

DETAILED TERMS & CONDITIONS OF SALE OF COMMERCIAL PROPERTIES OF DIFFERENT CATEGORIES ON LEASEHOLD BASIS THROUGH E-BID (GeM PORTAL) BY CHANDIGARH HOUSING BOARD.

1. MODE OF BID (FORWARD AUCTION) & PAYMENT: -

- (a) The Sale of Commercial property shall be held on Lease Hold Basis by way of E-Bid on GeM Portal. The E- Bid process is open for all the citizens of India as well as NRIs/PIOs above 18 years of age. The persons already having any Commercial property can also participate in the E-Bid. A person may be competent to bid on behalf of another person/partnership firm/company/Hindu Undivided Family (HUF) subject to the condition that in case of e-bid is declared successful, an authorisation will be submitted to CHB prior to the issuance of Allotment Letter, failing which the EMD will be forfeited. The allotment will be made in the name of person (highest bidder) for E-bidding. However inclusion of family member may be allowed prior to issuance of Allotment letter. Here, it may be noted that deletion or replacement of any name is not permitted.
- (b) The E- Bid is being held on "As is where is basis". E- Bid process would be through the website <https://gem.gov.in>.
- (c) The Authorized officer has absolute right to accept or reject any or all the offer(s) or adjourn/postpone/cancel/extend the E-Bid without assigning any reason thereof. The bidders are advised to go through the detailed Terms & Conditions of E- Bid on the web portal of <https://gem.gov.in> and www.Chblonline.in before participating in the e- Bid. **Participation in the e- Bid process would be treated as acceptance of the Terms & Conditions.** Further, steps to participate in the E-Bid on GeM Portal kindly visit the website i.e. https://gem.gov.in/training/training_module (Click on Forward Auction and select Buyer/Bidder in the middle of the web page).
- (d) The E-Bid would be conducted strictly as per the scheduled date and time mentioned against each property till closure (with unlimited extensions with an increase of at least Rs. 10,000/- every time). The highest bidder at the time of closure of e-Bid process shall be declared as a successful bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Competent Authority.
- (e) The interested bidders who require assistance on e-bidding process etc. may contact the Help Desk at Reception Counter, CHB and for any property related query may contact **Sh. Bharat Pal, Clerk**, on phone number: **0172-2511135**, during Office Hours i.e. 10.00 A.M. IST to 5.00 P.M. IST on all working days.

For assistance, bidders may contact at Mobile No's: -

For general assistance:-

- i) 8010978115 Sh. Vishal Goyal, (Clerk), CHB.

For technical assistance:-

- ii) 7986444535 Sh. Harpreet, (Programmer), CHB.

- (f) The respective qualified bidders may avail online training on e-Tender from <https://gem.gov.in> any time, at his/her convenience. Neither the authorized officer/Bank nor GeM authority shall be liable for any network or connectivity issues and the interested bidders should ensure that they are technically well-equipped for participating in the E-Bid.
- (g) In case of Bidding at the last moment, bidders are requested to make all the necessary arrangements/alternatives such as power supply backup etc. so that they are able to participate in the E- Bid till final closure.
- (h) The Bidder, if residing outside India, shall be solely responsible to comply with the necessary formalities as laid down in the Foreign Exchange Management Act and other applicable laws including that of remittance of payment(s) and obtaining requisite permissions as prescribed by law for acquisition of the unit. The CHB will not be responsible or liable for any concealment or violation in this respect by the Bidder.
- (i) The Bidder has to get his/her complete address registered with the CHB at the time of allotment and it shall be his/her responsibility to inform the CHB by registered post about all subsequent changes, if any, in his/her address failing which calls/ notices and letters posted through registered/speed post at the last address registered with the CHB, shall be deemed to have been received by the him at the time when those should have normally reached at such address and he shall be responsible for any default in payment and other consequence that might accrue therefore.
- (j) The Bidder shall undertake to abide by all the laws, rules and regulations or any instructions of Chandigarh Housing Board/Chandigarh Administration as may be made applicable to the Floors, storage spaces, car parking spaces, other common areas, facilities and amenities.
- (k) The applicant/successful bidder should not have been debarred by any Court of law/authority from executing any contract with CHB/Govt. department.
- (l) The Chandigarh Housing Board has absolute right to change any or all terms and conditions at any point of time.

2. EARNEST MONEY DEPOSIT (EMD)

It is the responsibility of the bidder to pay the EMD online through GeM Portal only. GeM Portal will allow bidders to participate in the auction only when EMD has been paid through GeM Portal successfully. EMD should not be paid to Chandigarh Housing Board directly otherwise it will not be refunded. The GeM Portal that has kept the EMD in escrow account on behalf of CHB will transfer the EMD of Successful bidder to CHB on acceptance of highest bid. The GeM Portal will refund the EMD to unsuccessful bidder directly from the escrow account.

NOTE: In case, where bidding for more than one property, the interested bidder has to submit separate EMDs against each property that he/she wants to bid for.

3. **INSPECTION (Commercial properties on leasehold basis)**

Sr. No.	Units	No. of Units	Days for inspections (10.00 AM to 05.00 PM)
1.	Commercial properties on leasehold basis. (Annexure 'A')	79	Every Saturday

4. **DEPOSIT AT CLOSE OF THE BID AMOUNT (25%)**

The highest bidder will have to deposit 25% (twenty-five percent) of the bid amount (after adjusting EMD) within 05 working days of close of the financial bid. In case, the bidder does not deposit the required amount within the stipulated period then the EMD shall be forfeited and the bidder shall not have any claim to it whatsoever. Further, the bidder will be blacklisted from bidding any property of CHB in future. The payment (other than EMD) would be made through RTGS/NEFT to the following Account of the Chandigarh Housing Board.

Name of Bank – HDFC Bank Ltd., SCO 46-47, Sector-9 D, Chandigarh.

Bank Account No. 50100159943414

IFSC Code- HDFC0001306.

5. Thereafter, an agreement to sell shall be executed between the Chandigarh Housing Board, Chandigarh and the Bidder in the prescribed form as at form 'B-1' of Chandigarh Estate Rules 2007, as the case may be, with a stipulation that in case of default in making timely payment of the remaining balance of 75% within the stipulated time period, the amount of 25% paid by the Bidder shall be forfeited and the intending purchaser shall have no claim to any damages. However, in case the Chandigarh Housing Board, Chandigarh fails to fulfil its obligation to allot the property for any reason or in public interest, the Chandigarh Housing Board shall return the amount of 25% so paid by the Bidder and the intending purchaser shall have no claim to any damages.
6. The remaining 75% of the consideration money shall be deposited by the intending purchaser within 90 days from the date of issuance of letter of acceptance by way of prescribed mode of payment failing which the offer of allotment shall be deemed to have been cancelled and the payment made shall be forfeited and the intending purchaser shall have no claim to any damages.

Provided that if last day happens to be public holiday, the next working day shall be deemed to be the last day for such payment:

Provided further in case of allotments to Government (s) or Semi Government (s) or its autonomous bodies/ organizations, the period for the above said payment may be extended by the Chandigarh Housing Board on a written request by the Organization/ Department justifying the delay to the satisfaction of Chandigarh Housing Board, subject to payment of interest @ 12% per annum for

the period of delayed payment, provided that such delay shall in no case exceed 1 year or 12 months on the whole.

7. Upon the receipt of full consideration money, the Chandigarh Housing Board shall issue Allotment letter to the intending Purchaser giving the Terms & Conditions of allotment. Thereafter, the encumbrance free possession of the Property shall be given to the bidder. The successful bidder shall execute a Lease Deed in the prescribed performa as per the directions of the Chandigarh Housing Board.
8. As per provisions contained under Section 194-1 A of Income Tax Act, 1961, 1% TDS as Income tax is leviable on the total consideration for transfer of immovable property costing above Rs.50.00 Lac. In case the total consideration for transfer of immovable property is more than Rs.50.00 Lac, it is the responsibility of the purchaser to deduct 1% amount out of the total consideration and deposit the same with Income Tax Department after mentioning his/her PAN/TAN and PAN OF Chandigarh Housing Board (PAN NO. AAALC0132H) and he will submit the photocopy of receipted online challan in respect of the TDS so deposited and the balance amount payable to Chandigarh Housing Board would be total consideration minus 1% of TDS. The purchaser shall bear the applicable stamp duty/additional stamp duty/transportation charges/fees etc. and also all the statutory and non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody. Any Govt. tax/Levy present as well as future shall be borne by the bidder/participant. TDS @ 1% will be deposited as per detail given below: -

Name of the Seller: - Chandigarh Housing Board

Address of the seller: - 8 Jan Marg, Sector 9-D, Chandigarh.

PAN No. Of the Seller: - AAALC0132H

Mobile No. : - 9888553436

9. The sale of Commercial Properties shall be governed by the provisions of The Haryana Housing Board Act, 1971 (as extended to U.T. Chandigarh), The Chandigarh Housing Board (Allotment, Management and Sale of Tenements) Regulations, 1979, and The Capital of Punjab (Development and Regulation) Act 1952, as amended from time to time and the Rules/Regulations made there under from time to time.
10. The Chairperson, Property Allotment Committee (PAC) may withdraw any Property that may have been put up for E- Bid and he/she may accept or reject the highest bid without assigning any reason and decision of the Chandigarh Housing Board in this regard shall be final.
11. The allottee shall sign and execute all papers, agreements and documents etc. relating to the Commercial Properties allotted which may be required to be executed and signed at any time by the Board within one month from the date of issue of notice to this effect or within the extended time hereinafter mentioned failing which the allotment shall be liable to be cancelled and the allottee shall be liable to be evicted from the Commercial Properties following the procedure

under Rules as framed under Chapter VI of the Haryana Housing Board Act, 1971, as extended to Union Territory of Chandigarh. However, the Chairman or any other officer authorized by the Board may extend the referred period of one month from time to time to four months in aggregate from the date of issue of notice on receipt of written request to this effect.

12. The Commercial Properties shall be handed over on 'as-is-where-is basis' and the Board shall not entertain any claim for additions/ alterations, repair or any other complaints, whatsoever, regarding the conditions of Commercial Property, its design, the quality of material used, workmanship etc.
13. The Commercial Properties shall not be used for any purpose other than that of New General Trade. The allottee shall not be entitled to divide the Commercial Property or amalgamate it with any other Commercial Property or to make any additions/alterations without the prior written permission of Chandigarh Housing Board/ Chandigarh Administration.
14. In the event of Allotment/Lease deed of Commercial Properties being cancelled, the allottee/transferee shall remove the fixtures/structure at his own expense within such reasonable time, not exceeding three months, as may be prescribed by the Chandigarh Housing Board, and restore possession of the building in the condition in which he took the same at the commencement of the allotment. If the allottee/transferee fails to remove the structure within the period mentioned above, the Chandigarh Housing Board shall be competent to remove the same and recover the expenses incurred in doing so from the person whose allotment had been cancelled or E-Tender/E-auction the Commercial Property/building along with the structure/fixtures and after deducting the value of the building, refund the balance to the transferee. The Chandigarh Housing Board shall determine the market value and its decision shall, subject to a right of appeal, be final and binding.

Provided further that in case of failure of the CHB to give possession of the allotted Commercial Property for reasons beyond its control, the CHB may offer alternative site of equivalent measurement to the allottee/lessee. However, if the allottee/lessee does not accept the same, the total amount of consideration amount so deposited by the allottee/lessee shall be refunded without any interest.

15. If the information furnished by the bidder/allottee is found to be incorrect/false, the Chandigarh Housing Board shall cancel the registration of allotment of Commercial Property, and shall have the right to forfeit entire amount paid, in addition to the other penal consequences under the law.
16. No order regarding cancellation of allotment/forfeiture under this rule shall be made unless the bidder/transferee has been given a reasonable opportunity of being heard.
17. The bidder shall be liable to pay all such fee or taxes, property tax & Goods & Services tax etc., as may be levied by the Chandigarh Admn. and Municipal Corporation or by any Govt. in respect of Commercial Properties under any law.

Since the construction of the units were completed 15-20 years ago i.e. prior to GST regime, the GST will not be applicable on the consideration/premium of the unit allotted on leasehold basis. However, GST will be applicable on Lease Money/Ground Rent payable annually.

18. The basic sale price/consideration price shall not include taxes, levies and/or charges present as well as future along with any enhancement imposed or levied by the Govt. or any Competent Authority. The basic sale price/consideration price shall also exclude any interest levied on such tax (es)/duty (ies) or all other dues amounts payable by the allottee. All such taxes, levies and/or charges shall be payable by the allottee in addition to the basic sale price.
19. Every allottee / bidder will be required to become a member of a registered agency formed for the purpose of maintenance of common portions and common services for the Commercial Property' blocks in accordance with the provisions of the Chandigarh Housing Board (Allotment, Management & Sale of Tenements) Regulations 1979, before the possession of the Commercial Property is handed over to him/her, or later on, whenever required by the Board, and shall be further required to abide by the provisions of the said Regulations, as amended, available from the office of the Chandigarh Housing Board on payment of prescribed fee.
20. The right of displaying advertisement on and the use of end walls of the end sites and the benefits derived therefrom shall vest with the Chandigarh Housing Board, Chandigarh/Chandigarh Administration.
21. Open spaces included in the Commercial area shall be maintained by the owner to the entire satisfaction of the Chandigarh Housing Board/ Chd. Admn.
22. Unless a Lease deed is executed and registered, the CHB shall for all intents and purposes continue to be the owner of the property (the land and the construction thereon) and the Allotment shall not give any right or title or interest therein to the Bidder, except that all Taxes and levies shall be paid by him as stated hereinbefore.

23. Transfer of site by the lessee:

There shall be no restriction on the transfer of site/building sold by way of E-auction/E-tender subject to following conditions: -

- (a) The Commercial Unit shall not be allowed to be transferred without the prior permission of the Chandigarh Housing Board. Such permission shall not be given until the lessee has paid full consideration of money and other dues chargeable under these Rules unless in the opinion of the Chandigarh Housing Board exceptional circumstances exist for the grant of such permission.
- (b) In case of transfer of any leasehold right, title or interest in the site/building by the original lessee by way of sale, gift or otherwise, the transfer charges at the rates as may be notified by Chief

Administrator/Chandigarh Housing Board from time to time shall be levied and payable before the Chandigarh Housing Board grants permission for transfer of leasehold rights.

Notwithstanding anything contained in the rule or in the letter of allotment or lease deed as the case may be, the addition/deletion/substitution of the name of mother, father, spouse, son and or daughter after the allotment of the site, with the permission of the Chandigarh Housing Board and with the consent of the affected person, shall not be construed as transfer within the meaning as mentioned above.

24. The lessee shall not use the site or buildings for the purpose other than that for which it has been leased out. In case of commercial sites the lessee shall not carry out any trade other than as permitted under any schemes or rules notified by the competent authority.

The lessee shall not carry on any trade or industry other than General trade or Special Trade, as the case may be.

The expression General Trade and Special Trade, shall mean one or more of the trades respectively mentioned in Parts A and B of the Schedule appended to Chandigarh Estate Rules, 2007 as amended from the time to time and other prevailing Rules.

The competent authority may allow the conversion from one trade list to another trade list as per any Scheme notified by the Administration, subject to conditions as imposed by the competent authority.

25. The transferee shall bear and pay all expenses in respect of execution of Lease Deed including the stamp duty and registration fee payable in accordance with law for the time being in force.

26. **Commencement of Lease:**

The lease period shall commence from the date on which the land under Property was allotted to the Chandigarh Housing Board by the Estate Officer, U.T., Chandigarh and shall be for a period of 33 years, renewable for two like periods of 33 years each subject to the condition that the lessee continues to abide by all the conditions of lease at the time of such extension and during the extended period. After the expiry of the period of 99 years, including two renewals mentioned above, the lease may, at the discretion of the Chandigarh Administration, be renewed for such further period and on such terms and conditions as the Administration may so decide.

However, the lease money/Ground rent shall be payable from the date of offer of physical possession to the successful bidder.

27. **Payment of Annual Ground Rent and Consequences of non-payment:**

In addition to the consideration money in respect of Property, the lessee(s) shall be liable to pay Annual Ground Rent as under: -

- i) Ground Rent shall be 2.5% of the bid amount for the first 33 years from the date of commencement of lease, 3.75% of the bid amount for the next 33 years and 5% of the bid amount for the remaining 33 years period of the lease.
- ii) Ground Rent shall be payable annually in advance without any demand from the Chandigarh Housing Board on the 10th day of month following the month in which the rent becomes payable accordingly to the English Calendar.
- iii) If the Ground Rent is not paid as per sub rule (ii) the lessee/allottee shall be liable to pay the penalty at the rate of 25% for each year of default but not exceeding 100% as given below, which may be imposed and recovered in the manner laid down in Section 8 of the Capital of Punjab (Development and Regulation) Act , 1952.

(i) First Year, @ 25% of the Ground rent due;

(ii) Second Year,@50% of the Ground rent due, inclusive of (i);

(iii) Third Year,@75% of the Ground rent due, inclusive of (ii);

(iv) Fourth Year,@100% of the Ground rent due, inclusive of (iii); and onwards:

Provided the interest shall not charged in addition to the penalty.

- 28. Other terms and conditions regarding the use and maintenance of the Commercial Property shall be governed by the Standard Design conditions etc.
- 29. All other terms and conditions, given in the Allotment letter, shall also be applicable
- 30. All disputes concerning in any way with the bid will be subject to the Jurisdiction of Chandigarh.

Chief Accounts Officer
Chandigarh Housing Board
Chandigarh

Annexure ‘A’

Commercial Properties on Lease Hold Basis

Sr. No.	Type of Unit	Unit No.	Sectors/ Location	Covered Area (including front Corridor) in Sq. ft.	Covered area in Sq. Yards	Date of Start of Lease Period	Reserve Price	EMD Amount
1	2	3	4	5	6	6	7	8
1	(Convenient Shops) Corner	1	Manimajra	142.31	15.81	01.06.1990	6382205	200000
2	(Convenient Shops)	2	Manimajra	126.43	14.05	01.06.1990	4726400	200000
3	(Convenient Shops)	3	Manimajra	189.565	21.06	01.06.1990	7084609	200000
4	(Convenient Shops) Corner	7	Manimajra	142.31	15.81	01.06.1990	6382205	200000
5	(Convenient Shops)	13	Manimajra	126.21	14.02	01.06.1990	4716362	200000
6	(Convenient Shops) Corner	14	Manimajra	142.31	15.81	01.06.1990	6382205	200000
7	(Corner Small Booths)	201	Manimajra	175.78	19.53	14.12.1993	7883882	200000
8	(Small Booths)	202	Manimajra	168.75	18.75	14.12.1993	6307500	200000
9	(Small Booths)	203	Manimajra	168.75	18.75	14.12.1993	6307500	200000
10	(Corner Small Booths)	204	Manimajra	175.78	19.53	14.12.1993	7883882	200000
11	(Big Booths)	205	Manimajra	250.875	27.88	14.12.1993	9378787	200000
12	(Big Booths)	206	Manimajra	250.875	27.88	14.12.1993	9378787	200000
13	(Big Booths)	207	Manimajra	250.875	27.88	14.12.1993	9378787	200000
14	(Big Booths)	208	Manimajra	250.875	27.88	14.12.1993	9378787	200000
15	(Big Booths)	209	Manimajra	250.875	27.88	14.12.1993	9378787	200000
16	(Big Booths)	210	Manimajra	250.875	27.88	14.12.1993	9378787	200000
17	(Corner Small Booths)	211	Manimajra	175.78	19.53	14.12.1993	7883882	200000
18	(Small Booths)	213	Manimajra	168.75	18.75	14.12.1993	6307500	200000
19	(Corner Small Booths)	214	Manimajra	175.78	19.53	14.12.1993	7883882	200000
20	Big Booth	215	Manimajra	250.875	27.88	14.12.1993	9378787	200000
21	(Big Booths)	217	Manimajra	250.875	27.88	14.12.1993	9378787	200000
22	(Big Booths)	218	Manimajra	250.875	27.88	14.12.1993	9378787	200000
23	(Big Booths)	219	Manimajra	250.875	27.88	14.12.1993	9378787	200000
24	(Big Booths)	220	Manimajra	250.875	27.88	14.12.1993	9378787	200000
25	(Corner Small Booths)	221	Manimajra	175.78	19.53	14.12.1993	7883882	200000
26	(Small Booths)	222	Manimajra	168.75	18.75	14.12.1993	6307500	200000
27	(Small Booths)	223	Manimajra	168.75	18.75	14.12.1993	6307500	200000
28	(Corner Small Booths)	224	Manimajra	175.78	19.53	14.12.1993	7883882	200000
29	(Corner Small Booths)	228	Manimajra	175.78	19.53	14.12.1993	7883882	200000

30	(Small Booths)	229	Manimajra	168.75	18.75	14.12.1993	6307500	200000
31	(Small Booths)	230	Manimajra	168.75	18.75	14.12.1993	6307500	200000
32	(Corner Small Booths)	231	Manimajra	175.78	19.53	14.12.1993	7883882	200000
33	(Big Booths)	232	Manimajra	250.875	27.88	14.12.1993	9378787	200000
34	(Big Booths)	233	Manimajra	250.875	27.88	14.12.1993	9378787	200000
35	(Big Booths)	234	Manimajra	250.875	27.88	14.12.1993	9378787	200000
36	(Typical Small Booths)	251	Manimajra	168.75	18.75	14.12.1993	6307500	200000
37	(Typical Small Booths)	252	Manimajra	168.75	18.75	14.12.1993	6307500	200000
38	(Typical Small Booths)	253	Manimajra	168.75	18.75	14.12.1993	6307500	200000
39	(Corner Small Booths)	254	Manimajra	175.78	19.53	14.12.1993	7883882	200000
40	(Corner Small Booths)	255	Manimajra	175.78	19.53	14.12.1993	7883882	200000
41	(Typical Small Booths)	257	Manimajra	168.75	18.75	14.12.1993	6307500	200000
42	(Typical Small Booths)	258	Manimajra	168.75	18.75	14.12.1993	6307500	200000
43	(Corner Big Booth)	259	Manimajra	271.82	30.20	14.12.1993	12191160	300000
44	(Big Booths)	260	Manimajra	253.125	28.13	14.12.1993	9462887	200000
45	(Big Booths)	261	Manimajra	253.125	28.13	14.12.1993	9462887	200000
46	(Big Booths)	262	Manimajra	253.125	28.13	14.12.1993	9462887	200000
47	(Big Booths)	263	Manimajra	253.125	28.13	14.12.1993	9462887	200000
48	(Big Booths with expansion Joint)	264	Manimajra	263.67	29.30	14.12.1993	9856490	200000
49	(Big Booths with expansion Joint)	265	Manimajra	263.67	29.30	14.12.1993	9856490	200000
50	(Big Booths)	267	Manimajra	253.125	28.13	14.12.1993	9462887	200000
51	Booth	268	Manimajra	253.125	28.13	14.12.1993	9462887	200000
52	Booth	269	Manimajra	253.125	28.13	14.12.1993	9462887	200000
53	(Big Booths)	270	Manimajra	253.125	28.13	14.12.1993	9462887	200000
54	(Big Booths)	271	Manimajra	253.125	28.13	14.12.1993	9462887	200000
55	(Big Booths)	272	Manimajra	253.125	28.13	14.12.1993	9462887	200000
56	(Big Booths)	273	Manimajra	253.125	28.13	14.12.1993	9462887	200000
57	(Big Booths)	274	Manimajra	253.125	28.13	14.12.1993	9462887	200000
58	Service Booth	2	40-A	146.929	16.33	25.02.1978	5493371	200000
59	Service Booth Corner	4	40-A	236.22	26.25	25.02.1978	10596564	300000
60	Service Booth	8	40-A	146.929	16.33	25.02.1978	5493371	200000
61	Service Booth Corner	9	40-A	250.963	27.88	25.02.1978	11254650	300000
62	Service Booth	10	40-A	144.776	16.09	25.02.1978	5412642	200000
63	Booth (Corner)	6	61 (Kajheri)	211.39	23.49	20.06.1995	9482419	200000
64	Booth (Corner)	9	61 (Kajheri)	211.39	23.49	20.06.1995	9482419	200000

65	Bay Shop (with Basement but no provision of F.F)	16	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
66	Bay Shop (with Basement but no provision of F.F)	17	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
67	Bay Shop (with Basement but no provision of F.F)	19	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
68	Bay Shop (with Basement but no provision of F.F)	20	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
69	Bay Shop (with Basement but no provision of F.F)	22	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
70	Bay Shop (with Basement but no provision of F.F)	23	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
71	Bay Shop (with Basement but no provision of F.F)	26	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
72	Bay Shop (with Basement but no provision of F.F)	27	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
73	Bay Shop (with Basement but no provision of F.F)	28	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
74	Bay Shop (with Basement but no provision of F.F)	29	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
75	Bay Shop (with Basement but no provision of F.F)	30	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000

76	Bay Shop (with Basement but no provision of F.F)	31	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
77	Bay Shop (with Basement but no provision of F.F)	32	61 (Kajheri)	675	75.00	20.06.1995	33885000	800000
78	(Restaurant) with adjoining additional open space Corner	275 to 278	Manimajr a	1031.19	114.58	14.12.1993	46253618	1000000
79	Bay Shop (Corner) (without Basement and no provision of F.F)	33	61 (Kajheri)	1305	145.00	20.06.1995	78613200	1600000