



HARYANA URBAN DEVELOPMENT AUTHORITY
हरियाणा शहरी विकास प्राधिकरण

Phone No.: 0172-2566378
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Plot No.C-3, HUDA Complex,
Sector-6, Panchkula.

To

Instruction No. 36.

1. All the Administrators,
HUDA.
2. All the Estate Officers,
HUDA.

No.HUDA.CCF.AO-I/Acctt-I/2017/*157586-87*

Dated:- *23/8/17*

Subject:- Clarification about Fixation of Reserve Price for e-auction of Commercial sites and left out Residential plots in various Urban Estates of HUDA.

1.1 Please refer to this office Instruction No.11 issued under memo.No.HUDA-CCF-Acctt-I-2016/76304 dated 22.09.2016 regarding fixation of reserve price of commercial sites to be auctioned for the 1st time in HUDA Urban Estates.

1.2 Commercial Plots:-

Certain queries have been raised as regards to fixation of reserve price of the commercial sites as under:-

Sr. No.	Particulars	Clarification
1.	If any similar commercial sites in the same sector of the Urban Estate have been auctioned in the past, the reserve price of the commercial site shall be determined by the Zonal Administrator by updating the last auction price @ 15% per annum simple, of similar site in same sector or adjoining sector whichever is higher, subject to condition that reserve price shall not be less than collector rate. Query:-While fixing the reserve price what is the meaning of similar site.	If the reserve price of the booth site is to be fixed, in that case, the latest auction price of the booth site sold in that particular sector or the adjoining sector as the case may be, should be taken as the base for that purpose. Similar is the case of fixation of reserve price of kiosks, SCO's, Shopping Mall etc. respectively.
2.	As per the instructions available on page 322 of HUDA Policies and Instructions, Zonal Administrator are competent to devalue the reserve price of commercial sites	Zonal Administrators can devalue the reserve price by 5% in each successive auction in case the auction is not successful. For example:-



<p>by 20% i.e. @ 5% per auction in case sites are not sold in the 4 successive auctions. They are authorized to fix the reserve price by reducing it by 5% for each unsuccessful auction upto. 4 auctions after which if sites are not sold, then a concrete proposal may be referred to the Chief Administrator, HUDA. In any case the reserve price so fixed after reduction will not be less than the original reserve price of commercial sites.</p> <p>Query:- Whether the 5% reduction of reserve price is applicable for each subsequent failed e-auction or total 20% reduction is applicable at the end of four failed e-auctions.</p>	1. (i)	Reserve price for the Commercial sites	1,00,000/-
	(ii)	Reserve price for 2 nd auction after first failed auction.	95,000/-
	(iii)	Reserve price for 3 rd auction after 2 nd failed auction.	90,000/-
	(iv)	Reserve price for 4 th auction after 3 rd failed auction.	85,000/-
	(v)	Reserve price for 5 th auction after 4 th failed auction.	80,000/-
		<p>The above successive reductions are subject to condition that reduced reserve price for each auction shall not be less than the prevailing collector rates.</p> <p>If 5th auction also fails, the proposal for further reduction in reserve price along with recommended reserve price based on prevalent collector rates and market rates, shall be forwarded by the Zonal Administrator to the C.A., HUDA.</p> <p>While reducing the reserve price of commercial sites, the H.Q. will ensure that the same should not be less than the price calculated by costing method or collector rates or 90% of market rates, whichever is higher.</p>	

Residential plots:-

1. Your attention is also invited towards the instructions No. 23 issued office memo.no.HUDA.CCF.AO-I/Acctt-I/2017/15436-37 dated 24.01.2017 vide which decision of the Authority regarding reduction in the reserve price of left out **residential plots** for e-auction, was conveyed as under:-

"It was pointed out that during the auction some properties of HUDA are not getting appropriate response due to high rate. Therefore, it was also decided that in case of residential plots



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which do not attract any buyers in an auction, then Administrator will be competent to reduce reserve price by 10% (instead of present provision of 5%) for the next auction subject to maximum limit of 20% reduction. If any further reduction is required then proposal will be referred to Chief Administrator"

This issues with the approval of Chief Administrator, HUDA.

Su
Accounts Officer,
for Chief Administrator
HUDA, Panchkula *[Signature]*