



**NOTIFIED AREA COUNCIL, ATHMALLIK ,
AT/PS – ATHMALLIK, DIST.- ANGUL**



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No. 2196 /Dt. 19/09/25 //

TENDER NOTICE

NOTIFIED AREA COUNCIL, ATHMALLIK

**Tender Notice for Auction and Allotment of Shop Rooms on Rent in
Market Complex**

Sealed tenders are invited from eligible individuals for the **auction-based allotment** of shop rooms in the newly constructed **Market Complex at Durga Bazar adjacent to the Durgamandap , Athmallik NAC.** The details of the tender are as follows:

1. Important Dates

- **Availability of Tender Forms sold:** From 20.09.2025 at 10.30A.M to 10.10.2025 up to 5.00P.M during office hours.
- **Last Date for Submission (Form) of Tender:** 11.10.2025 upto 5.00P.M
- **Auction Date & Time:** on or before 10.10..2025 at 5.00 PM at the NAC office
- **Opening of Bids:** 12.10.2025 at 11.00 AM

2. Eligibility Criteria

- Must be a **resident of Athmallik NAC.**
- Preference will be given to:
 - Evicted shopkeepers
 - Unemployed youth, women, physically handicapped persons
 - SC/ST/OBC candidates as per ORV Act
 - Land acquisition victims
- **Only one shop** will be allotted per family.
- Applicants **must not have** any prior shop allotment under ULB/Development Authority/Special Planning Authority.

3. Shop Details & Auction Money Fixation

- **Location:** [Durga Bazar Market Complex adjacent to Durga Mandap]
- **Shop Size:** 10 ft x 10 ft (approx.)
- **Base Auction Money (Reserve Price):** ₹2,00,000 (Two Lakh Rupees) for Ground floor & ₹1,00,000 (One lakh Rupees) for upstairs.
- **Incremental Bidding Amount:** ₹5,000 per bid
- **Security Deposit:** Equivalent to **12 months' rent**, payable within **15 days** of allotment.
- **Annual Rent:** ₹10 per sq. ft per month
- **Annual Rent Increase:** 5% from the 2nd year onwards
- **Electricity & Water Charges:** To be paid separately as per actual usage

K. Behera
19/09/2025

Auction Guidelines & Fixation of Auction Money

1. Auction Process:

- The auction will be conducted **in-person at the NAC office** under the supervision of the Selection Committee.
- Each participant must **deposit an earnest money (EMD) of ₹10,000** before the auction.
- Bidding will start from the **reserve price of ₹2,00,000** for Ground floor & **₹1,00,000** for upstairs. and bids will increase in **₹5,000 increments**.
- The highest bidder will be allotted the shop.

2. Determining the Base Auction Price (Reserve Price):

- **Market Value Assessment:** The reserve price has been set at ₹2,00,000 based on:
 - Market demand and commercial potential of the location
 - Past auction trends in nearby ULB markets
 - Cost of construction and maintenance expenses
- **Category-Based Auction Rates:**
 - **Prime location shops (corner/front-facing):** May have a higher starting bid.
 - **Standard shops (inside complex):** Will maintain the ₹2,00,000 for Ground floor & ₹1,00,000 for upstairs reserve price.
 - **Essential shops (grocery, pharmacy, vegetable vendors):** May be re-auctioned at a lower price if bids are insufficient.

3. Post-Auction Payment & Penalties:

- The winning bidder must **pay 50% of the auction bid amount within 7 days** and the **remaining within 15 days**.
- Failure to pay within 15 days will result in **cancellation of allotment and forfeiture of security deposit**.
- If a shop does not attract competitive bids, NAC reserves the right to **cancel the auction and re-advertise** or **negotiate a fair price**.

4. Application & Submission Process

- Tender forms can be obtained from the NAC office by paying **₹1,000/-** in cash.
- The completed application must be submitted in a **sealed envelope** along with:
 - Money receipt for form purchase
 - Income certificate from the Tahasildar
 - Aadhaar card copy
 - Caste certificate (if applicable)
 - Affidavit declaring eligibility and compliance with terms
- Late applications **will not be accepted**.

5. Terms & Conditions

- **No Subletting:** Shops **cannot be sublet** to third parties.
- **Encroachment Penalty:** Unauthorized expansion beyond the allotted shop area will attract **finest of 4-10 times the normal rent**.

K. Behari
19/09/2015

- **Prohibited Businesses:** Shops must not be used for selling liquor, gutkha, lottery tickets, arms, or any illegal activities.
- **Rent Payment:** Rent must be paid quarterly in advance, and late payments will incur a 2% penalty per month.
- **License Termination:** NAC reserves the right to cancel any allotment in the public interest with 15 days' notice.

K. Behara
19/09/25
Executive Officer
N.A.C Athmallik

Memo No. 2197 Dt. 19/09/25-

Copy submitted to the Sub-Collector, Athmallik / BDO, Athmallik / Tahasildar, Athmallik for favour of kind information with a request published in their Notice Board for wide publication.

K. Behara
19/09/25
Executive Officer
N.A.C Athmallik

Memo No. 2198 Dt. 19/09/25-

Copy submitted to the DeGM, Angul for favour of kind information with a request published in Angul.Nic.in for wide publication.

K. Behara
19/09/25
Executive Officer
N.A.C Athmallik

Memo No. 2199 Dt. 19/09/25-

Copy submitted to the Collector, Angul/ P.D DUDA, Angul for favour of your kind information.

K. Behara
19/09/25
Executive Officer
N.A.C Athmallik

Memo No. 2200 Dt. 19/09/25-

Copy submitted to the Director, Information & Public Relation, Department, Odisha, Bhubaneswar. Pin-751001 for favour of kind information with a request you to for publication in two numbers of odia daily local news paper for one day and one issue only as per concessional flat rate of I & P.R., Deptt., Odisha for wide publication of Auction Call Notice.

K. Behara
19/09/25
Executive Officer
N.A.C Athmallik