

GANJAMHAAT

COMMERCIAL CENTRE



Brahmapur Development Authority
Court Road, Brahmapur, Odisha-760004

 0680 2292797(O)

 www.bdabrahmapur.in

 bda.brahmapur311@gmail.com

GANJAM HAAT

A multicultural and commercial centre is being developed as BeDA initiative. Located in the heart of city, lying along NA-59, the GANJAM HAAT would add an unique dimension to the landscape of Berhampur city. The commercial centre is being developed as a public plaza with recreational, commercial and retail space, with a built-up area of 75988 sq ft.

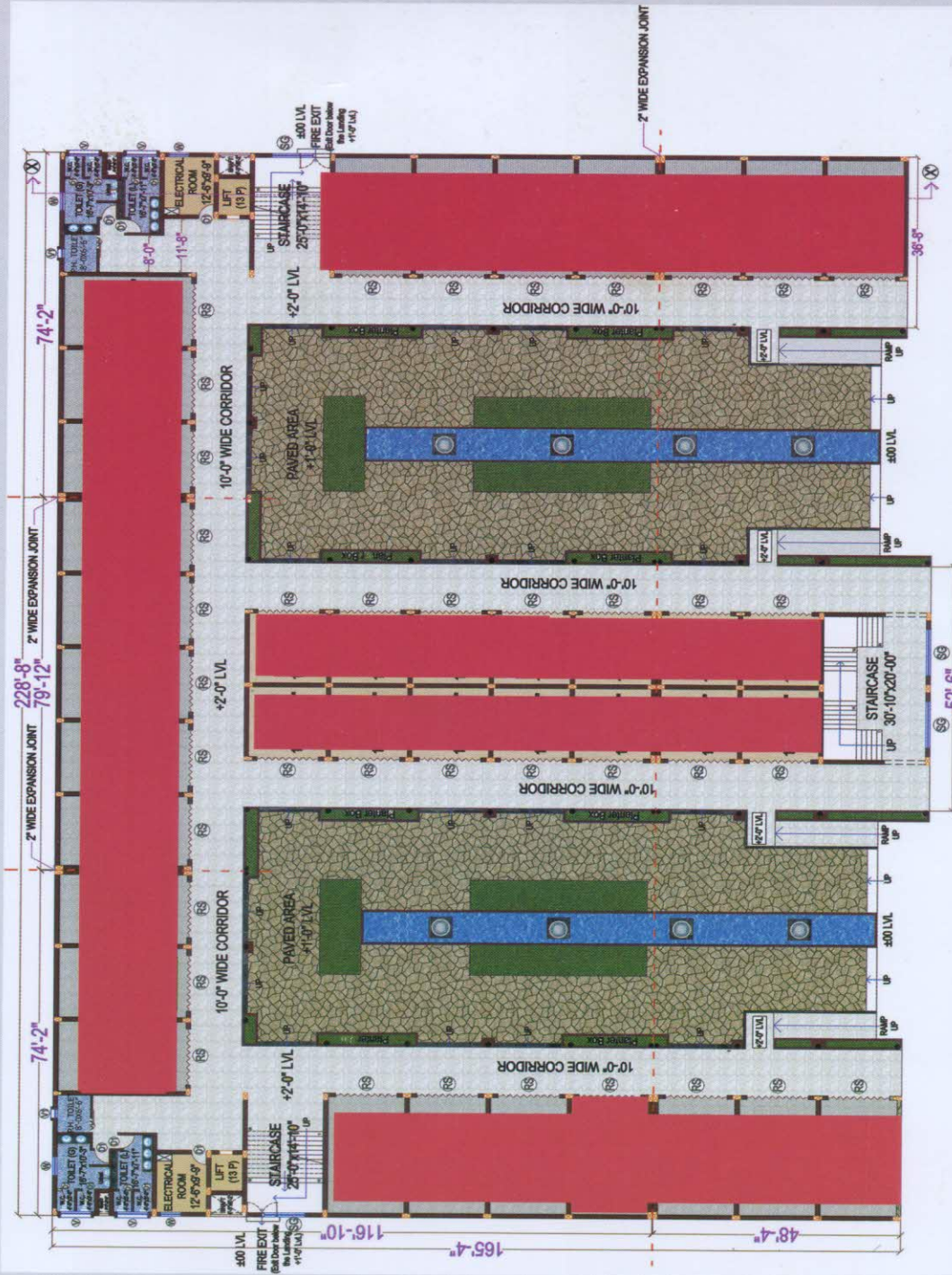
SITE HIGHLIGHTS

- Area - 5.5 acres
- Location- Corporation Road
- Road Frontage- 20 meters
- Land use- Mixed



PROPOSED VIEW FOR GANJAM HAAT
CLIENT : BRAHMAMPUR DEVELOPMENT AUTHORITY

GROUND FLOOR PLAN



GROUND FLOOR PLAN (BUILT UP AREA : 25394)
 NO. OF SHOPS = 39 NOS.

NO OF SHOPS

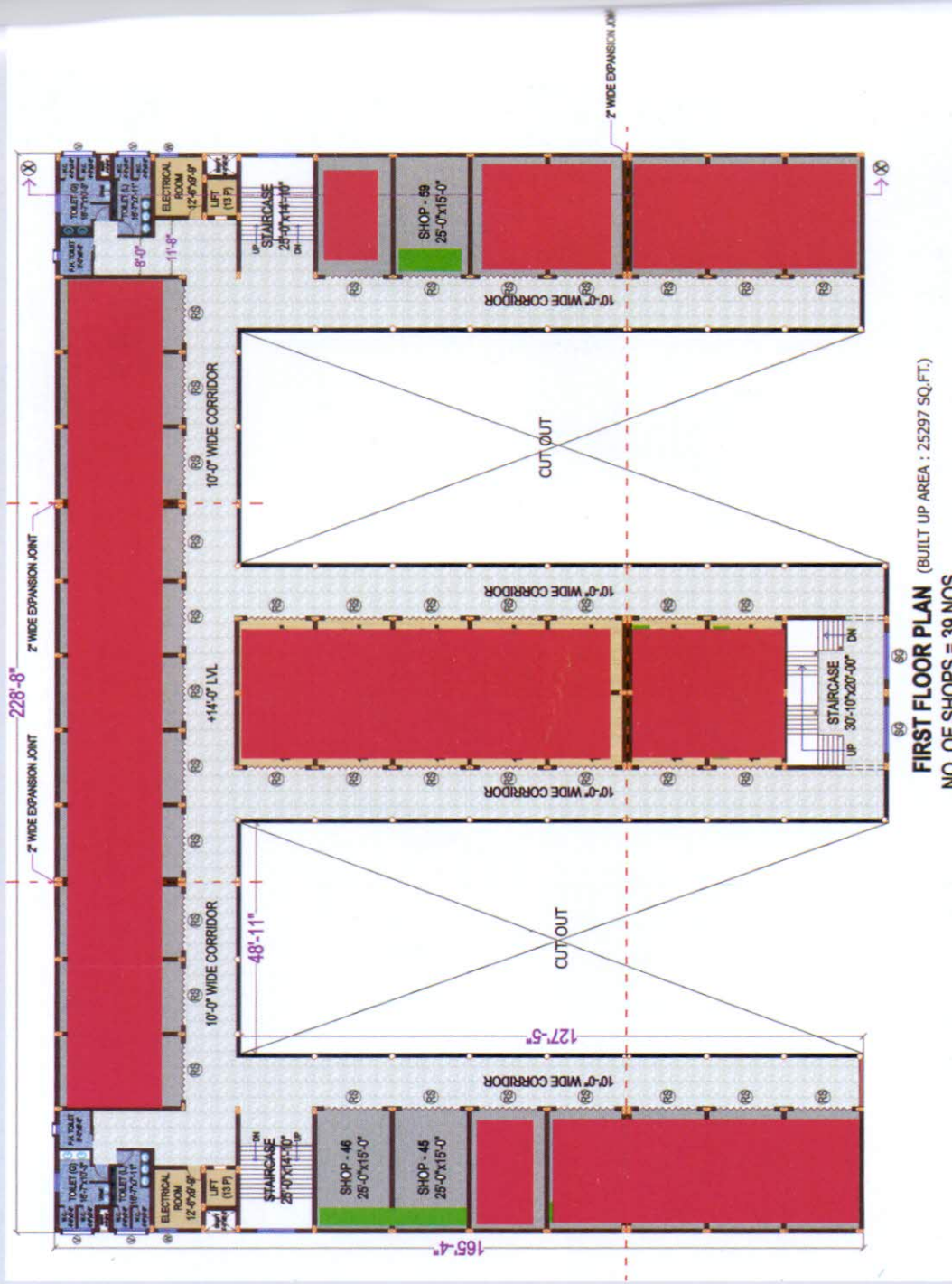
39

Built up area 25297

BOOKING DONE

BOOKING CLOSED

FIRST FLOOR PLAN



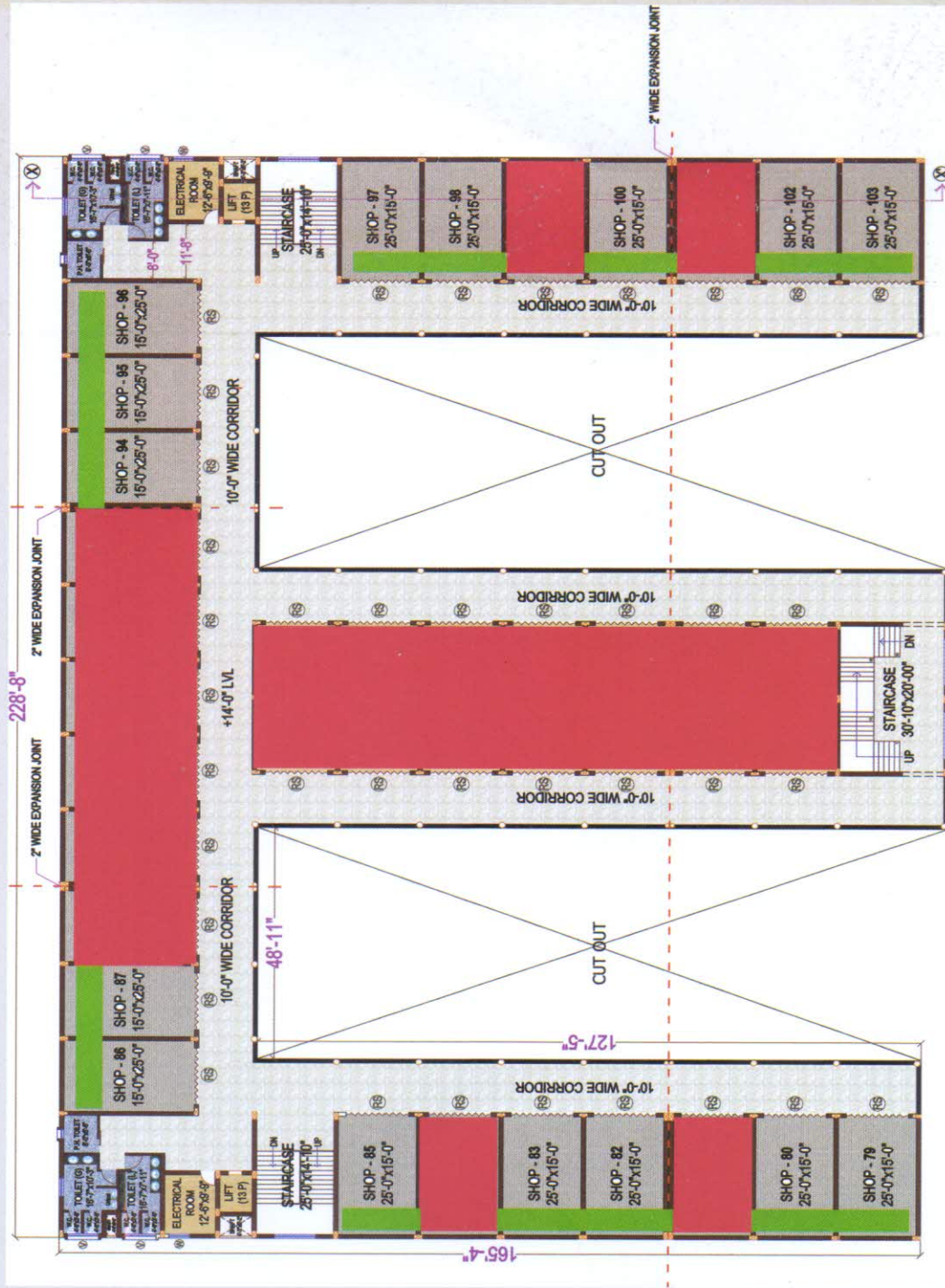
FIRST FLOOR PLAN (BUILT UP AREA : 25297 SQ.FT.)
 NO. OF SHOPS = 39 NOS.

NO OF SHOPS
39
 Built up area 25297

- BOOKING DONE
- BOOKING OPEN

SHOPS AVAILABLE - 3 NOS.
 45, 46 & 59

SECOND FLOOR PLAN



SECOND FLOOR PLAN (BUILT UP AREA : 25297 SQ.FT.)
NO. OF SHOPS = 39 NOS.

NO OF SHOPS

39

Built up area 25297

BOOKING DONE

BOOKING OPEN

SHOPS AVAILABLE - 15 NOS.

**79,80,82,83,85,86,87,94,95,
96,97,98,100,102 & 103**

WALK THROUGH



**APPLICATION FORM FOR ALLOTMENT OF SHOP ROOM No. _____
 AT FIRST FLOOR /SECOND FLOOR, COMMERCIAL
 COMPLEX BUILDING, GANJAM HAAT, CORPORATION ROAD, BRAHMAPUR.
 (Only one room can be applied in a single application)**

Regn. No.
(for official use only)

Date of receipt:



Affix Passport
Photograph

To
The Secretary,
Brahmapur Development Authority,
Brahmapur.

1. Name of the applicant:

(full name in block letters with
gap of one box for surname)

2. Name of the Father / Husband :

3. Permanent Address:

At:.....Po:.....P.S:

.....Tahasil:.....

Via:Dist:.....State:.....

4. Present Address: (for correspondence)

At:.....Po:.....P.S:.....Tahasil:.....

.....Via:.....Dist:.....State:.....

.....Tel/Mob. No.....

5. Date of Birth of the applicant:

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Age as on 1.8.2021

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Yrs.

6. Marital Status:

7. Occupation.....

8. Nationality: Aadhar Card Proof

9. Total annual income of 2019- 2020:
(As per affidavit enclose with brochure)

10. Name and address of nominee or assignee in order of preference.

Sl. No.	Name	Sex	Age	Marital status	Relation with applicant	Annual income
1						
2						
3						

11.

Shop No.	Floor :	Area :	Location (map attached)	Unit price of shop room /sq.ft.

12.

Shop No.		Upset Price	Bid quoted by the applicant
In numeric	In words		
		(A x B) Area x Building Price	

* Please refer to Annexure – I for details on upset price (The bid to be quoted at upset price or above).

13. The details of the amount deposited as advance @ 10% of the bidding price.

- i) Amount deposited Rs.....(Rupees.....)only
- ii) No. of the Bank Draft / DD/Date:.....
- iii) Name of the Issuing Bank

14. The detail mode of Payment.

At the time of bidding.	10%	Installment payment is to be made within 60 days of notice issued otherwise the initial 10% amount will be forfeited and rest will be returned without any interest.
At the start of work	25%	
After 6 months amount to be deposited	25%	
After 12 months amount to be deposited	25%	
On completion of the market complex and before allotment & possession.	15%	

D E C L A R A T I O N

I do hereby solemnly declare that the particulars are true to the best of my knowledge. I shall furnish any additional information including proof as and when required by the Authority. In the event of any delay on my part to furnish any further particulars desired, it shall be within the discretion of the Authority for rejection my application.

1. If any time it is found that the particulars furnished by me are false or incorrect, the Authority may cancel the allotment and resume possession of the property and forfeit part or whole of the amount paid by me towards cost of the said property.
2. I agree to abide by the terms and conditions laid down in the brochure.
3. I understand that the terms and conditions are tentative and are subject to revision.
4. I shall not utilise the property allotted to me for the purpose other than the purpose for which it is allotted.
5. I shall agreed to take prior permission before transferring of the allotted room to any other person.
6. I shall deposit the balance amount within the stipulated time to be given by the Authority if selected through bidding process.
7. I have carefully gone through the terms and conditions of the scheme in details and do hereby agree by the provisions as contained in the brochure.

FULL SIGNATURE OF THE APPLICANT

DATE
PLACE

Terms & Conditions:

1. Details of vacant rooms are attached, accordingly applicant has to apply by mentioning specific room number.
2. Applicant can apply for more than one shop.
3. Till 100% payment is made, the shop will only be reserved, allotment will be done after 100% payment.
4. The allotment shall be on long term lease basis (i.e. 99 years).
5. Alcohol shop / narcotics / iron & steel workshops/Motor Garrage / any kind of manufacturing unit or unlawful activity will not be allowed, setting up these will result in cancellation of lease and forfeiture of deposit.
6. It should be understood by the allottee that the asset have been allotted at highest bid.
7. The allottee shall bear all the charges for registration of the allotted shop room in his/her favour.
8. Successful bidders will need to deposit his share as per schedule within 2 months of the issue of letter of deposit. Failure to deposit the same will lead to cancellation of reservation along with forfeiture of amount.
9. The allottee(s) shall not use the asset for such activities, which are likely to cause nuisance, annoyance or disturbance to other occupants of the scheme area or these activities, which are against law or any directive of the Govt. or the local Authority.
10. The allottee/bidder (s) shall always use shop room as purpose allotted the structure and / or assets of other occupants or the equipments in the building or use the asset for criminal or illegal activities prohibited under law of the land.
11. The allottee(s) shall abide by the law of the land, including the local laws and directions of the Statutory Authorities and terms and conditions of the allotment. In case any penalty or fine is imposed by any Govt./Statutory or other Local Authority for violation of any law by the allottee(s), the same shall be paid and satisfied by the allottee(s).

12. The reserve price of the shop room of the each floor has given bellow.
 - a. First Floor Rs, 8250/- (Eight thousand two hundred fifty) Per sft only.
 - b. Second Floor Rs.7700/- (Seven thousand seven hundred) Per sft only.
13. EMD @ 10% of the bidding price of the shop room to be deposited along with application.
14. No interest will be paid by the Authority in case of any payment made by the applicant in case of refund of amount except EMD.
15. In case the allottee fails to deposit the balance cost of the shop room within 2 months of notice for deposit, the allotment will be cancelled and EMD (10%) amount will be forfeited.
16. After payment of total cost of the allotted shop room no applicant shall be allowed to withdraw.
17. Allotment & possession of the allotted shop room will be delivered on deposit of the total bid of the shop room.
18. Transfer will be allowed from current allottee to another on payment of Rs.2.00 Lakh transfer fee to BeDA and this will be before completion of construction.
19. Successful bidders will need to get his own electric connection. Utility bill for shared resources like lift, water, area lighting and other operation and maintenance will be borne by the complex committee consisting of successful allottees.

FORM OF AFFIDAVIT

I, Sri / Smt.ageyears,

Son / Daughter / Wife of of village.....

Po:Ps:in the Dist. of

At presentby profession

Do hereby solemnly affirm / made oath and state as follows.

That, my annual income including my minor children and spouse is given below:

- | | |
|---|------|
| a) Salary
(including all allowances) | Rs.: |
| b) Income from land including agricultural land. | Rs.: |
| c) Income from business / profession. | Rs.: |
| d) Income from other sources such as house rent,
services, rendered etc. | Rs.: |
| Total Rs.: | |

Advocate.

Signature of the Deponent.

Date:

I, Sri / Smt.ageyears,

Son / Daughter / Wife of of village.....

Po:Ps:in the Dist. of

At presentby profession

Who is identified by Sri

Advocate appears before me and declare on oath / solemnly declared the contents of this affidavit are true of the best of his knowledge.

Deponent

EXECUTIVE MAGISTRATE / NOTARY PUBLIC.



BRAHMAPUR DEVELOPMENT AUTHORITY.
COURTPETA: BRAHMAPUR-760004.

No.1452/BeDA, Brahmapur, dt.21.10.2021

ADVERTISEMENT

**ALLOTMENT OF SHOP ROOMS ON LONG TERM LEASE-CUM-SALE AT COMMERCIAL COMPLEX,
GANJAM HAAT, CORPORATION ROAD, BRAHMAPUR.**

The Brahmapur Development Authority intends to sell unallotted rooms of 1st & 2nd of Floor Commercial Complex at Ganjam Haat (on long term lease-cum-sale basis) through auction. Shop room no. 45, 46 & 59 (**3 Numbers**) are of 1st floor and shop room no.79,80,82,83,85,86,87,94,95,96,97,98,100,102 & 103 (**15 Numbers**) at 2nd floor.

The upset price fixed for each floor is given below.

Sl.No.	Floor	Upset price per sq.ft.
1	First floor	Rs.8250/-
2	Second Floor	Rs.7700/-

Sealed offers are therefore invited from the interested persons who are required to apply by quoting their bid price in the prescribed application form alongwith EMD of Rs. @10% of the quoted amount / bidding price per shop room in shape of Bank Draft drawn in favour of Secretary, Be.D.A.,Brahmapur to be submitted in the BeDA office Brahmapur. Applications should reach to the Secretary, Be.D.A.,Brahmapur by 5.00 P.M. dated. 05.11.2021 (through Regd. Post) and same shall be opened on 06.11.2021 at 11.00 A.M in the presence of bidders. The allotment of shop room shall be made in favour of the highest bidder among the participants in room wise. The details of the application etc. can be obtained from BeDA office on payment of Rs.1000/- only or it can be downloaded from the BeDA website i.e. www.bdabrahmapur.in. The Authority reserves the right to accept/reject the offers without assigning any reason thereof.

Application downloaded from BeDA Website should give additional D.D of Rs.1000/- as application fee. Those taking application from BeDA office will need to attach copy of the money receipt.

Note:

1. The application form (Annexure-I) is available Brochure.
2. If 10% of bid cost is not given along with the application, the same will not be considered and rejected summarily.
3. The details of terms and conditions (Annexure-II) floor plan, shop room (numbered) layout with dimensions and city location map is available in Brochure.
4. Quoting below up set price given in Annexure-III (in Brochure) will be rejected.
5. On the sealed cover floor no. and the shop room no. should be clearly mentioned, otherwise the bid will not be opened.

Sd/- 21.10.2021

Secretary,
B.D.A.,Brahmapur.

Format of Sealed Cover

Application for shop room No. _____ at _____ floor
Ganjam Haat Commercial Centre, Corporation Road, Brahmapur

To

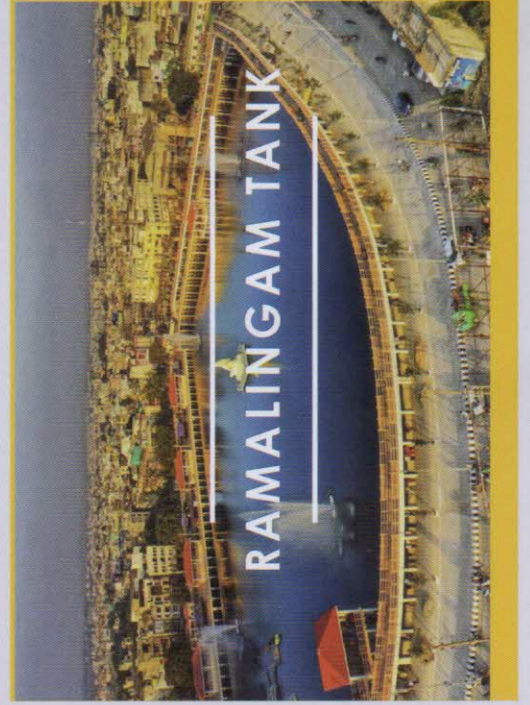
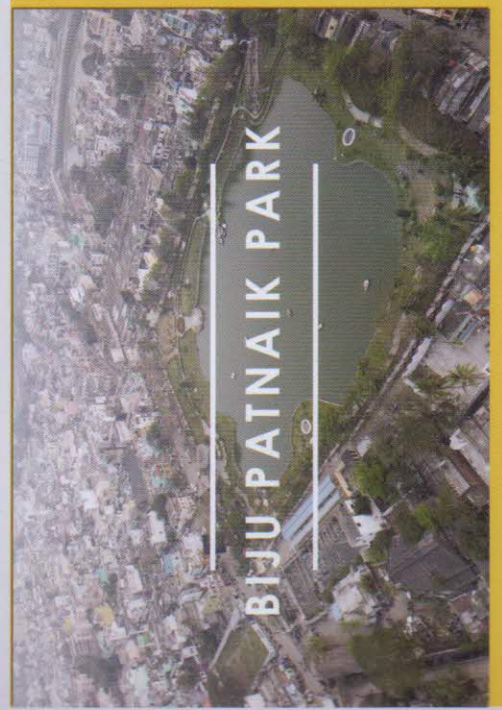
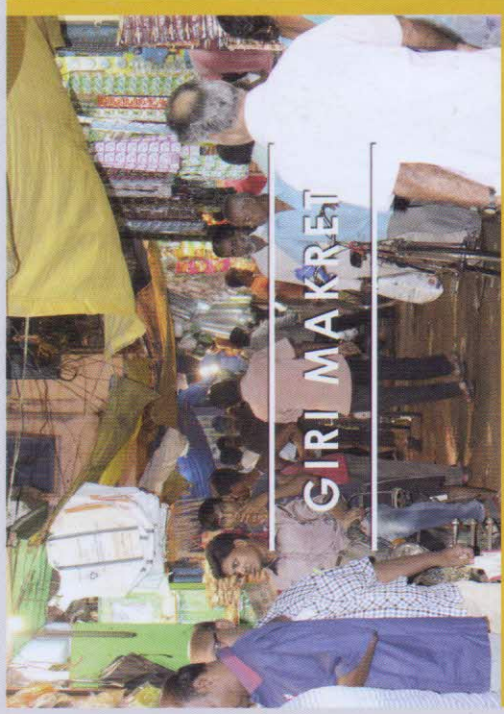
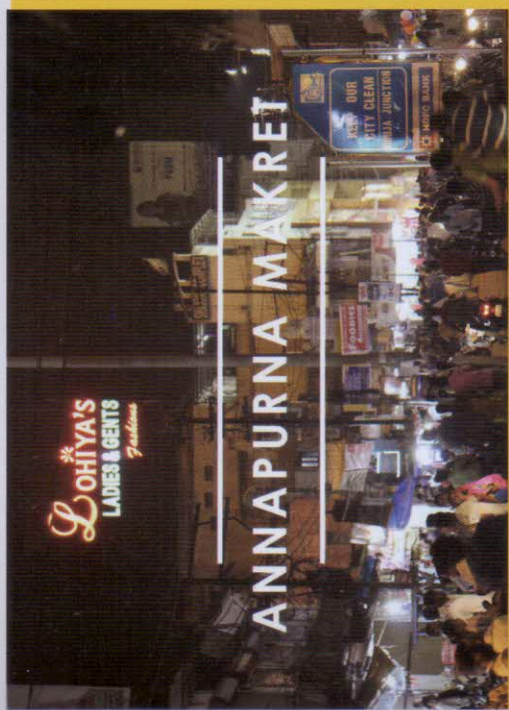
The Secretary
Brahmapur Development Authority,
Court Road, Brahmapur-760004, Ganjam.

From

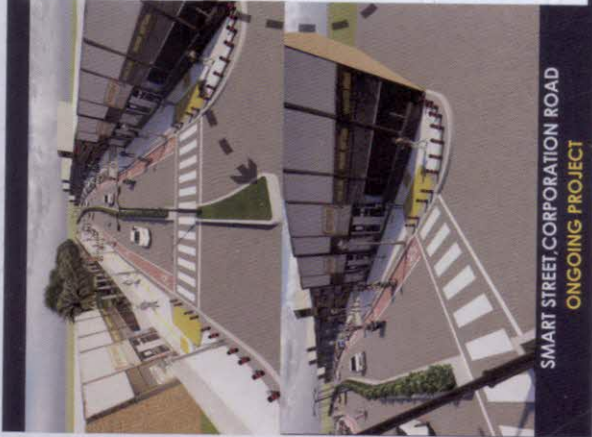
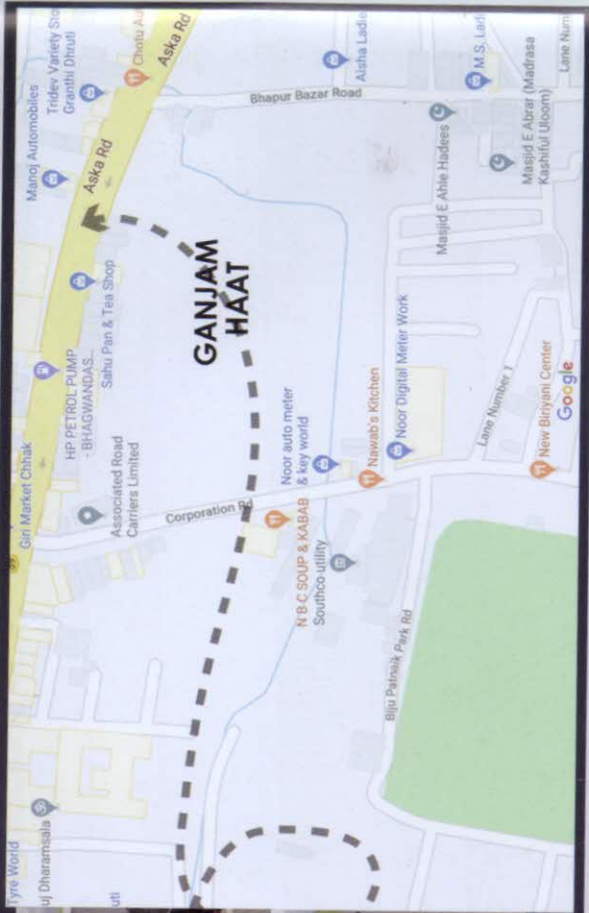
Ganjam Haat Vacant Shop list

Sl. No	Floor	Shop Room No	Dimensions	Area (Sq.Ft.)	Upset Price Per Sft.	Base cost of the shop room
1	First	45	25'X15'	375	Rs.8250/-	375X8250 =30,93,750/-
2	First	46	25'X15'	375	Rs.8250/-	375X8250 =30,93,750/-
3	First	59	25'X15'	375	Rs.8250/-	375X8250 =30,93,750/-
4	Second	79	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
5	Second	80	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
6	Second	82	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
7	Second	83	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
8	Second	85	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
9	Second	86	15'X25'	375	Rs.7700/-	375X7700 =28,87,500/-
10	Second	87	15'X25'	375	Rs.7700/-	375X7700 =28,87,500/-
11	Second	94	15'X25'	375	Rs.7700/-	375X7700 =28,87,500/-
12	Second	95	15'X25'	375	Rs.7700/-	375X7700 =28,87,500/-
13	Second	96	15'X25'	375	Rs.7700/-	375X7700 =28,87,500/-
14	Second	97	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
15	Second	98	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
16	Second	100	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
17	Second	102	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-
18	Second	103	25'X15'	375	Rs.7700/-	375X7700 =28,87,500/-

NEAR BY



DETAILED MAP



SMART STREET CORPORATION ROAD
ONGOING PROJECT

WORK IN PROGRESS

