



**HP. HOUSING & URBAN DEVELOPMENT AUTHORITY
"NIGAM VIHAR SHIMLA-171002"**

AUCTION NOTICE

The Himachal Pradesh Housing and Urban Development Authority (HIMUDA) invites the application from Registered eligible Education Society / Trust to participate in the **Spot Auction of School Site** on leasehold basis in Housing Colony Theog, District Shimla[HP] :

Place at School Site available alongwith detail

SCHOOL SITE IN HOUSING COLONY THEOG , DISTRICT SHIMLA[HP]	
Total Area in Sqm.	2829.40. Sqm.
School Site Area in Sqm.	970.50.Sqm.
Play Ground Area in Sqm.	1858.09Sqm.
Reserve Price	Rs. 2,73,74,500/-
Lease rent P.A	Rs.2830/- [excluding GST]

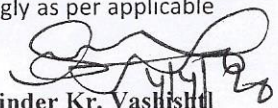
Details of Auction:

The spot auction of the above School Site will be conducted as per the schedule given below:

- Date of Auction: 18-4-2026**
Time: [11:00AM]
Venue: [Housing Colony at Theog, District Shimla]

Terms & Conditions:

- The School Site will be allotted on **leasehold basis** as per HIMUDA rules.
- Interested bidders must deposit **10% of the reserve price / earnest money** before participating in the auction.
- The **highest bid** shall be subject to approval by the Competent Authority.
- The successful bidder shall deposit 10% of the bid amount on the spot, & Balance amount as per terms mentioned in the allotment letter.
- The bidder must bring valid **identity proof and PAN card** of the Trust / Society at the time of auction.
- HIMUDA reserves the right to **accept or reject any bid** without assigning any reason.
- Detailed terms and conditions, reserve price, and site plans can be obtained from the office of the undersigned or downloaded from the official website.
- The site is meant strictly for **educational purposes** and shall be used accordingly as per applicable rules and regulations.


[Dr. Surinder Kr. Vashista]
CEO-cum-Secretary,
HIMUDA Shimla-2

For enquiry please contact:
Phone:- 0177-2623790, 2623705,
Website :-www.himuda.hp.gov.in



H.P. HOUSING & URBAN DEVELOPMENT AUTHORITY
(A State Government Undertaking)
BROCHURE FOR AUCTION OF SCHOOL SITE IN
HOUSING COLONY THEOG, DISTRICT SHIMLA

Cost of Brochure

HIMUDA offices:

Price Rs. 1,180/-

By registered post:

Price Rs. 1,236/-

From HIMUDA website: www.himuda.hp.gov.in (Price Rs. 1000/-)

Contact Details:

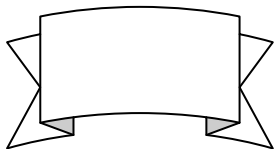
**Executive Engineer {E.M. & B.D}: ☎ 0177-2623790 &
2623705**

Chief Finance Officer: ☎ 0177-2622681 & 2628044

Fax No: ☎ 0177-2620521 & 2623860

Website: www.himuda.hp.gov.in

e-mail (✉) : info@himuda.com



THE AUCTION WILL BE HELD ON 18-4-2026
AT 11:00AM IN HOUSING COLONY AT THEOG,
DISTRICT SHIMLA [HP]

(In case due to administrative reasons change in above dates take place please see our website.)

Owing to recent industrial and urban development around **Theog Housing Colony**, including nearby areas such as **Shimla outskirts**, the regions have emerged as most rapidly growing industrial and residential belts of Himachal Pradesh. A strong **educational infrastructure** is a primary requirement to support this expanding industrial and residential region.

To meet the growing demand for schools and professional education facilities in this post-globalization era, HIMUDA proposes the development of **modern School Site** at Theog , District Shimla.

TERMS AND CONDITIONS FOR SALE OF SCHOOL SITE THROUGH SPOT AUCTION IN HOUSING COLONY AT THEOG, DISTRICT SHIMLA [HP].

1. Terms and conditions will be followed generally but the H.P. Housing and Urban Development Authority reserves the right to change any of them at its Sole discretion, if and when considered necessary.
2. The Lease shall be governed by the provisions of the H.P. Housing and Urban Development Authority Act, 2004 and Allotment Regulations made thereunder as amended and as per decisions taken by the Board of Directors of the Authority from time to time. In addition to the present terms and conditions, conditions of Allotment letter, Lease deed and Auction/Sealed bid notice will also be applicable.

Location

3. The School Site is situated in HIMUDA Housing Colony at Theog, District Shimla Detail of School Sites are as under:-

School Site in Housing Colony Theog , District Shimla[HP]	
Total Area in Sqm.	2829.40. Sqm.
School Site Area in Sqm.	970.50.Sqm.
Play Ground Area in Sqm.	1858.09Sqm.
Reserve Price	Rs. 2,73,74,500/-
Lease rent P.A	Rs.2830/- [excluding GST]

Eligibility

4. Only individuals, registered societies, trusts, educational institutions, or organizations eligible to run educational institutions as per Government norms shall be permitted to participate in the auction.
5. Any registered societies, trusts, educational institutions, or organizations can apply and obtain one or more Units on lease.
6. A person can bid on behalf of registered societies, trusts, educational institutions, or organizations only if he/ she has proper written authority to do so.
7. No addition in the name of Purchaser shall be allowed after the acceptance of bid. The name of the person in whose behalf bid has been accepted shall be made known to the CEO-cum-Secretary by the bidder at that very time and no alteration in the name shall be allowed, if the bid is given on behalf of a firm or a company the number of shares of each share holder or exact share of each partner , Co-owner or joint owner shall be made known by the bidder immediately after the fall of the hammer and no subsequent addition or alteration in the number of shares declared at the time of auction shall be allowed.
8. The participant shall produce the photo /ID proof at the time of auction.

9. In case of a bid on behalf of a registered societies, trusts, educational institutions, or organizations., the bidder shall produce to the satisfaction of the Auction Committee necessary documents so that the registered societies, trusts, educational institutions, or organizations, as the case may be, has been duly registered under the relevant law and that he has the authority to bid and enter into an agreement of sale on its behalf. However, the Auction Committee may allow such company partnership or Association to participate in the auction provisionally subject to production of relevant document legal authorization before issuance of allotment letter. The decision of auction committee will be final.
10. Notwithstanding the percentage of share in the property the liability of all the Lessee(s) would continue to be joint and several.

General Terms & Conditions

11. The School Site will be given on lease hold basis for 80 years at the first instance. After expiry of this period, the lease may be renewed on such terms and conditions and for such period at the lessor's option. In addition to the auction premium, rent @ 2.5 % of the cost of the raw land for the first 27 years is payable every year as lease rent. This rent shall be 3.75 % for the next 27 years and 5 % for the remaining 26 years of the lease.
12. Ten percent (10%) of the highest bid shall be paid on the spot by the highest bidder in cash **or** by means of a demand draft/ Bankers Cheque payable to the Chief Executive Officer-cum-Secretary, HIMUDA drawn on any Scheduled Bank situated at Shimla. The successful bidder shall be issued Allotment Letter by registered post and another Fifteen percent (15%) of the bid accepted shall be payable by the successful bidder, in the manner indicated, within forty five days of the date of allotment letter conveying acceptance of the bid by the Chief Executive Officer-cum-Secretary, HIMUDA, failing which the ten percent amount already deposited shall stand forfeited to the Authority and the successful bidder shall have no claim to whatsoever.
13. The lease shall be deemed to have taken effect from the date of bid acceptance i.e. from the date of issuance of Allotment Letter and from this date interest @ 11 % shall be charged on the 75% balance of the premium. The balance 75% premium can be paid in lump sum within 45 days from the date of acceptance of bid without interest then **they will be entitled avail 5% rebate on the balance lump sum amount payable in equal installment.** Otherwise 11 % per annum interest in three annual installments will be charged , first installment being payable within one year from the date of the allotment along with lease rent. It will be the responsibility of the lessee to pay annual installment **without waiting for any notice and the Authority will not be under any obligation to issue any demand notice.**
14. All the payments shall be made in favour of the Chief Executive Officer- cum- Secretary, Housing & UDA through **RTGS/NEFT UCO Bank Account No. 09810200000049 Nigam Vihar, Shimla-2 IFSC Code No. UCBA0000981** or through Bank Draft if favour of CEO-cum-Secretary HIMUDA Nigam Vihar Shimla-2 payable in any scheduled Bank at Shimla. Payments through cheque will not be acceptable.
15. After making payment of 25% of the premium, Lessee shall execute a Lease Deed in respect of School Site in the prescribed form in such manner as may be prescribed by the CEO-cum-Secretary within forty five days of allotment or within such extended period as may be allowed by the CEO-cum-Secretary, failing which the CEO-cum-Secretary may cancel allotment and forfeit 25% of the premium. The lessee shall bear and pay all expenses in respect of execution of lease deed i.e. the stamp duty & registration fee payable thereof in accordance with the Law in force at the time of execution/registration of lease deed.
16. The possession of the property shall be handed over on receipt of the dues, documents and on fulfillment of conditions stipulated in the allotment letter. If physical possession thereof is not

taken over at site within the prescribed period mentioned in the allotment letter, the lessee **shall be liable to pay watch & ward charges** till the date of taking over actual possession and watch & ward charges @ 0.1% of the cost per month for first three month. If lessee fails to take over the possession within 3 months (after expiry of 45 days as mentioned above), watch & ward charges @ 0.2% per month will be recoverable beyond three months.

17. In case the lessee fails to deposit the installment and the annual lease rent by the due date the penal interest will be charged @ 13% per annum for delayed payment. Smallest unit for calculation of penal interest will be one month, i.e., penal interest will be charged for the whole month even if the default is for one day.
18. On repeated/chronic defaults, the CEO-cum-Secretary, HIMUDA, after affording the reasonable opportunity of being heard may allow either-r payment of installment/rent with penalty which may extend to 100% of the amount due or interest @ 13% per annum for the delayed period or order cancellation of lease & resumption of unit and forfeit the whole/part of the amount already paid.
19. Each installment shall be remitted to the CEO-cum-Secretary and every such remittance shall be accompanied by a letter showing the full particulars of the School Site to which the payment pertains. In the absence of these particulars the amount remitted shall not be deemed to have been received and accounted for misc account.
20. In case the lessee fails to make payment of dues in accordance with the terms and conditions of allotment and lease deed, the party shall be liable to pay to the Authority all expenses incurred on issue of notices and litigation including counsel fee.
21. The bidder who does not complete the necessary formalities shall render his/her unit liable for cancellation as per rule and no surrender of units will be acceptable.
22. The covered passages (verandah) shall not be encroached upon or used for any purpose other than a public passage.
23. The unit shall not be used for any purpose other than for which it has been leased out. Any breach on this account shall make the lease liable to be terminated.
24. The School Sites, shall be handed over on "**As is, where is, What is, Whatever is basis**". The H.P. Housing and Urban Development Authority does not own any responsibility for leveling the uneven sites. It will be presumed that the sites of property have been visited/seen by the intending bidder and no objection whatsoever in this regard shall be entertained afterwards.
25. No Fragmentation of the site shall be permitted.
26. All the open spaces, parks, parking, public amenities etc. shall be the property of the H.P. Housing and Urban Development Authority and the Authority reserves the right to use such spaces for any other purpose at its discretion as and when required. The Authority will only provide basic services like roads, water and sewerage etc. for which lessee shall have to apply at his own cost.
27. The sign board shall be permitted at the place, depicted in the frame control drawing and no where-else. The right of display of advertisement on and use of wall of the site and the benefit derived there from shall vest in HIMUDA.

28. All rent rates, taxes, charges, fees, assessment, Municipal or otherwise, other levies of whatsoever nature levied upon the property by the local authority/State Govt. from time to time shall be payable by the Lessee directly.
29. GST as fixed by the central/State Government from time to time shall be paid by the lessee.
30. The lessee shall be liable to pay all such fees or taxes or charges as may be levied by the Himachal Pradesh Housing & UDA for maintenance of the common services till the time, the same are taken over by the local authority. In case of any default for payment of such charges panel interest @ 13% per annum will be payable.
31. In the event of default, breach or non compliance of any of the terms and conditions of lease or for furnishing any wrong or incorrect information the CEO-cum-Secretary shall be competent to cancel the lease and forfeit 25% of bid/auction money. In case cancellation takes place after deposit of annual installment(s), the total interest due on premium upto date of cancellation shall be deducted at the normal rate from such deposit. Besides, annual rent and penal interest, if any, paid shall also be forfeited.
32. Further , in case the lessee has raised any construction on the allotted site , the entire structure so constructed shall upon such cancelation vest absolutely in HIMUDA without any compensation whatsoever and the lessee shall be bound to handover peaceful possession of the site alongwith such structure to HIMUDA.
33. Water, sewerage and electric connection shall be arranged by the lessee at their own level and at their own expenses directly from the concerned authorities.
34. The Authority may depute its officers and servants on all reasonable times and in a reasonable manner after 24 hours notice in writing to enter in and upon any part of the land/building erected there on for the purpose of ascertaining that the lessee has duly observed the conditions of allotment and lease deed.
35. After the lessee has paid full premium for the unit whether before or after construction of building according to the sanctioned plan, he may with the prior permission of the CEO-cum-Secretary transfer his/their rights in the unit subject to the conditions that transfer charges as fixed by the HIMUDA from time to time shall be payable to the Housing & UDA before registering such sale or transfer. However transfer of lease hold rights & transfer of allotment of residential house with in the blood relations may be allowed on payment of transfer charges as fixed by the HIMUDA from time to time. Blood relations for this purpose would only include wife, husband, father, mother, son and daughter (both married or unmarried). The transfer charges as indicated above will be amended and applicable as fixed by the Authority from time to time.
36. If any dispute arises between the Authority and the lessee with regard to exercise of the powers and discharge of functions by the Authority, decision of the Chairman, HIMUDA, on such disputes shall be final and binding.
37. The construction, if any, shall be done as per the approval of the Competent Authority under the relevant Act/building bye-laws for the Area.
38. School Site lessee is required to construct the building within 5 years from the date of issue of allotment letter after getting the plans approved from HIMUDA/Local Authority as the case may be. If the lessee fails to construct the building within a period of 5 years from the date of

allotment, the lessee shall be liable to pay HIMUDA a levy @ 5% of the final bid money per year or as fixed by the Authority from time to time.

Provided that extension in exceptional cases will be granted upto 10 (ten years) from the date of final allotment letter and thereafter no further extension will be granted and rather proceedings for resumption of plot will be initiated at the risk and cost of Vendee/allottee.

- 39. The CEO-cum-Secretary reserves to himself the right to withdraw any number of Units that may have been announced for Auction and to reject/accept any/all of bids without assigning any reason.
- 40. The Authority may revoke cancellation of any unit if the lessee pays all outstanding dues alongwith interest, litigation and penalty charges as decided by the authority and also agrees not to breach any of the Terms and Condition of Lease in future.
- 41. All disputes shall be subject to the jurisdiction of Courts within Shimla City.

Serial No _____, 2026



APPLICATION FORM FOR PARTICIPATION IN SPOT AUCTION

(FOR ALLOTMENT OF SCHOOL SITE IN HOUSING COLONY AT THEOG , DISTRICT SHIMLA [HP])

1. Name of Applicant / संस्था का नाम : _____
2. Father's / Husband's Name: _____
3. Complete Address (with PIN Code): _____
4. Contact Details:
Mobile No.: _____
Email ID: _____
5. Type of Applicant (Tick one):
 Individual
 Society
 Trust
 संस्था (Educational Institution)
6. Name of School / संस्था : _____
7. Registration Details (for Society/Trust/Institution):
 - Registration No.: _____
 - Date of Registration: _____
 - Issuing Authority: _____
8. Earnest Money Deposit (EMD) Details:
Amount: ₹ _____
Mode of Payment: _____
DD/UTR No.: _____
Date: _____
PAN Number: _____
Aadhaar Number: _____

I/ We hereby declare that I have carefully read and understood the terms and conditions of School Site (on lease hold basis) supplied by HIMUDA, Nigam Vihar, Shimla-2 and do hereby agree to abide by them.

Date:-
Place:-

Signature

[The specimen signatures of the bidder]

1. _____ 2. _____ 3. _____

Received a sum of Rs.....(Rupees.....
.....)only from Shri.
on account of earnest money.

Authorized signatory



HIMUDA NIGAM VIHAR SHIMLA

**HEAD OFFICE AT NIGAM VIHAR SHIMLA-
171002**

Contact No. 0177-2623860, 2623790,2623705.

Email: info@ himuda.Com

Website: www.himuda.hp.gov.in