

# **ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LIMITED**

(A Govt. Of Andhra Pradesh Undertaking)



## **Terms of Reference for Open E-Auction of Industrial Plot Common Amenity-1 in IP Gandrajupalli, Chittoor District.**

October-2025

**Andhra Pradesh Industrial Infrastructure Corporation Limited (APIIC)**

APIIC Towers, PlotNo-1, IT Park, Mangalagiri, Guntur(Dist.),AP-522503

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## 1. DISCLAIMER

The information contained in this Terms of Reference Document ("TOR") or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of APIIC or any of its employees or advisers, is provided to Bidder(s) on the terms and conditions set out in this TOR and such other terms and conditions subject to which such information is provided.

This TOR is not an agreement and is neither an offer nor invitation by APIIC to the prospective Bidders or any other person. The purpose of this TOR is to provide interested parties with information that may be useful to them in making their financial offers pursuant to this TOR (the "Bid"). This TOR includes statements, which reflect various assumptions and assessments arrived at by APIIC in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This TOR may not be appropriate for all persons, and it is not possible for APIIC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this TOR. The assumptions, assessments, statements and information contained in this TOR, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this TOR and obtain independent advice from appropriate sources.

Information provided in this TOR to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. APIIC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

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

APIIC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this TOR. APIIC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this TOR. The issue of this TOR does not imply that APIIC is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the Project and APIIC reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

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

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## 2. LIST OF ABBREVIATIONS

|       |                                                              |
|-------|--------------------------------------------------------------|
| APIIC | Andhra Pradesh Industrial Infrastructure Corporation Limited |
| GoAP  | Government of Andhra Pradesh                                 |
| ToR   | Terms of Reference                                           |
| LoC   | Letter of Confirmation                                       |
| sqm   | Square Meter                                                 |
| KYC   | Know Your Customer                                           |

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### 3. AUCTIONDETAILS

#### 3.1 INTRODUCTION

Andhra Pradesh is one of the most progressive, forward-looking and advanced states in the country when it comes to infrastructure development & employment generation efforts. Andhra Pradesh Industrial Infrastructure Corporation Limited (the “APIIC”), fully owned by the GoAP, is the nodal agency of Government of Andhra Pradesh for allotment of Industrial Land across the state. It is a progressive organization responsible for development of Industrial Infrastructure in the state. APIIC is known for creating landmark infrastructure projects in the state, which are fuelling economic growth into the state. APIIC has so far developed more than 500 industrial parks/ estates and created land banks for the future industrial development.

There are certain land parcel (s) for which APIIC intends to conduct **open auction** and allot the land parcels on “**as is where is basis** to successful bidder(s) on “Sale deed model” as per Allotment Regulations 2023.

**In this connection APIIC invites interested parties to participate in E-auction of land parcels mentioned in Annexure-I.**

For e-auction of plot(s), APIIC has engaged the services of “Konugolu” a Government of Andhra Pradesh agency, which conducts e-auctions for leasing of various items including property and land. Interested parties are requested to log onto the website <https://konugolu.ap.gov.in/loginform.do#> and register as buyer after duly paying the Registration fee, in order to participate in the e-auction process.

The buyer is advised to visit and examine the Land / Plot at his own cost and be satisfied with the prevalent site conditions before participating in the Auction process. No claim whatsoever will be entertained once the Land /Plot is auctioned.

E-auction of land parcels shall be conducted as per the terms and conditions laid down in this Terms of Reference (“**TOR**”) document, for selection of parties to whom land shall be allotted. Successful bidders are required to pay the entire land cost as per the TOR/Payment option as per APIIC Allotment Regulations 2023.

#### 3.2 PERMITTED USE OF THE LAND PARCEL(S)

Successful Bidder(s) shall be permitted to utilize the allotted Plot(s) for industrial purpose / Industrial related Commercial purpose as permitted under APIIC Allotment Regulations. Successful Bidder(s) shall be responsible for obtaining all Applicable Permits, sanctions, NOCs, etc., in conformity with the Applicable Laws and be in compliance with thereof at all times for development and operation of the proposed project on the land parcel.

Further, details of plots proposed for auction and timelines for conducting auction are provided in the annexures to this document.

### 3.3 KYC COMPLIANCE

During online registration the bidders will have to upload following documents for KYC compliance:

| FEATURES                                                                                                                                                                     | LIST OF VALID KYC DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Bidder's Identity Proof (Anyone)</b>                                                                                                                                      | <ol style="list-style-type: none"> <li>I. Passport</li> <li>II. PAN Card</li> <li>III. Voter's Identity Card</li> <li>IV. Driving License</li> <li>V. Aadhar Card</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Address Proof (Anyone)</b>                                                                                                                                                | <ol style="list-style-type: none"> <li>I. Utility Bill like telephone, electricity (not older than 3 months)</li> <li>II. Bank account statement /Passbook</li> <li>III. Passport</li> <li>IV. Letter from employer (Subject to satisfaction of the Company)</li> <li>V. Latest Rent /Leave &amp; license agreement etc.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Certificate</b>                                                                                                                                                           | Caste Certificate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Bank Details</b>                                                                                                                                                          | <ol style="list-style-type: none"> <li>I. Bank Passbook</li> <li>II. Cancelled Cheque</li> <li>III. PAN Card</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Company Details:</b> <ul style="list-style-type: none"> <li>• <b>Name of Company and Principal place of business</b></li> <li>• <b>Identity of Signatories</b></li> </ul> | <ol style="list-style-type: none"> <li>I. Certificate of incorporation and Memorandum &amp; Articles of Association</li> <li>II. Resolution of the Board of Directors to open an account and identification of those who have authority to operate the account</li> <li>III. Power of Attorney granted to its managers, officers or employees to transact business on its behalf</li> <li>IV. PAN card of Company</li> <li>V. Any other officially valid document establishing proof of existence and address of the entity to the satisfaction of the Company</li> <li>VI. Any officially valid document to identify the signatories</li> <li>VII. Certificate of Commencement of Business</li> </ol> |
| <b>Partnership Firm:</b>                                                                                                                                                     | <ol style="list-style-type: none"> <li>I. Registration certificate</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

| FEATURES                                                                                                                                                                                                              | LIST OF VALID KYC DOCUMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• <b>Legal name and address</b></li> <li>• <b>Identity of all partners and their addresses Identity of signatories</b></li> </ul>                                              | <ul style="list-style-type: none"> <li>II. Partnership Deed</li> <li>III. Power of Attorney granted to a partner or an employee of the firm to transact business on its behalf</li> <li>IV. Any officially valid document identifying the partners and the persons holding the Power of Attorney and their addresses</li> <li>V. Proof of existence &amp; proof of address of the firm</li> <li>VI. PAN card of Firm or PAN Card of all Partners.</li> </ul> |
| <b>Proprietary/Individual Firm:</b> <ul style="list-style-type: none"> <li>• <b>Legal name and address</b></li> <li>• <b>Identity of Proprietor/Individual and their addresses Identity of signatories</b></li> </ul> | <ul style="list-style-type: none"> <li>I. GST Certificate.</li> <li>II. Any officially valid document identifying the proprietor/ Individual holding the Power of Attorney and their addresses</li> <li>III. Proof of existence &amp; proof of address of the firm</li> <li>IV. PAN card of Firm or PAN Card of Proprietor/ Individual.</li> </ul>                                                                                                           |

### 3.4 ELIGIBILITY

- A. The Bidder should be legally competent for the purchase of land / property in India.
- B. The Bidder 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.,
- C. 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 authorized signatory.
- D. 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 there of as may be relevant.

### 3.5 SELECTION PROCESS

#### A. Step1: Registration Fee: \_\_\_\_\_

Prospective bidders who are interested in participating in the e-auction are expected to log on to the website <https://www.Konugolu.ap.gov.in/loginform.do#> and register as an user by paying Rs 1,800 /- (Inclusive of GST ) as registration fee. Each of the registered bidders shall be assigned an User Id and Password. E-auction shall be conducted as per the terms and conditions laid down in this ToR. The procedure for registration and payment of Earnest Money Deposit (EMD) is made available at <https://www.Konugolu.ap.gov.in/loginform.do#>

**B. Step2: Payment of Earnest Money Deposit (EMD) Amount:**

Prospective bidders have to pay a refundable Earnest Money Deposit (EMD), for an amount specified in the Annexure-II of this ToR. Any applicant who has not submitted the EMD amount, shall not be allowed to participate in the auction process. After completion of the auction process, EMD amounts will be refunded back to unsuccessful bidders. For successful bidder(s), EMD amounts will be adjusted against payment of final Sale consideration, calculated based on the highest bid placed by the respective successful bidder. For further details kindly refer Annexures -II.

**Payment of Process Fee Amount:**

Prospective bidders have to pay a NON - Refundable Process fee of Rs. 9,934/- (including GST) to the bank account specified hereunder and upload of the **receipt** in the required documents such as PAN, AADHAR and CASTE etc., in the Konugolu portal. Any applicant who has not paid the Process fee and upload the receipt, shall not be allowed to participate in the auction process.

| Details                | Particulars         |
|------------------------|---------------------|
| <b>Account Name:</b>   | APIIC Ltd           |
| <b>Account Number:</b> | 013411100003855     |
| <b>Bank Name:</b>      | Union Bank of India |
| <b>Bank Branch:</b>    | Mangalagiri         |
| <b>IFSC CODE:</b>      | UBIN0803669         |

**C. Step3: E-Auction**

- (i) Details of the industrial plot(s) is provided at Annexure-I of this ToR.
- (ii) At the start of the e-auction, the reserve price of land shall be displayed, in front of each plot. Bidders shall bid over and above the reserved price fixed by APIIC. Reserve price for plot(s) is as mentioned in Annexure-II.
- (iii) Bidder(s) can only place their bids in multiples of Rs.10 per sqm.
- (iv) At all times during the e-auction process, highest bid shall be displayed in front of each plot(s).
- (v) If in the last 5 **(five)** minutes of the auction, a bid higher than existing highest bid is received for a certain plot, then the auction time for that particular plot shall be extended to allow other bidder(s) to respond to the change. This time extension is applicable only for those plots where highest bid has changed in the 5 **(five)** minutes of auction. Auction for all other plots will end as per the timeline communicated for the slot. The amount of time extension will depend on how close the last bid has been made to the closing time of the e-auction. The closer the last bid is to the closing time of e-auction, higher will be the time extension provided. For instance, if the closing time of the e-auction is at 2 PM and the last bid is received at 1:57 PM, then a time extension of 2 (two) minutes shall be provided. If another bid is received at 1:56 PM, then a further time extension of 2 (two ) minutes shall be provided. If a bid is received at 2 PM, then a time extension of 5 **(five)** minutes shall be provided. This time extension shall be provided until no bids are placed for the last 5 **(five)** minutes of the e-auction process.
- (vi) At the end of auction time, the highest bid(s) received shall be considered as successful bid(s) and their respective bidder(s) shall be considered as successful bidder(s).
- (vii) Successful bidder(s) shall bear Stamp Duty, registration fee, incidental expenses etc. as applicable under the law for the registration of the allotted plots.
- (viii) While handing physical possession of land to the successful bidder, if any variation is found in the extent of the bidden plot, then the net payable amount by the successful bidder shall be in accordance with the actual extent after considering the variation. Further, in case of excess area the successful bidder is required to pay the additional amount and in case of reduced

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- area the refund (if any) shall be considered after successful implementation of the project and submission of DCP to APIIC.
- (ix) APIIC reserves rights to cancel the highest bid in any condition whatsoever. The Notice for such cancellation shall be duly notified to the bidder(s) through letter/ mail.
  - (x) Vice Chairman and Managing Director (VC&MD) of APIIC is the presiding authority for the auction of industrial plots by APIIC. All matters pertaining to the auction shall be decided as per the discretion of VC&MD.
  - (xi) **Vice Chairman and Managing Director (VC&MD) of APIIC reserves the right to cancel the process of auction in any condition whatsoever without stating any cause.**
  - (xii) For any queries regarding registration, payments or usage of Konugolu website, please contact the following helpline numbers:
    - 1) +91 7337318402
    - 2) +91 7337318403
    - 3) +91 9154383633
    - 4) +91 9154383634

**D. Step 4: Issuance of Bid confirmation to Selected Bidder:**

- (i) APIIC shall give “Letter of Confirmation” (LoC) to the successful bidder(s) within the stipulated timeline mentioned in Annexure-III.
- (ii) The Successful bidder is required to submit a **Detail Project Report (DPR)** to APIIC within the stipulated timeline mentioned in Annexure-III. The DPR shall broadly include details as mentioned in the checklist:<https://www.apiic.in/wp-content/themes/custom-theme/assets/uploads/Key-considerations-for-Appraisal-of-DPR-and-Checklist-of-DPR-Components.pdf>. APIIC shall evaluate DPR, investment and employment proposed in light of average investment and average employment to be generated by units in similar sector industry and conclude the extent requirement for the proposed project.

**3.6 SUCCESSFUL BIDDER (S): Land Allotment Process**

- A. Issuance of Provisional Allotment Letter:** After submission of DPR in full shape and after completion of evaluation, APIIC will issue provisional Allotment Letter to the successful bidder within the stipulated time line mentioned in Annexure-III.
- B. Issuance of Final allotment letter:** After making payment as per Provisional allotment letter, for the bidded Industrial Plot(s), APIIC will issue Final Allotment Letter to the successful bidder within the stipulated timeline mentioned in Annexure-III.
- C. Execution of ‘Sale Agreement’:** After issuance of Final Allotment letter, APIIC shall execute “Sale Agreement” with the allottee as mentioned in Annexure- III and as per the terms and conditions mentioned in the provisional allotment letter.
- D. Issuance of Land Possession Certificate:** After execution of Sale Agreement and registration of Sale Agreement, APIIC will hand over the site and issue “Land Possession Certificate” to the successful bidder within the stipulated timeline mentioned in Annexure-III.
- E. Execution of Sale Deed:** Sale deed can only be issued after completion of the project as per the conditions of Sale Agreement and post issuance of DCP.
- F.** The proposed project shall be implemented as per the timelines stipulated in the Provisional Allotment letter and Sale agreement.
- G.** Failing to make the payment within stipulated timeline mentioned in Annexure-III, will

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lead to cancellation of allotment to the “Successful Bidder”.

- H. No extension of time for making complete payment against final allotment price consideration of the bidden Industrial Plot(s) shall be considered.

## 4 PROCEDURES TO BE FOLLOWED

### 4.1 ENQUIRIES & CLARIFICATIONS

Enquiries, if any, shall be addressed to:

**Chief General Manager (Asset Management)**

Andhra Pradesh Industrial Infrastructure Corporation Limited  
10<sup>th</sup>Floor, APIIC Towers, PlotNo.1, ITPark, Mangalagiri, Guntur-522503  
Phone No.: +91- 7337064777  
Email: cgm.am.apiic@nic.in

Or

**The Zonal Manager, Chittoor**

Zonal Office, D.No.22-1124, SBI Colony , Lind Main, K.R. Palli,  
Puttur Road, Chittoor – 517 001,  
Chittoor - District  
Phone No. 97051 13555,  
Email: zm-chittoor@apiic.in

### 4.2 SITE VISIT AND SURVEY

Bidders may prior to participation in the auction, visit and inspect the Proposed Site and its surroundings at their own expense and obtain and ascertain for themselves, at their own responsibility, all technical data, market data and any other information necessary for their Bid including, inter alia, the actual nature and conditions at the site, availability of materials, stores, labour, probable sites for labour camps, etc., and the extent of lead and lift required for the execution of the work over the entire duration of the construction period, after taking into account the local conditions, traffic restrictions, obstructions in work, if any, etc.

For the above purpose, APIIC will endorse prospective Bidders' request for permission for a site visit. APIIC may or may not depute a representative to accompany the Bidder. The Bidders shall be responsible for all arrangements and shall release and indemnify APIIC and /or its agents from and against all liability in respect thereof and shall be responsible for any personal injury, loss of or damage to property or any other loss, damage, costs or expenses, however caused, which, but for the exercise of such permission, would not have arisen.

The Bidders shall be deemed to have full knowledge of the site, whether physically inspected or not.

### 4.3 INSTRUCTIONSTOBIDDERS

All Bidders should note the following:

1. Submit requested details on or before the stipulated timeline.
2. Strict adherence to formats, wherever specified, is required.
3. All communications and information should be provided in writing and in English language only.
4. The metric system shall be followed for units.
5. All communication and information provided should be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amounts stated in figures and words, the amount stated in words will be taken as correct.

6. No change in or supplementary information shall be accepted once submitted. However, APIIC reserves the right to seek additional information from the Bidders, if found necessary during the course of land allotment to the Successful Bidder. In case of non-submission, incomplete submission or delayed submission of such additional information or clarifications sought by APIIC, the Qualification Documents would be evaluated solely on the basis of the available information.
7. APIIC reserves the right to vet and verify any or all information submitted by the Bidder.
8. If any claim made or information provided by the Bidder in response to any subsequent query by APIIC, is found to be incorrect or is a material misrepresentation of facts, then the Bidder will be liable for rejection. Mere clerical errors or bona-fide mistakes may be treated as an exception at the sole discretion of APIIC and if APIIC is adequately satisfied.

#### 4.4 FRAUD AND CORRUPT PRACTICES

The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Auction Process and subsequent to the issue of the "Provisional Allotment Letter" (PAL). Not with standing anything to the contrary contained herein, APIIC may reject a Bid, cancel the Provisional Allotment, or terminate the allotment, as the case may be, without being liable in any manner whatsoever to the Bidder or Selected Bidder, as the case may be, if it determines that the Bidder or Selected Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice, false statement, misrepresentation, restrictive practice in the bidding process or has violated the terms of the Bid. In such an event, APIIC shall be entitled to cancel the Auction and forfeit and appropriate the Earnest Money Deposit, as the case may be, as Damages, without prejudice to any other right or remedy that may be available to APIIC under the Bidding Documents and/or the Agreement, or otherwise. In such an event, the Bidder will not be entitled to any compensation whatsoever, or refund of any other amount.

Without prejudice to the rights of APIIC here in above and the rights and remedies which APIIC may have under the Provisional Allotment Letter, or otherwise if a Bidder or Selected Bidder, as the case may be, is found by APIIC to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the bidding process, or after the issue of the PAL or the execution of the Allotment, such Bidder or Selected Bidder, as the case may be, shall not be eligible to participate in any Auction or tender or ToR issued by APIIC during a period of 2 (two) years from the date such Bidder or Selected Bidder, as the case may be, is found by APIIC to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practices, as the case may be.

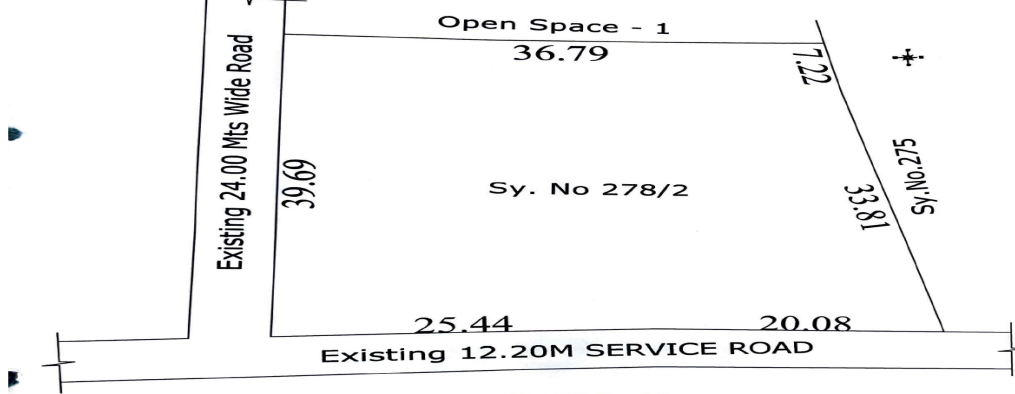
For the purposes of this Section 4.4, the following terms shall have the meaning hereinafter respectively assigned to them:

- (a) **"corrupt practice"** means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of APIIC who is or has been associated in any manner, directly or indirectly, with the bidding process or the LoC or has dealt with matters concerning the Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of 1 (one) year from the date such official resigns or retires from or otherwise ceases to be in the service of APIIC, shall be deemed to constitute influencing the actions of a person connected with the bidding process);

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- (b) **“fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process.
  - (c) **“coercive practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the bidding process.
  - (d) **“undesirable practice”** means (i) establishing contact with any person connected with or employed or engaged by APIIC with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the bidding process; or (ii) having a Conflict of Interest.
  - (e) **“restrictive practice”** means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the bidding process.

## 5 ANNEXURE-I: LOCATION & EXTENT

### Site Plan of Common Amenity-1 IP Gandrajupalli at Gandrajupalli (V) Gangavaram (M), Chittoor District

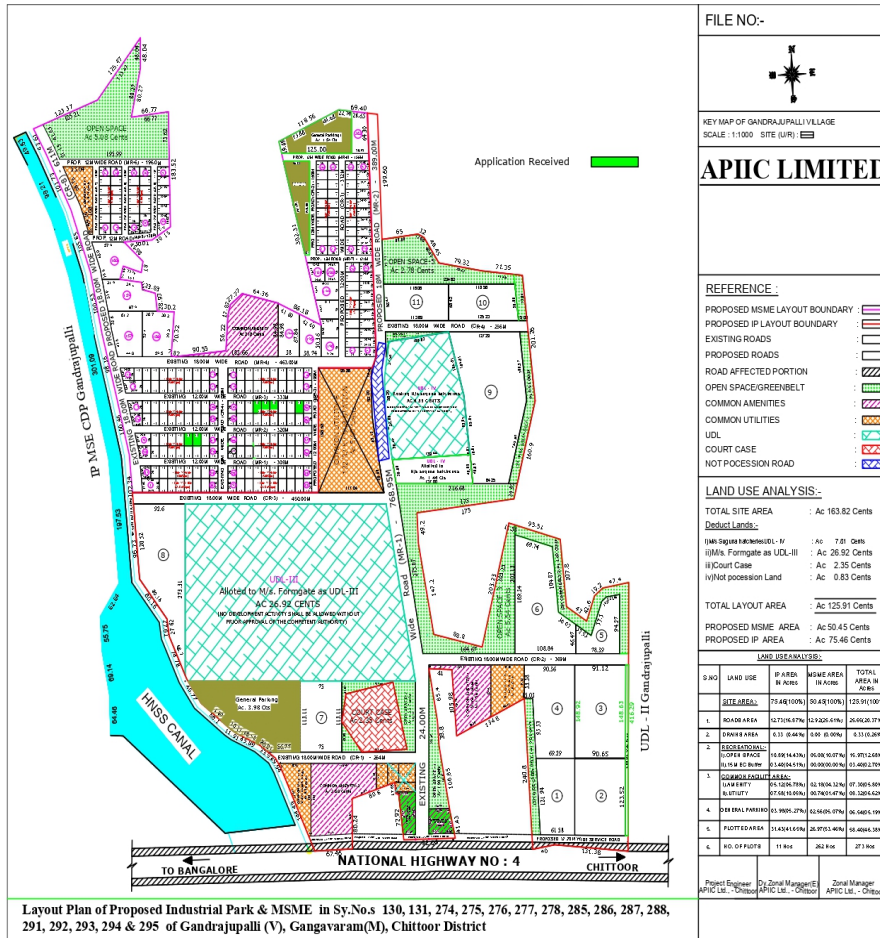


Sy. No 278/2 : 1634.55 Sq. Mts  
Area of Plot : 1634.55 Sq. Mts

- Note :
1. All Dimensions in Meters.
  2. The Site Plan submitted, subject to the approval of layout by the competent authority
  3. Dimensions Not to Scale

J. Praveen  
Project Engineer  
APIIC :: Chittoor

Dy. Zonal Manager (E)  
APIIC :: Chittoor



## 6 ANNEXURE-II:RESERVE PRICE AND PAYMENT OF EMD

### 6.1 EMD Amount

| S. No. | District | Location          | Plot No.         | Auction Slot No. | Size (Sqm) | Reserve Price (INR Rs per sqmt) | EMD Amount (INR)at 10% on Reserve price | User Charges @ 0.5% (To be paid to Konugolu (INR) |
|--------|----------|-------------------|------------------|------------------|------------|---------------------------------|-----------------------------------------|---------------------------------------------------|
| 1      | Chittoor | IP- Gandrajupalli | Common Amenity-1 | 1                | 1634.55    | 4,680/-                         | Rs. 7,64,969/-                          | 0.5% on final allotment price along with GST      |

**Note:** The Reserve Price mentioned in the above table is inclusive of all the applicable rebates. The Applicants are not eligible for any further rebates on land cost under any government regulations.

### 6.2 EMD REFUND

#### a. Successful Bidder

1. EMD amounts will be adjusted against payment of final allotment price calculated based on the highest bid placed by the respective successful bidder.
2. After Issue of "Letter of Confirmation" if successful bidder fails to submit DPR in full shape with in the stipulated time stated in annexure -III or subsequently, after Issue of "Provisional allotment letter" if successful bidder fails to comply with the terms and conditions of allotment and consequent to cancellation, the processing fee and the EMD amount will be forfeited.
3. After Issue of "Provisional allotment letter" if successful bidder fails to comply with the terms and conditions of this TOR and prevailing allotment regulation, consequent to cancellation, the user charges paid at the time of registration shall be forfeited.

#### b. Unsuccessful Bidder

After completion of auction process, only EMD amount paid by the Unsuccessful bidder shall be refunded.

## 7 ANNEXURE-III: IMPORTANT DATES

Bidder shall adhere to the below mentioned timelines. Any change in the below timelines shall be communicated to the registered bidders.

| SNo. | Event Description                                                                                                                                                                                                                  | Time and Date                                                                                                                     |              |                                   |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------|
| 1    | Publication of Advertisement                                                                                                                                                                                                       | D0 = 03.11.2025                                                                                                                   |              |                                   |
| 2    | Last date for registration as a user on Konugolu Website by interested parties and Payment of EMD & User Charges .<br>Web Link:<br><a href="https://konugolu.ap.gov.in/loginform.do#">https://konugolu.ap.gov.in/loginform.do#</a> | D1= 18.11.2025                                                                                                                    |              |                                   |
| 3    | Submission of Information to APIIC                                                                                                                                                                                                 | D2= 19.11.2025                                                                                                                    |              |                                   |
| 4    | E–Auction of plots, date and time                                                                                                                                                                                                  | Plot No.                                                                                                                          | Auction Slot | Date and time (D3)                |
|      |                                                                                                                                                                                                                                    | Common Amenity-1                                                                                                                  | 1            | 21-11-2025 11:00 AM to 01 : 00 PM |
| 5    | Issuance of “ <b>letter of Confirmation</b> ” to successful bidder(s)                                                                                                                                                              | Within 5 (five) Working Days from the date of E-auction. (i.e., D4 =D3 +5 working days)                                           |              |                                   |
| 6    | <b>Submission of DPR</b> in full shape                                                                                                                                                                                             | Within 15 (fifteen) Days from the date of receipt of “Letter of Confirmation”. (i.e., D5 =D4 + 15 days)                           |              |                                   |
| 7    | Issuance of “ <b>Provisional Allotment Letter</b> ” to successful bidder(s)                                                                                                                                                        | Within 5 (five) Working Days from the date of submission of DPR in full shape. (i.e., D6 =D5 + 5 working days)                    |              |                                   |
| 8    | <b>Payment of Final Allotment Price</b> consideration (Land Cost)                                                                                                                                                                  | Within 60 Days from the date of “Provisional Allotment Letter” as per prevailing Allotment Regulations. (i.e., D7 = D6 + 60 days) |              |                                   |
| 9    | Issuance of Final Allotment Letter by APIIC to the Successful Bidder(s)                                                                                                                                                            | Within 07 (Seven ) working Days after making payment as per Provisional allotment letter (i.e., D8 = D7 + 7 working days)         |              |                                   |
| 10   | Execution of Sale Agreement                                                                                                                                                                                                        | Within 30 (thirty) days from the date of final allotment letter. (i.e., D9 = D8 + 30 days)                                        |              |                                   |
| 11   | Handing over of Possession                                                                                                                                                                                                         | As per prevailing Allotment Regulations.                                                                                          |              |                                   |

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## **8 ANNEXURE-IV: PAYMENTDETAILS**

Successful Bidder is required to make the online payment against final consideration for the bided Industrial Plot(s) through APIIC web portal.