [●] (Rupees [●] only ("Total Sale Premium").

Details of the Land Parcel

<table>
<thead>
<tr>
<th>Location/address</th>
<th>:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey nos.</td>
<td>:</td>
</tr>
<tr>
<td>Area of Land Parcel for sale</td>
<td>:</td>
</tr>
<tr>
<td>Total Sale Premium (in rupees)</td>
<td>:</td>
</tr>
</tbody>
</table>

[Insert : Payment option & schedule] : 

| : |

Explanation:

(i) The Total Sale Premium above includes the initial booking amount (10% of total sale value – EMD) paid by the Allottee for the Land parcel;

(ii) NBCC on behalf of the Government of Andhra Pradesh shall periodically intimate in writing to the Allottee, the amount payable as stated above and the Allottee shall make payment within the time and in the manner specified therein. In addition, NBCC shall provide to the Allottee, the details of the taxes paid or demanded along with the acts/rules/notifications together with dates from which such Taxes/levies etc. have been imposed or become effective;
(iii) The Total Sale Premium of the Land Parcel includes not only the Land cost but also the buildings/structures if any, existing on the land parcel.

(iv) The Total Sale Premium above excludes the Stamp duties, Registration charges, statutory charges and taxes, which may be levied, in connection with the sale of the land parcel and the Allottee agrees to pay any & all such stamp duties, registration charges, taxes and statutory charges levied on the sale of land parcel.

Further, in case any of new taxes and/or statutory charges are imposed subsequently and/or any existing taxes and/or statutory charges are changed/modified, the Allottee shall be liable for payment of the new as well as increased taxes and/or statutory charges. For avoidance of any doubt, it is hereby clarified that if any statutory charges (including development fee), taxes and/or any other charges are levied, or if any existing statutory charges, taxes and/or other charges are enhanced by the Competent Authority with retrospective effect after the date of notice inviting offer dated [●], the same shall be borne by the Allottee. NBCC, while raising a demand on the Allottee for increase in the development fee, taxes, cost/charges imposed by the Competent Authority/any other statutory authority/Government, shall enclose the said notification/order/rule/regulation to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1.4 The Total Sale Premium is escalation-free.

1.5 The Allottee shall make the payment as per the payment plan set out in Schedule B ("Payment Plan").

1.6 The area of land parcel is as provided by the concerned department and is indicative only. Mission Build AP will not take any responsibility for the correctness of the area.

1.7 Allottee, at its discretion, may get the survey done on his own to ascertain the exact area of the Land Parcel with prior intimation.

1.8 The Government of Andhra Pradesh at its discretion may also get the survey of the land parcel done on its own.

1.9 In case of any ambiguity in the areas surveyed by the Allottee and the Government of Andhra Pradesh, a combined survey maybe undertaken jointly by the Allottee and the Government of Andhra Pradesh and in that case, the cost of any such survey (as may be decided by the Govt of AP)
shall be borne equally by the Government of Andhra Pradesh and the Allottee.

2.0 The area that may be worked out from the joint survey of the Allottee and the Government of Andhra Pradesh shall be binding on the parties.

2.1 Allottee may get the survey done (if so desired) at the earliest and in any case, before payment of the final installment. No claim whatsoever on account of areas of the land parcel will be entertained after depositing the final installment.

2.2 In case it is found that the actual area derived as above is higher than the area indicated in the offer document, the allottee (if so desired) may purchase that additional area as per the unit rate (calculated on pro rata basis derived from his quote) as indicated below:

Rate of additional area of land per sq yard: Rs.____________

2.3 Similarly, if it is found that the actual area is less than the area mentioned in the offer document, the revised rate will be calculated by multiplying the actual area with the unit rate of land parcel, (calculated on prorata basis, from the quoted rate) as below:

Rate of the Land Parcel per sq yard: Rs.______________________

2.4 In case the actual area is found to be less than 75% of the area shown in the offer document, the bidder if so desires can withdraw from purchasing and in that case, all the amounts (except auction processing fee) paid by the bidder will be returned back within Three months without any interest.

2.5 The Allottee shall have the right to visit the Land parcel to assess/survey the area/extent.

2.6 It is made clear by MBAP and the Allottee agrees that the individual Land Parcel shall be treated as a single indivisible unit for all purposes. It is agreed that the Project is an independent, self-contained Project covering the said Land Parcel only and is not a part of any other project or zone and shall not form a part of and/or linked/combined with any other project in its vicinity or otherwise except for the purpose of integration of infrastructure for the benefit of the Allottee.

2.7 MBAP/Govt of AP shall pay all outgoings/dues whatsoever pertaining to the Land Parcel to Competent Authorities before transferring the physical and peaceful possession by MBAP to the Allottee. If MBAP does not pay all or any of the outgoings /dues before transferring the Land Parcel to the Allottee, MBAP shall be liable, even after the transfer of Land Parcel to pay such outgoings /dues pertaining to the Land Parcel, till the date of
transfer. MBAP is also liable to pay the penal charges, if any, to the Competent authority or person to whom they are payable and be liable for the cost of any legal proceedings which may be taken therefore by such authority or person.

2.8 The Allottee has paid a sum of Rs. [●] (Rupees [●] only) as the booking amount being part payment towards the Total Sale Premium of the Land Parcel at the time of submission of its application, the receipt of which MBAP hereby acknowledges and the Allottee hereby agrees to pay the remaining price of the Land Parcel as prescribed in the Payment Plan as may be demanded, within the time and in the manner specified therein:

2.9 Without prejudice to the other rights that MBAP may have under this Agreement and/ or under the applicable laws, if the Allottee delays in payment towards any amount which is payable by him in terms of this Agreement, the allotment stands cancelled automatically and all amounts deposited by the Allottee shall be forfeited.

3 MODE OF PAYMENT:

3.1 Subject to the terms of this Agreement, Allottee shall make all payments, on demand, within the stipulated time as mentioned in the Payment Plan through demand draft or online payment (as applicable) in the account having the following details:

[Insert: Details of Escrow account]

4 COMPLIANCE OF LAWS RELATING TO REMITTANCES:

4.1 The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities as laid down in Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act, 1934 and the rules and regulations made thereunder or any statutory amendment(s) modification(s) made thereof and all other applicable laws including that of remittance of payment acquisition/sale/transfer of immovable properties in India etc., and provide MBAP with such permission, approvals which would enable MBAP to fulfil their obligations under this Agreement. Any refund, transfer of security, if provided in terms of this Agreement shall be made in accordance with the provisions of FEMA or the statutory enactments or amendments thereof and the rules and regulations of the Reserve Bank of India or any other applicable law. The Allottee understands and agrees that in the event of any failure on its part to comply with the applicable guidelines issued by the Reserve Bank of India, he/she/ it may be liable for any action under FEMA or other applicable laws, as amended from time to time.

4.2 MBAP accept no responsibility in regard to matters specified in Clause 4.1. The Allottee shall keep MBAP and NBCC fully indemnified and harmless in this regard. Whenever there is any change in the residential status of the Allottee subsequent to the signing of this Agreement, it shall
be the sole responsibility of the Allottee to intimate the same in writing to MBAP and NBCC immediately and comply with necessary formalities if any under the applicable laws. MBAP and NBCC shall not be responsible towards any third-party making payment/remittances on behalf of any Allottee and such third party shall not have any right in the application/allotment of Land Parcel in any way and MBAP/NBCC shall be issuing the payment receipts in favour of the Allottee only.

5 RESALE/LEASE/SUB-LEASE BY THE ALLOTTEE

5.1 The Allottee shall not have the right to sale/re-sale/lease/sub-lease/license, or otherwise give possession, pursuant to any other valid legal instrument, of the Land Parcel or any portion thereof to any third party, till payment of the full consideration amount.

6 ADJUSTMENT/APPROPRIATION OF PAYMENTS:

6.1 The Allottee authorizes MBAP and NBCC to adjust/appropriate all payments made by him/her/it under any head(s) of dues against lawful outstanding of the Allottee for the rights over the Land Parcel, if any, in its name and the Allottee undertakes not to object/demand/direct MBAP and NBCC to adjust its payments in any manner.

7 TIME IS ESSENCE:

7.1 Time is of essence for MBAP as well as the Allottee. MBAP shall abide by the time schedule for handing over the Land Parcel to the Allottee. Similarly, the Allottee shall make timely payments of the instalments of Total Sale Premium and all other dues, taxes payable by the Allottee in terms of the Payment Plan and meeting its other obligations under this Agreement.

8 POSSESSION OF THE LAND PARCEL:

8.1 The Allottee agrees and confirms that, in the event it becomes impossible for MBAP/ Govt of AP to handover the procession of the Land Parcel due to any reason within the stipulated time, the allotment shall stand terminated and in that case, the entire amount deposited by the Allottee will be returned back in three months time however without any interest.

8.2 After refund of the money paid by the Allottee, the Allottee agrees that it shall not have any right and/ or claim, whatsoever it may be, against MBAP/Govt of AP/NBCC and that MBAP/Govt of AP/NBCC shall be released and discharged from their respective obligations and liabilities under this Agreement.

8.3 Procedure for taking possession – MBAP, upon receiving the full and final amount of Sale consideration, shall offer in writing the possession of the
Land Parcel to the Allottee in terms of this Agreement to be taken within 15 days from the date of receipt of possession offer.

Provided that, in the absence of any provision in the applicable laws in this regard, the Sale Deed in favour of the Allottee shall be executed by MBAP/Govt of AP within 3 (three) months from the date of receipt of full & final sale consideration.

8.4 *Failure of the Allottee to take possession of the Land Parcel* - Upon receiving the offer of possession letter from MBAP, the Allottee shall take possession of the Land Parcel by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and MBAP/Govt of AP shall give possession of the Land Parcel to the Allottee. In case the Allottee fails to take possession within the time specified in Clause 8.3 above, such Allottee shall be liable to pay to MBAP, holding charges at the rate of Rs. 1.00 (Rupee one only) per month per square feet of respective Land Parcel (“Holding Charges”) for the period beyond 3 (three) months till actual date of handover of possession.

During the aforesaid period of delay in taking possession of the Land Parcel by the Allottee, the Land Parcel shall continue to be in possession of MBAP/Govt of AP at the sole risk, liability, responsibility and cost of the Allottee w.r.t. its physical condition during such period of delay.

8.4 *Cancellation by Allottee* – The Allottee shall not have the right to cancel/withdraw this allotment of sale rights over the land parcel except on occurrence of an event of default by MBAP/Govt of AP of its obligations hereunder in terms of Clause 9below.

8.5 *Cancellation by MBAP/Govt of AP* – MBAP/Govt of AP shall be entitled to forthwith cancel the allotment of the Land Parcel in favour of the Allottee in case MBAP/Govt of AP, during the subsistence of this Agreement, decides that the Said Land is required by MBAP/Govt of AP for its own use. Upon cancellation of allotment as aforesaid, all the amounts deposited by the Allottee in terms of the Payment Plan including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever within 90 (Ninty) days after such cancellation.

9 **REPRESENTATIONS AND WARRANTIES OF MBAP/Govt of AP:**

9.1 MBAP/Govt of AP hereby represent and warrant to the Allottee as follows:

9.2 Government of Andhra Pradesh has the absolute, clear and marketable title with respect to the Said Land parcel;

9.3 There are no encumbrances upon the Said Land; and
9.4 There are no litigations pending before any Court of law or Authority with respect to the Said Land [To be confirmed for each site independently].

9.5 All approvals, licenses and permits issued by the Competent Authorities with respect to the Said Land parcel are valid and subsisting.

9.6 At the time of execution of the Sale Deed, MBAP/Govt of AP shall handover lawful, vacant, peaceful, physical possession of the Land Parcel to the Allottee.

9.7 MBAP/Govt of AP has duly paid and shall continue to pay and discharge all government dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said Land Parcel to the Competent Authorities till the scheduled date of handingover of the procession to the Allottee.

10 **REPRESENTATIONS AND WARRANTIES OF THE Allottee:**

The Allottee represents and warrants as follows:

10.1 The Allottee has all necessary corporate, statutory and legal power and entitlement to execute and deliver this Agreement and perform all of its obligations hereunder. In case the Allottee is an individual (executing individually or jointly with other individual(s) or representing any firm, entity or as a karta of an HUF), he/she represents that this Agreement has been executed by him/her with sound mind and under no duress, undue influence or coercion.

10.2 In case the Allottee is a body corporate, it is duly incorporated, validly existing and in good standing under the applicable laws. Neither the execution nor delivery of this Agreement nor the compliance with the terms of the Agreement will violate the constitution documents of the Allottee.

10.3 The execution and performance of this Agreement does not constitute any breach of any applicable laws, contract, agreement, arrangement or understanding to which the Allottee may be subject to in any capacity nor will it violate any of the terms or provisions of any judgment, decree or order or any statute, rule or regulation applicable to the Allottee.

10.4 The Allottee has executed this Agreement after due consideration and understanding of the terms hereof and has taken necessary legal advise in relation thereto.

10.5 The Allottee has undertaken all necessary due diligence on the Said Land, Parcel with respect to the rights of MBAP/Govt of AP and is fully satisfied with regard to the rights and interest of MBAP/Govt of AP. The Allottee has understood all limitations and obligations of NBCC and/ or MBAP and/or Govt of AP in respect thereof. The Allottee assures MBAP and Govt of AP that the investigations by the Allottee are complete and the Allottee is fully satisfied that MBAP and Govt of AP are competent to enter into
this Agreement and that there shall not be any further objections, observations, complaints or queries with respect to the aspects covered in this Clause 10.5.

10.6 The Allottee acknowledges that MBAP and Govt of AP have provided all information and clarifications as required by the Allottee and that the Allottee has not unduly relied upon and is not influenced by any marketing plan, sales plans, sale brochures, advertisement, representations, warranties, statements or estimates of any nature whatsoever whether written or oral made by MBAP and/ or NBCC, its agents/brokers or otherwise including but not limited to any representations relating to description or physical condition of the Land Parcel (including the size and dimensions and any other physical characteristics thereof), the services to be provided by MBAP and/ or NBCC or any other data except as specifically represented in this Agreement and that the Allottee has relied solely on its own judgment and investigation(s) in deciding to enter into this Agreement to acquire the full rights over the Land Parcel.

11 **EVENTS OF DEFAULTS AND CONSEQUENCES:**

The Allottee shall be considered under a condition of default, on the occurrence of the following events:

11.1 In case the Allottee fails to make payments as per the Payment Plan annexed hereto.

11.2 In case of default by Allottee, MBAP/Govt of AP will cancel the allotment of the Land Parcel in favour of the Allottee without any notice and all the payments made by the Allottee till that time will be forfeited.

11.3 In the event the Allottee is adjudged bankrupt or insolvent, or if a trustee or receiver or interim resolution professional/ resolution professional is appointed for the Allottee or for the whole or material part of its assets that has a material bearing on this Agreement and the transactions contemplated hereunder, MBAP shall have a right to forthwith terminate this Agreement and forfeit the amounts paid by the Allottee till that time; and/or

11.4 In the event a resolution for winding up of the Allottee is passed, or any petition for insolvency resolution process/ liquidation/winding up of the Allottee is admitted by a court/tribunal of competent jurisdiction or the Allottee is ordered to be wound up/liquidated by Court/tribunal, MBAP shall have a right to forthwith terminate this Agreement and forfeit the amounts paid by the Allottee till that time.

12 **SALE DEED:**

12.1 MBAP/Govt of AP, only on receipt of Total Sale Premium with respect to the Land Parcel from the Allottee, along with any other payments due on account of change of Land use, etc., in terms of this Agreement and/or
applicable law, shall enter into a Sale deed with the Allottee for the Term ("Sale Deed") and grant full rights in and to the Land Parcel within 3 (three) months from the date of payment of Full & final payment to the Allottee, on the terms and for the consideration set out in the Sale Deed.

12.2 The registration fee, stamp duty and any other statutory costs, as applicable, payable in connection with the registration of the Sale Deed shall be borne solely by the Allottee.

13 PROPERTY TAX AND OTHER TAXES:

13.1 The Allotteeshall be responsible for making payment of property tax and all other applicable taxes with respect to the Land Parcel directly to the concerned statutory authority from the date of handing over of possession of the Land Parcel to the Allottee. Any amount towards any applicable tax/cess/surcharge applicable on such payment shall be payable additionally by the Allottee at such rates, terms and conditions which may be applicable under law.

14 GENERAL COMPLIANCE WITH RESPECT TO THE LAND PARCEL:

14.1 The Allottee undertakes, assures and guarantees that it would not put any sign-board/name-plate, neon light, publicity material or advertisement material etc. anywhere on the Land Parcel till payment of the Final instalment of the sale consideration. The Allottee shall also not undertake any activity such as fencing, boundary wall, gate, security post, etc till the payment of final instalment. The Allottee shall also not remove any wall, building, structure, etc existing on the land parcel till payment of the final instalment.

14.2 The Allottee shall be solely responsible and liable for all deviations, violations of any of the conditions or rules or bye laws of local, State or Central Government and Competent Authority and shall be responsible for fire and other safety measures at all times after handing over of the Land Parcel to the Allottee.

14.3 The Allottee agrees that it shall use and permit usage of the Land Parcel only for the purpose which is permissible under applicable laws and shall not use the Land Parcel for any purpose which may or is likely to be a cause of nuisance or annoyance to occupants of surrounding properties or for any illegal or immoral purpose ("Permitted Use"). In the event of violation of the aforesaid, the Allottee shall be solely responsible and liable for all damages/liabilities that arise including penalties from local authorities/Central or State Government, if any. Additionally, the Allottee shall obtain all requisite licenses, permits, permissions, approvals, sanctions, registrations from the authorities concerned from time to time, as required for proper usage.

15 COMPLIANCE OF LAWS, NOTIFICATIONS ETC. BY PARTIES:
15.1 The Parties are entering into this Agreement for sale / purchase of a Land Parcel with the full knowledge of all laws, rules, regulations, notifications applicable.

16 MBAP and Govt of AP SHALL NOT MORTGAGE OR CREATE A CHARGE:

16.1 After MBAP/Govt of AP execute this Agreement, neither of them shall create mortgage or a charge on the Land Parcel and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has purchased or agreed to purchase such Land Parcel on sale.

17 INDEMNITY:

17.1 The Allottee or any of its employee, agent, director, partner, shareholder, relative or any person claiming through or under them (collectively the "Indemnifying Parties" and individually each an "Indemnifying Party") hereby agrees to jointly and severally indemnify, defend and hold harmless MBAP, NBCC and Govt of AP, their respective directors, officers, representatives, employees and agents and persons claiming title, rights and interest under it (collectively the “Indemnified Parties” and individually each an “Indemnified Party”) from and against any and all damages, losses, penalties, fines, fees, liabilities, obligations, claims, penalty, costs, charges, taxes, interest or expenses (including without limitation, reasonable attorney’s fees and expenses and cost of enforcing this Clause17) (collectively “Losses”) to the extent not indemnified as per the provisions of the Act, arising out of or suffered, incurred or paid, directly or indirectly by the Indemnified Party or Parties, as a result of:

17.1.1 Breach by Indemnifying Partyof any obligation, covenant, representation, warranty or undertaking under this Agreement, the application form, or any document, agreement or instrument executed pursuant hereto or which may apply to the Parties;

17.1.2 Breach of any applicable laws by Indemnifying Parties;

17.1.3 Any act of fraud, misconduct, misrepresentation or misfeasance on the part of the Indemnifying Party;

17.1.4 Third party claim, statutory or legal or judicial action in relation to the Land Parcel due to any actions or inactions of the Allottee.

18 BINDING EFFECT:

18.1 Forwarding this Agreement to theAllottee by MBAP and/ or Govt of AP / NBCC does not create a binding obligation on the part of MBAP, NBCC, Govt of AP or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned registering authority [Insert address of the
registering authority] as and when intimated to the Allottee. If the Allottee fails to execute and deliver this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the authority for its registration as and when intimated, then MBAP/NBCC shall serve a notice to the Allottee for rectifying the default, which if not rectified within 10 (ten) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be forfeited by MBAP.

19 ENTIRE AGREEMENT:
19.1 This Agreement, along with its schedules, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the Unit.

20 RIGHT TO AMEND:
20.1 This Agreement may only be amended through written consent of the Parties.

21 SEVERABILITY:
21.1 If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulation made there under or the applicable laws, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

22 FURTHER ASSURANCES:
22.1 Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

23 PLACE OF EXECUTION:
23.1 The execution of this Agreement shall be complete only upon execution by MBAP through its authorized signatory at MBAP's office, or at some other place, which may be mutually agreed between MBAP, NBCC and the Allottee. After the Agreement is duly executed by the Allottee and MBAP or simultaneously with the execution of the said Agreement, it shall be registered at the office of the designated registering authority at [Insert address of the registering authority]. Hence, this Agreement shall be deemed to be executed at [●].
24 **NOTICES:**

24.1 That all the notices to be served on the Allottee and MBAP as contemplated by the Agreement shall be deemed to have been duly served if sent to the Allottee or MBAP by registered post at their respective addresses specified below:

**If to Allottee:**
Kind Attn: [●]
Address of the Allottee: [●]

**If to MBAP:**
Kind Atten: [●]
Address of MBAP: [●]

24.2 It shall be the duty of the Allottee and MBAP to inform each other of any change in address subsequent to the execution of this Agreement by registered post failing which all communications and letters posted at the above address shall be deemed to be received by MBAP and the Allottee, as the case may be.

25 **JOINT ALLOTTEES:**

25.1 That in case there are joint Allottees all communication shall be sent by NBCC/MBAP to the Allottee whose name appears first and at the given address by him/her shall for all intents and purposes to consider as properly served on all the Allottees.

26 **SAVINGS:**

26.1 Any application letter, allotment letter, agreement or any other document signed by the Allottee, in respect of the Land Parcel, prior to the execution and registration of this Agreement, shall not be construed to limit the rights and interest of the Allottee under this Agreement or under any Act or the Rules or the Regulations made there under.

27 **GOVERNING LAW:**

27.1 That the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the Act or the Rules or the Regulations made there under include other applicable laws of India for the time being in force.

28 **DISPUTE RESOLUTION:**

28.1 All or any disputes arising out of or touching upon in relation to the terms and conditions of this Agreement, 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 between MBAP and the Allottee, failing which the same shall be settled, as the case may be, through the Authority or Adjudicating officer appointed by the Mission Director, Mission Build AP.
28.2 Subject to Clause 28.1 above, the Courts at Vijayawada, India shall have exclusive jurisdiction in the matters arising out of or concerning this Agreement.

28.3 The terms and conditions of the application form shall form part and parcel of this Agreement and shall apply mutatis-mutandis to the Allottee, irrespective of whether any such provision thereof has been reproduced herein or not.

29 SURVIVAL

29.1 Provisions of Clause 17 (Indemnification), Clause 24 (Notices), Clause 28 (Dispute Resolution), Clause 27 (Governing law), Clause 29 (Survival) shall survive the termination of this Agreement.

30 COUNTERPARTS:

30.1 This Agreement is being executed in original of which original copy has been retained by MBAP and a copy shall be with the Allottee.
IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement at [●] in the presence of attesting witness, signing as such on the day first above written.

SIGNED AND DELIVERED BY THE WITHIN NAMED:
Ilottee(s): (Including joint Allottees)

1  Signature _______________________
    Name___________________________
    Address _________________________

2  Signature _______________________
    Name___________________________
    Address _________________________

SIGNED AND DELIVERED BY THE WITHIN NAMED:
MBAP: Mission Build Andhra Pradesh

Signature (Authorized Signatory)

Name___________________________

Address _________________________

SIGNED AND DELIVERED BY THE WITHIN NAMED:
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SCHEDULE “A”
DESCRIPTION OF THE LAND PARCEL ALONG WITH THE BOUNDARIES IN ALL FOUR DIRECTIONS

[To be inserted]
SCHEDULE “B”
PAYMENT PLAN

(Payment option *To be inserted*)