



**UTTAR PRADESH STATE INDUSTRIAL
DEVELOPMENT AUTHORITY**

RESIDENTIAL PLOTS SCHEME 2026

BROCHURE FOR E –AUCTION

OF

**RESIDENTIAL PLOTS ON
‘AS IS WHERE IS BASIS’**

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY
UPSIDA COMPLEX A-1/4 LAKHANPUR KANPUR 208024

ALLOTMENT OF PLOTS BY UPSIDA THROUGH E-AUCTION

<https://upsida.project247.in/>

**Auction reference no: UPSIDA/2026/Axis/Advt-22 Residential Transganga /Rollover-2/ADVT-25
Commercial & Residential**

Important dates

Date of Advertisement & notice on UPSIDA e-auction Portal	09-07-2026
Beginning date for bidder registration, uploading documents, online submission of required documents and deposition of Catalogue Fee, Application Processing Fee (Participation Fee) & EMD.	09-07-2026 10:00 AM
Last date for online deposition of Catalogue Fee (Document Fee), Application Processing Fee (Participation Fee) & EMD by bidder	27.07.2026 06:00 PM
Last Date of Final submission of Documents	28.07.2026
Auction starts on (only technically qualified bidders)	31.07.2026 10:00 AM onwards to 01:00 PM with up to 10 Extensions
Refund of EMD to un-qualified bidders.	After issue of Allotment Letter Form Head Office.
Last date for online payment of additional EMD based on H1 bid by the H1 bidder	To be Decided After Action
Closure of Auction	31.07.2026
Payment of Reservation Money to UPSIDA's Bank Account which is mentioned in allotment letter.	As per the terms & conditions of allotment letter issued by concern Regional Office

Contact information

For information regarding the registration and e-auction process: Helpdesk by Service Provider

E-mail: ashutosh.verma@axisbank.com Call Center Ph: +91-7310267641

E-mail: apurva@procure247.com Call Center Ph: +91-9106196864

(Monday to Friday 10:00 AM to 7:00 PM and 1st & 3rd Saturday 10:00AM to 6:00 PM)

UPSIDA Contact details: E-mail: eauction@upsida.co.in

UPSIDA Contact details: E-mail: eauction@upsida.co.in

1st & 3rd Saturday 10:00AM to 6:00 PM)

Customer complaints will be responded within 1 working day.

DISCLAIMER

The information contained in this e-auction document or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Uttar Pradesh Industrial Development Authority (UPSIDA in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this e- auction document and such other terms and conditions subject to which such information is provided.

This e-auction document is not an agreement and is neither an offer nor invitation by UPSIDA to the prospective Applicants or any other person. The purpose of this e-auction document is to provide interested parties with information that may be useful to them in the formulation of their application for expressing their interest pursuant to this e-auction (the “Application”). This e-auction document includes statements, which reflect various assumptions and assessments arrived at by UPSIDA in relation to the Auction. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This e-auction document may not be appropriate for all persons, and it is not possible for UPSIDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-auction document. The assumptions, assessments, statements and information contained in this e-auction document may not be complete, accurate, adequate or correct. Each Applicant 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 e-auction document and obtain independent advice from appropriate sources.

Information provided in this e-auction document to the Applicant(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. UPSIDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

UPSIDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, 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 contain in this e-auction document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability the e-auction document and any assessment, assumption, statement or information contained therein or deemed to form part of this e-auction document.

UPSIDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this e-auction document. UPSIDA 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 e-auction document.

UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AUTHORITY

RESIDENTIAL PLOTS SCHEME 2026

Scheme Opens on : 09.07.2026

Scheme Closes on : 27.07.2026

(DOCUMENT SUBMISSION LAST DATE FOR EARNEST MONEY DEPOSITORS : DATE -28.07.2026)

TERMS AND CONDITIONS FOR ALLOTMENT OF RESIDENTIAL PLOTS

Uttar Pradesh Industrial Development Authority (UPSIDA) invites e-Auction for the sale of Residential Plots of UPSIDA as per details described at Annexure-B on 'as is where is basis' as per the terms & conditions described in the Auction Document. It will be presumed that the bidder has visited the site and satisfied himself/herself with the prevalent site conditions in all respects including status and Infrastructural Facilities available, etc. before participating in the e-Auction and submitting the bid.

Processing fee and Document fee

I/We agree to deposit non- refundable Catalogue fee Rs. 1770/- (1500+270 GST) and Application Processing Fee (Participation Fee) of Rs. 2,360.00/-(2000+360 GST) with the submission of Application Form.

ELIGIBILITY FOR APPLICANTS:-

- (i) Individuals or Group of individuals who are Indian Citizens. Besides this Companies, Firms, Societies, Trust, also can apply.
- (ii) Applicant should be competent to enter into contract and should have attained the age of majority.
- (iii) Applicant, their spouse and dependent children should not already have been allotted in full or in part, on lease hold or hire purchase tenancy agreement basis any residential plot or house or flat by UPSIDA.
- (iv) Husband, Wife and their dependent Children will not be eligible for allotment of separate plots and for this purpose they will be treated as single unit.

A- DETAILED ELIGIBILITY FOR COMPANY/FIRMS/SOCITIES/ APPLICANTS:-

Applicant	► Mandatory documents
Individuals/ Proprietorship Firm	► PAN and Aadhar Card ► Photo of applicants ► Certificate from the Chartered Accountant with UDIN number stating Copy of cancelled cheque
Partnership firm	► Registered or Notarized Partnership deed/ Form-1 ► PAN Card of the firm. ► Photo of applicants ► PAN/Aadhar Card of all the Partners. ► Power of attorney by all the partners for authorized signatory for participation in allotment process through e-auction. ► PAN/Aadhar Card of authorized signatory ► Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive ► Copy of cancelled cheque
Companies (LLP/ Private Ltd/ Limited firms)	► Certificate of Incorporation, Memorandum of Association & Article of Association issued by Registrar of Companies ► Shareholding patterns with list of shareholders and Directors duly verified by CA/CS. ► Board resolution for authorized signatory for participation in

	allotment process through e-auction. ▶ PAN/CIN of the company ▶ PAN/Aadhar card of authorized signatory ▶ Copy of cancelled cheque
Trust & Societies	▶ Copy of deed/byelaws of Trust/Society. ▶ Certificate of registration. ▶ PAN of Trust/Society ▶ List of Members/Trustees duly verified by CA/CS. ▶ Power of attorney of authorized signatory by the managing body of Trust/Society for participation in bidder process through e-auction. ▶ PAN/Aadhar Card of authorized signatory ▶ Copy of cancelled cheque

B. MODE OF ALLOTMENT:

- a. If number of applicants in the catalogue are less than 3, application and payment submission date for such catalogue will be extended for 7 working days.
- b. For the type of catalogues as mentioned in the (a) above, such extension can happen maximum 2 times. If number of applicants in the catalogue remains less than 3 in second extension, UPSIDA will cancel the auction for that plot.
- c. If any catalogue is rolled over, to increase the participation for the bid by 7 working days' time extension for submission of the application, new date of the auction shall be provided through corrigendum.

1. DETAILS OF PLOTS:

The details of plots available under the scheme are available in Annexure – 'B'.
The number of plots may increase or decrease depending on availability of the plots at the time of auction.

2. PAYMENT PLAN:

- (i) 10% of total premium of the plot will have to be paid along with application as earnest money and 40 % of the total premium (H-1 bid price) will be payable within 60 days from date of allotment letter issued as reservation money.
- (ii) Remaining 50% of the premium is payable in 6 half yearly equal installments along with interest @ MCLR +1%p.a. on the total balance premium from time to time from the date of allotment
- (iii) Rebate of 2% shall be admissible in case the total premium paid within 60day from the date of allotment.

3. PERIOD OF LEASE:

The allotment of residential plot will be made on lease hold basis. The lease shall be for a period of 90 years from the date of allotment.

4. GROUND RENT/LEASE RENT:

In addition to the premium of plot, the lessee shall have to pay yearly ground rent/lease rent as mentioned in allotment letter and lease deed

CHANGE IN THE ENTRIES IN APPLICATION FORM:

Once an application is submitted, no amendment in the application form will be accepted. Change of address, if any, may be communicated to the Authority by registered post to the Residential Plot Department, UPSIDA. The applicant should also make arrangement to get letters redirected at the changed address, respectively for undelivered letters. However, date of allotment letter shall hold good for payment of allotment money and instalment, in case of delay in receipt of the letter due to change in address.

5. EXECUTION OF LEASE DEED AND POSSESSION:

1. The H1 bidder has to execute Lease Deed within 120 days from the date of allotment .
2. The H1 bidder has to take over possession of land within 30 days of executing the Lease Deed
3. The H1 bidder shall have to get the maps approved within 90 days of taking possession. The formalities to be done in this regard are available on the website
4. The H1 bidder has to start construction within 30 days of approval of the map

5. AREA OF PLOT :

Actual area of plot allotted or handed over may vary from the size of the plot advertised in the scheme or applied for. If the area of the plot indicated in the allotment letter issued by the Authority or actually handed over to the allottee is found less than the area applied for, a proportionate change in the amount of premium shall be made. The allotment of excess area on the basis of Site Plan of the plot, shall be made at the current rate prevailing at the time of allotment of additional land and premium of excess area will be recovered in lump sum. No interest would be charged for first 30 days from the date of allotment of excess area. In the event of failure to deposit premium of excess area, penal interest would be charged for the defaulted period as per the prevailing policy of UPSIDA. No dispute/objection will be allowed to be raised by the allottee on the ground of variation in the size of the plot. The allottee will have no right for change of plot or refund of registration money deposited by him/her, on this account.

If the variation between the plot area applied for and the area allotted is more than 20 percent and the allottee is unwilling to accept the enhanced or reduced area, the registration money/ amount deposited by the allottee will be refunded without any interest by RTGS or through Cheque, if he/she applies for refund within 30 days from the date of issue of allotment letter/such communication. Even when the allottee is willing to accept the excess area, which is greater than 20% of the allotted plot, right of allotment shall vest with the authority.

6. SURRENDER

In case the allotment is surrendered within the 60 days from the date of allotment, **TOTAL EMD** will stand forfeited to the UPSIDA In such case of surrender of allotment only application made on official e-mail (ceo@upsida.co.in) will be considered and date of receiving of email will be considered as date of surrender

1. In the event of surrender of the allotment after 60 days the following amount will stand forfeited to the UPSIDA
 - i. Interest @ MCLR+1% per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid), premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not
 - AND**
 - ii. Use and Occupation charges/Lease Rent from the date of allotment till the date of surrender
 - AND**
 - iii. The cost of shed towards depreciation as per prevailing UPSIDA policy, in case of constructed sheds allotted by UPSIDA

The Balance amount, if any, out of the deposits made by the H1 bidder till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amount to be forfeited, the H1 bidder shall be liable to pay the difference and the same shall be recoverable by UPSIDA from the H1 bidder

7. AS IS WHERE IS BASIS :

The allottee will have to accept the plot on 'AS IS WHERE IS BASIS'. Interested bidders shall conduct their own diligence prior to participation about the disputes, encumbrances, litigations, attachment, status of acquisition, encroachments and any other rights attached to the plot before they bid. If the allottee fails to do so, UPSIDA shall not be responsible or be committed to any encumbrances attached to the plots. The allottee would have no right whatsoever to claim any alternate plot in lieu of the plot originally allotted to him. No rebate or grace shall be accorded to him regarding time extension, amount payable or applicable interest or refund.

8. EXPENSES RELATED TO LEGAL DOCUMENTATION :

The cost of stamp duty for execution of lease deed and expenses against registration of legal documents and/or its copies and all other incidental expenses will be borne by the allottee. Transfer charges shall be payable on transfer of immovable property or any other duty or charges that may be levied by any Authority empowered in this behalf.

9. PERIOD OF CONSTRUCTION:

The allottee/lessee will have to complete the construction on the plot and to obtain Occupancy Certificate of plot from the Authority within **Five years** from the date of execution of legal documents. In case the lessee does not construct the building within the stipulated time provided in the lessee deed, the plot is liable to be cancelled unless the lessee is given time for construction as per prevailing policy at the time of such application as per prevailing policy.

The extension for completing the construction of plot can be granted on payment of extension charges as per prevailing policy of UPSIDA.

10. LAND USE:

The plot shall be used only for residential purpose. The allottee shall not indulge in any such act/activity on the premises which may amount to change in land use and/or is likely to cause pollution or nuisance. Use of residential plot or part thereof for the purpose of non-residential purposes e.g. shop, office, nursing home, school etc., would amount to breach of conditions and allotment/lease deed of plot would be deemed to be cancelled/determined even without issuing notice for cancellation. The Authority shall be free to re-enter into the premises after giving 15 days' notice to vacate the plot/premises.

11. OBSERVATION OF BUILDING BYE-LAWS:

- (i) Construction of the building on the plot will be according to approved building plan and specifications approved by the competent Authority.
- (ii) The allottee/lessee will not be entitled to sub-divide the plot area or amalgamate it with any other plot.

12. MORTGAGE:

The allottee/lessee, with the prior permission of the Chief Executive Officer, UPSIDA or any other officer authorised by him, may mortgage the residential plot to the Banks, Govt. Organisations/financial institutions approved by Reserve Bank of India or National Housing Bank, for availing loan for purchase of plot or construction of house on the plot.

Mortgage permission shall be allowed by UPSIDA Authority only after the payment of reservation money.

13. TRANSFER

The transfer of plot or house built upon it, shall not be permissible without prior permission of the Chief Executive Officer, UPSIDA or any other officer duly authorized by him in this regard after getting the occupancy certificate. Such permission will be granted on the basis of the terms & conditions prevailing at the time of application and

charges as prescribed and levied by the Authority shall be charged before granting such transmission.

14. LIABILITY TO PAY TAXES:

The allottee/lessee will be liable to pay all taxes, charges, fee and assessment of every description in respect of the plot whether assessed, charged or imposed on the plot or on the building constructed thereon, by the lessor or any other competent Authority.

15. CANCELLATION AS A CONSEQUENCE OF BREACH OF TERMS AND CONDITIONS:

1 The allotment will be cancelled if and when any of the following mentioned violation happens and further action after cancellation shall be taken up as mentioned in this document:

- a. If the H1 bidder fails to comply to any of the conditions stipulated herein above within the time stipulated above

OR

- b. If the H1 bidder fail to make payment of interest and/or premium on or before the due date(s) mentioned in this document

OR

- c. If the H1 bidder fails to comply to any clause mentioned in this document

OR

- d. If the H1 bidder violates any terms and conditions of allotment letter, Lease Deed executed for the plot or any other rules or regulations of UPSIDA

2. In the event of cancellation of the allotment on account of any default on the H1 bidder's part, the following will stand forfeited to the UPSIDA

- a. Interest @ MCLR+1% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned herein above, irrespective of the fact whether the dues had been paid in time or not.

AND

- b. Use and Occupation charges/Lease Rent from the date of allotment upto the date of cancellation

16. CONSEQUENCES OF MISREPRESENTATION:

If the allotment/lesser of the plot is obtained by any misrepresentation, suppression of material fact, mis-statement or fraud, allotment/lease of plot may be cancelled/determined and the possession of the plot and building thereon (if exists) may be resumed by the Chief Executive Officer, UPSIDA or his duly authorized representative. The allottee/lessee will not be entitled to claim any compensation. Entire money deposited will also be forfeited in favour of the Authority. Besides, Authority will be at liberty to initiate legal/criminal action against such allottee/lessee.

OVER RIDING POWERS OVER DORMANT PROPERTIES:

The Authority reserves the right to all mines, minerals, coals, golds, earth gold quarries, in, over or under the allotted plot and shall have full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining, removing & enjoying, the surface of the residential plot or for any building for the time being standing thereon provided always that the Authority shall make reasonable compensation to the allottee/lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation, the decision of the Chief Executive Officer, UPSIDA will be final and binding on the allottee/lessee.

17. Lock-in process in Detail:

As per the norms of UPSIDA Authority, one person can have only one allotment for

himself. For this during e-auction process bidders are restricted to be highest bidder for bidding of only one single plot. For this UPSIDA Authority has introduced lock- in process during e bidding.

This process would reserve a person to be highest bidder for only one plot. This process would be active all through the auction and every time bid of a person becomes highest for one plot, his bidding capacity will get locked for the other plots (for which he has submitted EMD).

18

- i. The H1 bidder is required to allocate the balance amount of EMD based on bid price after adjustment of previously deposited amount of EMD within 3 days of receipt of the email intimation. This Balance EMD amount is calculated as the difference between 5% / 10% of the value of the plot/property based on the H1 bid in the e-auction process and the EMD amount already paid.
- ii. In case of non-payment of Balance EMD within the specified period by the final H1 bidder, the plot shall not be offered to the H2 or any other bidder through this auction process. The previously deposited EMD of the final H1 bidder in such cases shall be forfeited and new e-auction for the plot will be initiated.
- iii. After confirmation of the payment of Balance EMD amount from the H1 bidder, UPSIDA will process approval of allotment of plots to H1 bidder and issue the allotment letter within 7 working days.
- iv. The final H1 bidder is required to deposit Reservation Money within 60 days of issuance of Allotment Letter as per the Terms and Conditions described in this document and allotment letter. The Reservation Money is calculated as **50% of the value of lease premium of plot /value of property** (Reservation Money includes EMD amount already paid) and shall be payable as per UPSIDA's prevailing rules and regulations.
- v. In case the final H1 bidder fails to pay the reservation money within 60 days of issuance of allotment letter, the EMD deposited shall be forfeited and new e-auction for the plot will be initiated.

19. **OTHER CLAUSES:**

- (i) The Chief Executive Officer, UPSIDA reserves the right to make such additions, alternation or modifications in the terms and conditions of allotment from time to time as its sole discretion..
- (ii) In case of any clarification or interpretation regarding these terms and conditions, the decision of the Chief Executive Officer of the Authority shall be final and binding on the applicant.
- (iii) If due to any "FORCE MAJEURE" circumstances beyond Authority's control, the Authority is unable to effect allotment or delivery of possession of allotted plot, entire deposited amount towards plot premium will be refunded along with interest @6% p.a., if delay in refund is more than three months from the date of allotment.
- (iv) For all disputes on any issue pertaining to allotment/lease, the jurisdiction of disputes will be the District Court, Kanpur Nagar and/or the High Court of Judicature at Allahabad.
- (v) After the completion of allotment allottee will be governed by the provisions of U.P. Industrial Area Development Act, 1976 and by the Prevailing operating manual /Rules/Regulations framed or directions issued there under.