



BROCHURE

**Sale of Office Space/Commercial
Shops of BDA**

**at
Different Locations of Bhubaneswar
on as-is-where-is basis
Through e-Auction**

Application invited online for allotment through e-auction

Starts on 11.00 AM on 01.12.2021

Closes on 11.59 PM on 31.12.2021

Online auction on 11.00 AM on 28.01.2022



1. INTRODUCTION

Demand for shop is increasing day by day in the fast-growing city of Bhubaneswar. To meet the increasing demand and to fulfil the aspiration of the people who wish to have a shop in the capital city, BDA is taking a drive to allot developed office space/shop in the prime location at Alok Bharati Complex, Sahid Nagar, Raptani Bhawan Nayapalli, Kalinga Nagar, (K/8 & K/7), C.S.Pur (Samanta Vihar) Ananta Vihar (Pokhariput) to be disposed on '**As-is-where-is basis**' through e-auction through service provider of BDA.

2. SCHEME DETAILS

2.1 The scheme offers total 69 **nos.** developed shop/office space in the above locations for sale through e-auction. Shop of different sizes are as detailed below:

List of Assets:

Name of the Scheme	Category of Asset	Asset No.	Carpet Area in Sft.
Alok Bharati Market Complex, Sahid Nagar	Office Space	6 th floor	9741.44 sft. At 6 th floor
Raptani Bhawan	Office space	2nd floor part	5483 sft
K7 Market Complex, Kalinga Nagar, Ghatikia	Office Space	No.1 2 nd floor	2251 sft
	Office Space	No.2 2 nd floor	2214 sft
	Office Space	No.3 2 nd floor	2610 sft.
Samanta Vihar Commercial Complex, C.S.Pur	Shop	A/27	168 sft
	Shop	A/30	168 sft
	Shop	A/31	168 sft
K-7 Market Complex	Shop	G/15	154 sft
	Shop	F/1	
	Shop	F/2	
	Shop	F/3	
	Shop	F/4	
	Shop	F/5	
	Shop	F/6	
	Shop	F/8	
	Shop	F/10	
	Shop	F/11	
	Shop	F/12	
	Shop	F/13	
	Shop	F/17	
	Shop	F/18	

	Shop	F/19	
	Shop	F/20	
	Shop	F/21	
	Shop	F/22	
	Shop	F/23	
	Shop	F/24	
	Shop	F/25	
	Shop	F/26	
	Shop	F/27	
	Shop	F/28	
K/8 Market Complex,	Shop	G/1	168 sq.ft
	Shop	G/2	168 sq.ft
	Shop	G/3	168 sq.ft
	Shop	G/4	168 sq.ft
	Shop	G/5	168 sq.ft
	Shop	G/6	168 sq.ft
	Shop	G/8	168 sq.ft
	Shop	G/9	168 sq.ft
	Shop	G/10	168 sq.ft
	Shop	G/11	168 sq.ft
	Shop	G/12	168 sq.ft
	Shop	G/13	169.92 sq.ft
	Shop	G/14	169.92 sq.ft
	Shop	G/15	169.92 sq.ft
	Shop	G/16	169.92 sq.ft
	Shop	G/17	169.92 sq.ft
	Shop	G/18	169.92 sq.ft
	Shop	F/1	168 sq.ft
	Shop	F/2	168 sq.ft
	Shop	F/3	168 sq.ft
	Shop	F/4	168 sq.ft
	Shop	F/5	168 sq.ft
	Shop	F/6	168 sq.ft
	Shop	F/7	168 sq.ft
	Shop	F/8	168 sq.ft
	Shop	F/9	168 sq.ft
	Shop	F/10	168 sq.ft
	Shop	F/11	168 sq.ft
	Shop	F/12	168 sq.ft
	Shop	F/13	169.92 sq.ft
	Shop	F/14	169.92 sq.ft
	Shop	F/15	169.92 sq.ft
	Shop	F/16	169.92 sq.ft
	Shop	F/17	169.92 sq.ft
	Shop	F/18	169.92 sq.ft
	Shop	F/19	169.92 sq.ft
Ananta Vihar Ph-II Pokhariput	Shop	F/8	168.00 sq.ft

2.2. The bidders/participants are free to inspect/visit/ascertain/confirm the shop its situational advantages attached to the shop etc. at their cost and risk before submission of the bid. Any objection, if any, after submission of bid concerning shop shall not be entertained.

3. ELIGIBILITY

- 3.1 The applicant must be a citizen of India.
- 3.2 The applicant must be of 18 years of age as on the last date of submission of the application.
- 3.3 The applicant must have registered on-line in the official website of BDA and have obtained Unique Account Number (UAN) after successful registration.
- 3.4 **Eligibility of allotment for commercial unit:** The commercial unit shall be allotted only to such applicants, who is an individual or a company or partnership firm or proprietorship firm having a valid Trade License issued by concerned urban local body, where the commercial unit is situated and may also require to furnish such other documents as may be directed by the authority from time to time.
- 3.5 Any allotment made on the basis of false/fabricated, information and /or suppression of fact(s) by the applicant shall be cancelled on forfeiture of the total payment of consideration received by BDA at any stage before or after the allotment and possession handed over and consequential repossession of the allotted commercial assets and/or construction if any,made over the commercial plot at the cost and risk of the allottee. In addition, the applicant/allottee shall be liable for criminal prosecution of filing false indemnity bond(s)/furnishing false information/affidavit(s).

4. MANDATORY REQUIREMENT

1. The applicant must have a valid Permanent Account Number (PAN) of the Income Tax Department.
2. The bidder must have a (DSC) Digital Signature Certificate of Class-III only. Without DSC, bidders will not be able to participate in the auction.

Note:

- *For any difficulty/inconvenience faced by bidder in obtaining UAN and Digital Signature Certificate, a help-desk will be operative in B.D.A. during the period from **01.12.2021 to 31.12.2021**.*
- *Interested applicants are requested to take early step for obtaining DSC to avoid last minutes rush.*

5. SUBMISSION OF APPLICATION/e-Auctioning Schedule:

- 5.1 The intending/intended applicant/bidder is required to obtain "UAN" (Unique Account Number) which can be generated from BDA website www.bda.gov.in before getting registered for e-auction. (This will be free of cost to applicants).
- 5.2 The bidders are required to get registered online in the e-auction portal with Class-III Digital signature and keep themselves ready for the e-auction.
- 5.3 The registration is valid for one year from the date of registration. Registration charges will be Rs.1180/- (Rupees one thousand one hundred and eighty only) (inclusive G.S.T) and is non-refundable and to be payable through online e-payment mode.
- 5.4 The applicants who had already registered may renew their registration within time to participate in the e-auction. Registration charge(s) and Auction participation charge(s) are to be done/ paid through online payment mode only.
- 5.5 Auction EMD is to be paid through online mode to the account of Bhubaneswar Development Authority Bhubaneswar in ICICI Branch account bearing No. 006101057870, IFSC code ICIC0000061 through NEFT/RTGS mode only. The EMD amount should be credited into BDA account by due date positively.

Note: *Bidder needs to upload the scanned payment document during request of auction participation.*

- 5.6 Apart from this, the Bidder will have to deposit Earnest Money (EMD) as per the Payment Schedule given in table mentioned at Clause No.7.1 for participating in the e-Auction. However, one applicant can apply for maximum of three (3) assets only. The successful highest bidder will have to deposit the differential amount of EMD calculated on the basis of 10% of the highest bid minus the EMD deposited made before the e-Auction as provided in clause 7.2 before issuance of provisional allotment

letter. The successful bidder will have to submit hard copy of documents uploaded along with balance EMD amount.

Example: If the highest bid for any asset is 1.00 crore and the EMD deposited before the Auction is 5.00 lakh then the highest bidder will have to deposit rest Rs.5.00 lakh within 10 days of communication regarding his/her successful highest bid by BDA. On receipt of differential amount, the provisional allotment letter will be issued.

- *If the deposited initial EMD is more than the 10% of the bid amount then, the excess deposited amount shall be adjusted towards his/her balance cost of asset for which he/she has selected.*

5.7 The bidder shall also pay non-refundable "e-Bid Participation charge" of Rs. **5000/- (Rupees five thousand)** only per each asset in which he/she participated (subject to maximum of three asset) and will be valid only for one e-Auction event of a property for participating in e-auction.

In case the applicant deposit e-Bid participation charge for more than three (3) asset, then the participation for only three (3) assets having the maximum upset value will be considered. In case all the upset value are similar, then he/she will be allowed to participate in first three assets appeared serially in the list of assets as clause 7.1. The bid participation charge if deposited for more than for three assets shall be forfeited.

5.8 No application for withdrawal of bids will be entertained after the due date of submission of application. The applicant can apply for withdrawals of bids by 11. 59 hours of **25.01.2022** only and not after that.

In case the applicant withdrawn his/her participation in due time, the EMD shall be refunded without any interest after deduction of Rs.10,000/- towards processing fee. After the due date and time submission of in due time, the fixed EMD deposited shall be forfeited.

6. MODE OF ALLOTMENT (e-Auction)

6.1 The bidding will be conducted in Indian Rupees (INR) only.

6.2 The bid will trigger off from this price and is the same as upset price + (Plus) one incremental value.

6.3 **Incremental value: Incremental Value for this auction is Rs.20,000/- (Rupees twenty thousand) only** . Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point

of time in the auction by multiples of the minimum Bid increment. The minimum incremental value will be displayed against each property on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value.

6.4 **H1 Price:** It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of "H1 price + (plus) incremental value or in multiples of incremental value" only.

6.5 **Auto Auction extension of the Closing time.**

(a) **Auto Extension:** if any bidder submits the bid less than 5 minute prior to Auction closing time, the system will automatically extend the auction closing time by 10 minute.

***For Example:** If the auction is closing at 17:00 Hrs and if any bidder bids between 16:55 and 17:00 , the auto auction extension will extend the auction closing time to 17:10 and if any bidder bids between 17:05 and 17:10, it will be extended to 17:20 and so on.*

(b) **Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the Auto Auction extension will continue to extend the Auction time till no bid is received within the last 5 minutes of the auction closing time.

6.6 **Auto Bid:** The Auto Bid feature allows Bidders to place an Automated Maximum Bid in an auction and bid without having to enter a new amount each time a competing Bidder submits a higher offer. Bidders are supposed to quote their next highest price in confirmation to the incremental value and in multiples of thereof only. There is no restriction on changing of the Auto Max Bid/value. But once Auto Max Bid/value is clicked and freezed, the same cannot be withdrawn at any point of time during the auction period. However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing his highest limit, the manual Bid button will be disabled. The system will automatically bid on his behalf, based in the auction's H1 price. His bidding dashboard will show his Rank, the H1 price and the highest bid ongoing in the auction.

Until his auto-bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on his screen will remain disabled. Once his auto bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto bid again by setting a new maximum bid amount.

- 6.7 **Max multiples of increment value allowed per bid:** bidder can quote the next H1 price up to current H1 price + (plus) the maximum allowed multiple of incremental value.

For these auction Max Multiples of increment value allowed is 10 times of the incremental value.

E.g.: upset price=62,00,000, increment value 20,000, max multiple of increment allowed =10 times i.e. Rs.2,00,000/-

If Current H1 value = 68,00,000 maximum next bid can be = 70,00,000 i.e. 68,00,000 (current H1) + 20,000(increment value) x 10(max multiple of increment))

- 6.8 **Successful Bidder:** At the end of the Forward Auction, BDA will decide upon the winner based on the highest bid placed for the property under e-Auction and subsequent acceptance of BDA. The decision of "BDA" will be final & binding on all the bidders.

In the event of one bidder quoting the highest bid for more than one asset and becoming the H1 bidder for two or more assets at the closure of the auction, she/he will be the successful bidder for only one asset for which she/he has quoted the higher amount than the other bids. **In** case of other assets of which the highest bid stood cancelled for the aforementioned reason, the second highest bidder shall be the successful bidder. But however, in case the second highest bidder also become a successful bidder of other asset in the same auction then the third bidder quoting highest value would be the successful bidder. This principle of selection will continue in the manner as aforesaid till all assets are allotted to the successful bidder selected through auction or the bids are exhausted.

Any successful bid as aforesaid shall not attain conformity or shall confer any right upon the successful bidder until a communication made in writing and subject to such condition(s) therein.

However the decision for acceptance of bid in respect of a particular asset will lie with the BDA in the above cases where there is significance difference between the H1 bid value and that of the bid value of selected bidder. In such event the decision of the Vice-Chairman BDA shall be final.

6.9 In case the applicant quoted equal value for more than one asset, shall choose any one of those assets and other bids except his/her choice asset, shall be invalid and inoperative for all purposes.

6.10 Subject to conditions and stipulations in the brochure, it is made clear that no successful bidder shall avail more than one asset put into auction.

This process will be followed to ensure that one asset is allotted to one applicant/bidder based on his/her highest bid and multiple allotments will not be made under any circumstances.

7. PAYMENT SCHEDULE:

7.1 EMD to be deposited from his/her account along with application form as per amount mentioned in the table below.

Name of the Scheme	Category of Asset	Asset No.	Carpet Area in Sft.	Upset Price of the asset (in Rs.)	EMD amount fixed (in Rs)
Alok Bharati Market Complex, Sahid Nagar	Office Space	6 th floor	9741.44 sft. At 6 th floor	103834009	1000000
Raptani Bhawan	Office space	2nd floor part	5483 sft	39828864	1000000
K7 Market Complex, Kalinga Nagar, Ghatikia	Office Space	No.1 2 nd floor	2251 sft	27982181	1000000
	Office Space	No.2 2 nd floor	2214 sft	27634859	1000000
	Office Space	No.3 2 nd floor	2610 sft.	34085802	1000000
Samanta Vihar Commercial Complex, C.S.Pur	Shop	A/27	168 sq.ft	25,43,520/-	2,00,000/-
	Shop	A/30	168 sq.ft	25,43,520/-	2,00,000/-
	Shop	A/31	168 sq.ft	25,43,520/-	2,00,000/-
K-7 Market Complex	Shop	G/15	154 sq.ft	21,05,796/-	2,00,000/-
	Shop	F/1	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/2	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/3	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/4	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/5	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/6	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/8	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/10	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/11	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/12	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/13	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/17	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/18	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/19	154 sq.ft	19,14,374/-	2,00,000/-

	Shop	F/20	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/21	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/22	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/23	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/24	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/25	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/26	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/27	154 sq.ft	19,14,374/-	2,00,000/-
	Shop	F/28	154 sq.ft	19,14,374/-	2,00,000/-
K/8 Market Complex,	Shop	G/1	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/2	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/3	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/4	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/5	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/6	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/8	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/9	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/10	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/11	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/12	168 sq.ft	16,46,400/-	2,00,000/-
	Shop	G/13	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	G/14	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	G/15	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	G/16	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	G/17	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	G/18	169.92 sq.ft	16,65,216/-	2,00,000/-
	Shop	F/1	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/2	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/3	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/4	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/5	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/6	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/7	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/8	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/9	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/10	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/11	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/12	168 sq.ft	14,95,200/-	2,00,000/-
	Shop	F/13	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/14	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/15	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/16	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/17	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/18	169.92 sq.ft	15,12,288/-	2,00,000/-
	Shop	F/19	169.92 sq.ft	15,12,288/-	2,00,000/-
Ananta Vihar Ph-II Pokhariput	Shop	F/8	168.00 sq.ft	19,85,256/-	2,00,000/-

N:B: EMD includes fixed amount payable under clause 7.1 and balance EMD to be paid as per calculation specified in para 7.2 of the Brochure.

7.2. Balance EMD calculated @ 10% of the highest bid to be deposited by the successful bidders within 10 (Ten) days of intimation for consideration of issue

of provisional allotment. The hard copy of the documents uploaded before auction are to be submitted along with the balance EMD.

- 7.3 The balance bidding amount calculated @ 90% of the successful bid will be deposited within 2(two) months of issue of provisional allotment.

Extension of time for payment may be extended maximum by 4 months on payment of 12% interest, on application by the provisional allottee and on approval by Vice-Chairman, BDA. No further extension of time for payment of outstanding dues will be allowed.

- 7.4 In case, the successful bidder fails to deposit the balance 10% of bidding amount, the amount deposited by him/her towards EMD shall be forfeited.

In case of default of payment after selection through e-Auction & before issue of Provisional allotment letter, all the amount deposited by him/her shall be forfeited.

- ❖ *A person depositing Rs.10.00 lakhs (Rupees Ten lakhs) only as Fixed EMD will be eligible for participating in any three assets of the asset list. However, if he/she has deposited Rs.2.00 lakhs (Rupees two lakhs) as fixed EMD then he/she will be able to bid for any three assets where the fixed EMD amount is Rs. 2lakhs.*

Bank Details for EMD deposit (through NEFT/RTGS only)		
Name of the Bank	Account No.	IFSC code
ICICI Bank, Bhubaneswar	006101057870	ICIC0000061

8. HIGHLIGHTS OF e-AUCTION

- 8.1 e-Auction portal Registration: The bidder(s) are required to get registered online in the e-auction portal with Class III Digital signature (refer DSC Manual for details and support) and keep themselves ready for the e-auction.
- 8.2 Any registered/approved bidder can request for participation in the auction through the e-auction portal for one or more category of assets on before the date and time of application and by depositing the EMD within last date and time.
- 8.3 Online Forward Auction bidding shall commence at 11:00 hr and continue till 17:00 hr on **28.01.2022** with auto extension facility as per condition 6.5(a) & (b).
- 8.4 Applicants who have completed the Auction formalities and paid the prescribed charges and EMD can start bidding in the online forward auction from the Bid Start price (Upset price + one incremental value) onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's Upset Price by one increment or absolute multiples of increment.

- 8.5 The onwards bidding will have to be higher by one incremental value than the H1 rate as quoted and displayed on screen or higher than the H1 rate/price by multiples of the incremental value.
- 8.6 Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.
- Opening Bid Start Price & minimum Increment Value.
 - Leading (highest) Bid in the e-Auction.
 - Bidder himself is H1.
- 8.7 The bids will be taken as an offer to purchase the property as per terms & conditions attached with the Auction. Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.
- 8.8 The Bidder must read the terms and conditions of the e-Auction very carefully for participating in bidding process.
- 8.9 BDA reserves rights to cancel the highest bid in any condition whatsoever. The Notice for such cancellation shall be duly notified on the e-Auction portal.
- 8.10 BDA reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.
- 8.11 BDA reserves the right to postpone the date of auction due to technical issues. In such an event, all the applicants/ bidders will be intimated by e-mail and this will be advertised in the newspapers.
- 8.12 The highest bidder of each individual unit shall be allotted asset on the basis of their bidding price. An applicant can participate in the auction for all the assets separately, but once he/she is declared the highest bidder only for one asset. He /She will not be eligible for other asset.
- 8.13 An applicant may apply for more than one asset. In case the applicant applies for more than one asset, his/her bid quoting highest value concerning the specific asset shall be treated as final and he/she shall be declared as successful bidder in respect of the said asset only and all other bids of the said applicant shall be invalid and inoperative, irrespective of any value quoted and/or becoming highest bidder for other assets.

- 8.14 In case as aforesaid, any EMD if any, given/deposited by the applicant except the successful bid shall be refunded as per the brochure terms as if an unsuccessful bidder.

AUCTION REQUEST COMPLETION PROCESS OF e-AUCTION PORTAL.

N:B: After uploading of all required document, bidders are requested to pay Auction fee and EMD amount, after that he/she has to click on "Generate Acknowledgement" & generate / download the auction submission acknowledgement for each line /unit/asset on real time and note down the bid control number for future reference. Without auction submission acknowledgement in schedule time, even if bidder paid their EMD amount/uploads mandatory document, the auction portal can't recognize the bidder and he/she may not take part in e-bid participation of Auction.

9. TRAINING:

Interested Bidder can avail the training (online and offline) by a request mail/contacting the Auction support team (details are given below) before the start of Auction period of bidding.

Mail id: bdabbsr1983@gmail.com

contact: Call Centre of BDA-0674-2396437(for UAN)

E.commerce Cell -0674-2392801(for e.auction enquiry),

N.R.Satapathy,BDA-8249899309

(Time: 10.00 AM to 5.30 PM)

Satamanyu Routray, Mob. 9937140591

Mr.Lokesh, Mob. 09686115304 for training in e-auction.

Mr.Vinay, Mob. 09448224342

10. MANUALS:

Auction manual is available in the Web site. www.auctionwizard.in/BDABBSR under Manual

11. REFUND/WITHDRAWAL/CANCELLATION

11.1 In case the bidder withdraws after issue of provisional allotment letter, the EMD amount deposited by him/her will be forfeited and in case the bidder withdraws after selected as H1 bidder, the EMD amount deposited by him/her will be forfeited.

11.2 If an allottee fails to pay the amount due after provisional allotment and within the stipulated period of payment, BDA shall cancel the allotment and forfeited the all deposited amount.

11.3 The EMD amount of all unsuccessful applicants will be refunded to the Account of the applicant by NEFT/RTGS in the account number mentioned in the application form.

11.4 If any applicant once selected as a successful bidder and his candidature is withdrawn or cancelled due to default, he/she shall not be eligible to participate in any further scheme to be launched by BDA in future. Further he/she shall not also be eligible to purchase any asset of BDA by way of 3rd party transfer.

12. DELIVERY OF POSSESSION :

BDA will deliver the possession of the **shop** on as-is-where-is basis to the allottees within **One month** from the date of final allotment or as will be intimated after full payment of the highest bid amount, all statutory dues and taxes.

13. EXECUTION OF LEASE DEED

On payment of the required dues the allottee shall execute the lease deed in the prescribed format available in BDA office and registered the same in the office of the DSR/SR, Bhubaneswar at his/her own cost, within 3 months from the date of taking the possession.

14. OWNERSHIP

The allottee becomes the owner consequent upon execution of lease-cum-sale deed and taking over possession. He/She shall be entitled to heritable and transferable rights over the allotted property. Transfer of ownership may be permitted by express/written order of BDA as per the brochure condition and lease terms only after expiry of 05 years from the date of taking over possession of the plots subject to payment of all dues and required Consent charges and other dues as per existing rules and guidelines and rules to be in force at the time of application for transfer. The BDA reserves the right to refuse such permission for transfer without assigning any reason.

15. CONDITIONS OF ALLOTMENT

- a. The allotment shall be on long term lease basis.

- b. The asset cannot be used for storage or sale of Alcoholic and narcotic items/meat/egg/fish and such similar items. The applicant has to clearly mention the nature of business he/she intends to take up in the premises and BDA reserves the right to permit such business.
- c. No addition/alteration of the existing structure shall be made by the allottee without prior approval of the Authority.
- d. Bidders who fail to take over possession of the allotted asset within 30 (thirty) days from the date of intimation for taking over possession, shall be required to pay watch & ward charges @ Rs.5000/- per month or part thereof till he/she takes over possession. In case possession is not taken within six months of allotment being made, BDA shall have the right to cancel the allotment and dispose the property by allotting it to the next highest bidder or in any other manner at its sole discretion. In this case, amount already deposited including the EMD will be forfeited.
- e. The allottees will have to submit a written undertaking in Non-judicial stamp paper in the format prescribed by the BDA at their own cost to abide by the above terms and conditions at the time of final payment.
- f. TDS/GST and other statutory dues, if applicable shall have to be paid by the bidders before taking over physical possession.
- g. The Authority reserves the right to reject any application without assigning any reason thereof.
- h. BDA also reserves the right to alter or modify the lay-out plan, the size and shape of the assets due to exigencies arising out of site condition and other contingencies or due to force majeure.
- i. In case the allottee fails to pay the dues in time the allotment shall be liable for cancellation.
- j. In case of any dispute or doubt as to the interpretations of any clause or terms of the brochure, the decision of the Vice-Chairman BDA shall be final and binding on the applicants/allottees.
- k. Interest on default payment will be charged @ 12% per annum for no. of days of delay. The deposits will be first apportioned towards the interest and the balance if any to be adjusted towards instalment dues.
- l. After issue of provisional allotment letter, if an allottee desired to avail loan from any financial institution to pay the balance cost of asset, he/she will apply in prescribed application form attached with brochure along with payment of applicable processing fee & submission of consent letter from the financial institution within 10(ten) days of their selection. Any delay in the processing or finance made by the Finance

Institution shall not absolve the bidder to pay the consideration within the time specified in the brochure condition. The date of the payment specified in the brochure is final and any default for whatsoever reason shall entail the cancellation of the allotment on forfeiture of the EMD and etc as specified in the brochure.

- m. The responsibility of making payment in time on or before due date will be that of allottees, BDA will not be duty bound to issue any notice for making payments. The allottee will furnish the copy of deposit challans/UTR/receipts in support of payment made towards balance EMD for reference.
- n. The allottee shall be responsible for obtaining water supply and/or electricity connection from the concerned Department at his / her own cost and also pay holding tax/ground rent and any other dues to the concerned authorities.
- o. In case of commercial plot the allottee has to construct commercial shop only over the plot allotted to him/her within five years of final allotment, otherwise BDA will be free to resume the land on forfeiture of total consideration money paid to BDA. The construction shall be as per the approved plan by competent statutory authority.
- p. Membership of the Society if mandatory after taking over physical possession. The existing society is responsible for operation and maintenance of all common utility space amenities and services.

16. INTERPRETATION

- In case of any disputes relating to the terms and conditions of the bid or any other matter relating to the auction or the allotment, the decisions of the Vice-Chairman, BDA shall be final and binding to the bidder/applicant.
- BDA reserves its right to cancel whole or part of the auction process at any stage of the auction and thereafter, alter/modify the auction process and/or defer the date of auction, without assigning any reason and without cost and risk of BDA.

18. JURISDICTION OF COURT

The courts of Bhubaneswar shall have the jurisdiction over all matters for determination of disputes/litigation if arises between the BDA and the bidder/applicant.

19. ADDRESS FOR CORRESPONDENCE

All postal correspondences shall be made to the **Secretary, Bhubaneswar Development Authority, Akash Shova Building, Pandit Jawaharlal Nehru Marg, Bhubaneswar-751001.**

For further information, visit our website: ***www.bda.gov.in***. For any assistance on online registration, UAN No. etc. kindly email us on **bdabbsr1983@gmail.com** or visit helpdesk established in office of BDA.



BHUBANESWAR DEVELOPMENT AUTHORITY
Application Form for Individual

(Duly filled, signed and scanned document copy to be uploaded during the request for participation in the e-Auction portal)

Advertisement No. and Date

ALMT-V-Rev-187/2021(pt)-39402/BDA,dt-30.11.2021

Location & Plot No

Sl.	Asset No.	Location	Yes / No	Sl.	Asset No.	Location	Yes / No
1	Office space	Alok Bharati Market Complex,Sahid Nagar		36	G/3	K-8 Market Complex	
2	Office space	Raptani Bhawan		37	G/4	-do-	
3	Office Space-1	K-7 Market Complex, 2 nd floor Kalinga Nagar,Ghatikia		38	G/5	-do-	
4	Office space-2	-do-		39	G/6	-do-	
5	Office space-3	-do-		40	G/8	-do-	
6	Shop-A/27	Samanta Vihar Market Complex,C.S.Pur		41	G/9	-do-	
7	Shop-A/30	-do-		42	G/10	-do-	
8	Shop-A/31	-do-		43	G/11	-do-	
9	Shop-F/8	Ananta Vihar Ph-II Shopping Scheme,Pokhariput		44	G/12	-do-	
10	G/15	K-7 Market Complex		45	G/13	-do-	
11	F/1	-do-		46	G/14	-	
12	F/2	-do-		47	G/15	-do-	
13	F/3	-do-		48	G/16	-do-	
14	F/4	-do-		49	G/17	-do-	
15	F/5	-do-		50	G/18	-do-	
16	F/6	-do-		51	F/1	-do-	
17	F/8	-do-		52	F/2	-do-	
18	F/10	-do-		53	F/3	-do-	
19	F/11	-do-		54	F/4	-do-	
20	F/12	-do-		55	F/5	-do-	
21	F/13	-do-		56	F/6	-do-	
22	F/17	-do-		57	F/7	-do-	
23	F/18	-do-		58	F/8	-do-	
24	F/19	-do-		59	F/9	-do-	
25	F/20	-do-		60	F/10	-do-	
26	F/21	-do-		61	F/11	-do-	
27	F/22	-do-		62	F/12	-do-	
28	F/23	-do-		63	F/13	-do-	
29	F/24	-do-		64	F/14	-do-	
30	F/25	-do-		65	F/15	-do-	
31	F/26	-do-		66	F/16	-do-	
32	F/27	-do-		67	F/17	-do-	
33	F/28	-do-		68	F/18	-do-	
34	Shop-G/1	K-8 Market Complex		69	F/19	-do-	
35	Shop-G/2	-do-					

1. UAN (Unique Account No.)

2. Name:

3. Date of Birth:

4. Father's/Husband's Name:

Photograph
with signature

5. Present
Address:6. Permanent
Address:

7. Phone No :

Mobile No:

8. Email id

9. Permanent Account Number
(PAN) of the applicant.10. Nominee's name
with address

I hereby undertake to abide by all the terms & conditions of brochure prescribed by BDA for this scheme.

Date:

Full signature of the applicant

FORMAT OF INDEMNITY BOND

In the court of Shri _____
(Executive Magistrate/Notary Public)

I Smt/Shri _____ aged about _____ years
D/o/W/o/S/o of Smt/Shri _____ permanent resident
of village _____ P.O. _____ P.S. _____ Dist
_____ at present village _____ P.O. _____ P.S.
_____ Dist do hereby swear an solemnly affirms,

That the following persons are the members of my family and related to me as noted in the Statements given below:

Sl. No.	Full Name	Age	Marital Status	Relationship with the applicant
i				
ii				
iii				
iv				
v				

That I and/or my family members as mentioned above own or possess the following residential, shop-cum-residential plot or house, flat etc. within the limits of Bhubaneswar Development Authority Area.

Sl No.	Name of the Owner	Plot/ House No.	Mode of Acquisition of Property		Allotment Authority/ Transferor	Year of allotment
			Purchase (Lottery/Auction/Any other means)	Sale		

Except plots/House/Flats referred to above, I or my family do not own or possess any other plot/house/flat within Bhubaneswar Development Authority area. By this affidavit, I indemnify BDA to compensate all consequences specified in Brochure of lease agreement in addition to right of BDA for cancellation of allotment at my cost and risk and initiation of criminal proceeding. I further undertake to return such allotment soon after termination of allotment by BDA on the ground of suppression of material facts for allotment of plots/flats/houses from BDA.

Signature of the Deponent

Smt/Shri _____ aged _____ years, resident of Village _____ PS _____, District of _____ at present _____ by profession _____ who is identified by Sri _____ Advocate appears before me and stated on oath/ solemnly declared the contents of this affidavit are true to the best of his/her knowledge.

Deponent

Magistrate First Class/ Executive Magistrate/ Notary Public



BHUBANESWAR DEVELOPMENT AUTHORITY
Bank Account Details for EMD Refund

(Dually filled, signed and scanned document copy to be uploaded during the request for participation in the e-Auction portal)

Advertisement No and Date:

Name of the Asset/unit:

1. Name as in the Bank record
(Industrial/ Firm / Company/

2. Account Number:

3. Name of the Bank:

4. Name of the Branch:

5. IFSC Code:

6. MICR Number:

7. Contact Details:

8 Mobile No

Date:

Full signature of the Applicant



**APPLICATION FORM FOR AVAILING LOAN
FOR FINANCING OF THE ASSET (NOC)**

- | | | |
|----|--|--|
| 1) | Name of the Applicant : | |
| 2) | Name of the Scheme : | |
| 3) | Asset No. : | |
| 4) | Details of Bank/
Financial Institution: | |
| 5) | Name and address
of the Financial Institution : | |
| 6) | Amount of Loan
to be availed : | |
| 7) | Purpose of loan : | <p>For Housing finance for payment to BDA and
for construction of house.</p> |

Date:

Place:

Full signature of the applicant

