



केन्द्रीय सरकारी कर्मचारी कल्याण आवास संगठन
CENTRAL GOVERNMENT EMPLOYEES
WELFARE HOUSING ORGANISATION
(Ministry of Housing & Urban Affairs, Govt. of India)
(An ISO 9001-2015 Organisation)

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जनपथ, नई दिल्ली-110 001
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A-504/17(I) -E-Auction for Sale of 49416.35 SQ M Land at Shatabdi Nagar, Meerut

It has been decided to sell a plot of 49416.35 sqm of land located in Sector- 4C, Pocket- A, Shatabdi Nagar, Meerut, allotted to CGEWHO by Meerut Development Authority through e- Auction. The land is in possession of CGEWHO since 27.12.2012. The details are as below:

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| Auctioneer Name | Central Govt Employees Welfare Housing Organisation (CGEWHO) Sixth Floor, 'A' Wing, Janpath Bhavan, Janpath, New Delhi-110 001. Telephone No. 011-23717250 e-mail- pgocgewho@gmail.com and cgewho@nic.in |
| Auction to be Conducted by | M/S ITI Ltd., TENDERWIZARD_HELPDESK , C-62, 2 nd Floor, Preet Vihar, opposite Metro pillar No.78, Vikas Marg, New Delhi-110092 Phone - 011-49424365, Mob. No. 8800115628 Help Line e-mail ID: twhelpdesk605@gmail.com |
| Auction Schedule | Last Date and Time of online submission of mandatory document with EMD:- 11.09.2019 up to 17:00 Hrs. The EMD is to be submitted through RTGS/NEFT in CGEWHO Bank Account No.0267101018816 IFSC Code CNRB0000267 and details are to be submitted physically in the office of Auctioneer at the address mentioned above upto 1700 hrs on 11.09.2019. E-Auction Start Date and Time: 17.09.2019 11:00 Hrs. E-Auction End Date and Time: 17.09.2019 17:00 Hrs. Auction Website :- https://www.tenderwizard.com/CGEWHO INSTRUCTION: The required document is to be duly filled in and signed by the bidder and thereafter uploaded in the website https://www.tenderwizard.com/CGEWHO up to the time of request/ submission of the EMD as above. |
| Registration on e-Auction portal for participation | <ol style="list-style-type: none">1) Intending bidders have to get themselves registered on the e-Auction portal by making online payment of Rs. 2,000 (exclusive of taxes).2) Participants shall have a valid class III Digital Signature Certificate (DSC) issued by any of the certifying authority. Help is provided to prospective bidders for procuring digital signatures at the Tenderwizard help desks mentioned above.3) Participant shall safely keep their User ID and password, which will be issued by the online service provider upon registration, and which is necessary for e-bidding.4) Bidders are advised to change the password immediately on receipt from the e-auctioning portal. |
| Helpdesk for Training and information on e-Auction | <ol style="list-style-type: none">1) Participants can get training on e-Auction from our service provider, M/S ITI Ltd. by contacting on Helpline No. 011-49424365, 8800115628, 8800445981, 8800107755, 8800991864 C-62, 2nd Floor, Preet Vihar, opposite Metro pillar No.78, Vikas Marg New Delhi-110092. |
| Special Instructions | <u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor CGEWHO will be responsible for any lapses / failure on the part of the Bidder, in such cases.</u> |

E-Auction bidding Terms and Conditions

1. Computerized e-Auction shall be conducted by service provider **M/S ITI LTD.** on behalf of **CGEWHO**, on pre-specified date, while the bidders shall be quoting from their own offices / place of their choice. Internet connectivity and other paraphernalia requirements shall have to be ensured by bidders themselves. Please note that failure of Internet connectivity (due to any reason whatsoever it may be) shall be sole responsibility of bidders and neither CGEWHO nor M/S ITI LTD. shall be responsible for any such unforeseen circumstances. *In order to ward-off such contingent situation, bidders are requested to make all the necessary arrangements / alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the e-Auction successfully. However, the Bidders are requested to not to wait till the last moment to quote their bids to avoid any such complex situations.*
2. M/S ITI LTD. shall arrange to train the bidder(s), without any cost. M/S ITI LTD. shall acquaint bidder regarding the bidding process, functions and e-Auction rules.
3. **Type of Auction:** Forward e-Auction.
4. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR) Only.
5. **Starting (Opening) Price / Bid Increment:** The opening price of the auction and the bid Increment value shall be available to the bidders on their bidding screen.
6. **Bid Price:** The Bidder has to quote the total price i.e. including the increment value or multiple thereof.
7. **Other terms and conditions, Procedure of e-Auctioning:**
 - i. **e-Form Submission**

All interested bidders need to fill online form available on e-Auction domain with necessary details.
 - ii. **Online e-Auction:**
 - CGEWHO has declared its **Reserve Price (RP)**, which is listed in **ANNEXURE-I**. A site plan of the land along with measurements and details of adjoining roads is given in the **ANNEXURE-II** and shall also be visible to all the Bidders during participation and the start of the e-Auction. Please note that the start price of an item in online e-Auction is open to all the participating bidders. Bidder can start bidding, in the online e-Auction, from the start price itself including the increment value. Hence, the first online bid that comes in the system during the online e-Auction should be higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The second online bid and onwards will have to be higher than the H1 rate by one increment value, or higher than the H1 rate by multiples of the increment value.
 - The **"Increment Value" Rs.1,00,000.00** has been fixed in respect of land which the bidders can view on their bidding screen and the bidders will have to increase the bid amount in the multiple of **"Increment Value"**.
 - If a bidder places a bid in the last 30 minutes of closing of the e-Auction and if that bid gets accepted, then the auction's duration shall automatically get extended for 30 minutes, from the time that bid comes in. Please note that the auto-extension shall be for **unlimited times** and will take place only if a valid bid comes in last 30 minutes of auction closing. If valid bid is not received, the auto-extension will not take place. In case, there is no bid in the last 30 minutes of closing of e-Auction, the auction shall get closed automatically without any extension.

However, bidders are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
8. Successful **(H1)** Bidder shall be required to submit the final prices, quoted during the e-Auction as per ANNEXURE-I after the completion of Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction.

During e-Auction, if no bid is received within the specified time, CGEWHO at its discretion may decide to scrap the e-Auction.

9. The bid once submitted by bidder, cannot be cancelled / withdrawn and the bidder shall be bound to buy the property at the final bid price. **The failure on part of bidder to comply with any of the terms and conditions of the e-auction notice and Auction Document will result in forfeiture of their EMD and other advance/ installment amount.**
10. The bidders will be able to view the following on their screen along with the necessary fields in the E Auction:
- Leading Bid in the Auction (current H1 – Highest Rate)
 - Ceiling price/ Reserve Price
 - Minimum Increment Value.
 - Time Left/ Auction Extension
 - Items put to auction (Description of work/ Auction Sub item)
11. The decision of the CGEWHO regarding declaration of successful bidder shall be final and binding on all the Bidders.
12. The CGEWHO shall be at liberty to cancel the e-Auction process / tender at any time, before declaring the successful bidder, without assigning any reason.
13. The CGEWHO / ITI Limited shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
14. The bidders are required to submit acceptance of the terms & conditions and modality of e-Auction given above before participating in the e-Auction.
15. Duration of Auction: The auction of Land is schedule to be conducted on day & time as specified in the auction notice published in the newspapers and as mentioned above. The bidders are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
16. **Successful bidder:** At the end of the E-Auction, The accepting officer normally accept the highest bid, provided that it is above the reserve price and found to be competitive enough to reflect the market value of the land put to auction. CGEWHO decision will be final & binding on all the bidders.
17. **EMD (Earnest Money Deposit):** All intending bidders have to deposit the prescribed EMD amounting to **Rs.50,00,000 (Rupees Fifty Lakh only)** at first stage towards earnest money deposit to participate in the e-auction as per details given in Auction Schedule.
- After the bids are confirmed/ accepted by the competent authority, a communication shall be sent to the successful bidder (H1 bidder) to deposit 10% of the quoted amount less the EMD as non-refundable advance within 15 days of acceptance of their Bid. Balance amount should be paid within 03 Months of the payment of advance amount in maximum of three installments of one month duration.
 - In case the balance payment is not received within the stipulated period as indicated above, a penalty of 1% per month for one month and thereafter 2% for subsequent months will be applicable.
 - In case of withdrawal of bid by the bidder at any stage, the entire advance paid will be forfeited without any notice.
 - The EMD is to be submitted through RTGS/NEFT in CGEWHO Bank Account No.0267101018816 IFSC Code CNRB0000267 and details are to be submitted physically in the office of Auctioneer at the address mentioned above upto 1700 hrs on 11.09.2019.**
 - Only those bidders shall be allowed to bid in these auctions who have submitted their EMD amount within the schedule Request Closing date and time of e-Auction satisfactorily.

EMD deposited elsewhere in CGEWHO will not be considered for participation in this auction. No interest will be payable on the EMD amount. EMD of the unsuccessful bidder would be returned through online refund module after completion of auction without any interest.

18. Facilitation charges will be paid by the successful bidder of each Plot to the e-auctioning agency i.e. M/s ITI Limited engaged by CGEWHO at the following rates:-

| SI No. | Particulars | Charges |
|--------|-----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| 1 | Auction Processing Charges payable by successful bidder after the completion of Auction | 0.7% on the awarded value by successful bidder. Maximum Cap: Rs. 7,50,000/- |

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NOTE: Above mentioned payment + GST (As applicable) is to be made through online mode within 3 days of issue of LOI (Letter of Intimation), failing which no Demand Letter of the plot will be issued to the successful bidder.

Terms & Conditions for Sale of Land Parcel

- i) The E-Auction is being held on **“AS IS WHERE IS”** and **“AS IS WHAT IS BASIS”**.
- ii) It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid.
- iii) The particulars specified in the auction notice published in the newspapers and annexed herein below as **ANNEXURE III** have been stated to the best of the information of the undersigned; however undersigned shall not be responsible/liable for any error, misstatement or omission.
- iv) The inspection of Land Parcel put on auction will be permitted to interest bidders at sites. CGEWHO may be contacted for the same.
- v) **Eligibility Criteria:** Bidder can be individual, a Proprietorship firm, Company, Joint Ventures firms. After Registration of bidders in the e-auction web-site as mentioned above, the intending purchaser/ bidder is required to **get the attested copies of following documents uploaded** in the website during participation process, **before last date of submission of EMD.**
 1. Income Tax Returns of last three years.
 2. Certificate of incorporation/TIN/GST as applicable (which support company name).
 3. Company/Individual PAN card as applicable.
 4. Proof of identification (KYC) viz. attested copy of Voter ID Card/ Driving License/ Passport etc.
 5. Copy of proof of registered office address in case of company/firm, without which the bid is liable to be rejected.
- vi) The e-Auction will take place through web portal **“<https://www.tenderwizard.com/CGEWHO>”** on the time specified in the e- Auction notice published in the newspaper and as per **ANNEXURE-III** attached herewith.
- vii) The bidder has to specify the land parcel for which offer is submitted from the list mentioned in the above website along with the **EMD amount. (Kindly take note that minimum offer amount cannot be less than the reserve price including one increment value mentioned in the sale auction document.**
- viii) The interested bidders have to submit EMD amount for land parcel and also upload in website separate documents as per **Para (v)** above for requested land.
- ix) The bid/s shall be accompanied by an Earnest Money Deposit (EMD) amounting to **Rs. 50,00,000/- (Rupees Fifty Lakh)** through online mode only. The bids submitted without EMD amount shall be summarily rejected.
- x) The Letter of Intimation (**LOI**) shall be issued to H-1 Bidder, online through the e-auction portal after the approval of bid by Competent Authority. The H-1 bidder shall acknowledge the receipt of LOI and give Letter of Acceptance (**LOA**) by signing the LOI letter and uploading it on the e-auction portal **<https://www.tenderwizard.com/CGEWHO>** .
- xi) The conditional bids may be treated as invalid. **Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.**
- xii) The auction is by way of inter-se bidding amongst the bidders and the bidders shall increase the bid amount in the multiple of amount mentioned against land under column **“Increment Value”**. The inter-se bidding amongst the bidders shall commence online exactly on the date & time specified in the sale document above.
- xiii) The EMD of unsuccessful bidders will be refunded to their respective A/c No. shared in e-Auction Portal (**<https://www.tenderwizard.com/CGEWHO>**) online. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

- xiv) The CGEWHO is not bound to accept the highest offer and the Authorized Officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof.
- xv) The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name.
- xvi) Bidder's Responsibility: The following due diligence /deliberation is the sole responsibility of the Bidder-
- i. The Bidder may carry out the field visit to assess the land offered at his own cost. This is very important, as the lands are offered on "AS IS WHERE IS BASIS".
 - ii. The bidder is expected to examine carefully the contents of all the documents provided. Failure to comply with the requirements of e-Auction document will be at the bidder's own risk.
 - iii. It would be deemed that prior to the submission of Proposal, the Bidder has:
 - a) Made a complete and careful examination of requirements and other information set forth in this E-Auction document.
 - b) Received all such relevant information as it has requested from CGEWHO.

CGEWHO shall not be liable for any mistake or error or neglect by the bidder in respect of any of the above.

- xvii) The payment of all statutory/non statutory dues, taxes, rates, assessments, charges, fees etc. owing to anybody shall be the sole responsibility of successful bidder only. However in case of any land tax or any other tax/duty on the land, the same shall be paid by CGEWHO for the demand upto the date of auction. Any subsequent tax shall be the responsibility of the successful bidder.
- xviii) In case of any dispute arises as to the validity of the bid(s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the CGEWHO shall be final. In such an eventuality, the CGEWHO shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the CGEWHO.
- xix) **If there is any dispute or varying provisions in the e-auction document the CEO, CGEWHO shall be the sole deciding authority with regard to intention and interpretation of the documents and his decision in this respect shall be final and binding.**