



# Brochure

**e-auction for sale of Residential Flat at**

**Netaji Subash Enclave**

**Gadakana, Bhubaneswar**

**Date of Auction: 15<sup>th</sup> July 2022**

**Receipt of online application:**

**11.00 AM on 8<sup>th</sup> June 2022 to 11.59 PM on 7<sup>th</sup> July 2022**

## 1. INTRODUCTION

The Bhubaneswar Development Authority is going to allot a residential flat at a prime location of Gadakana in the Netaji Subash Enclave on 'as-is-where-is basis' through e-auction. The intending bidders/participants are free to inspect/visit the flat, its situational advantages attached to the flats, at their cost and risk before submission of the bid. Any objection, if any, after submission of bid concerning flats shall not be entertained.

However, the BDA reserves the right to alter or modify the lay-out plan, the size and the shape of the assets due to contingencies and exigencies arising out of site-condition or force majeure. Details of the flat are given below:

Name of the Scheme	Asset No.	Area in Sq.ft	Upset price (Rs.)	Earnest Money for participation in the auction (Rs.)	Security Money towards allotment (To be Calculated as per H1 bidding price)
Netaji Subash Enclave, Gadakan. (Apartment Scheme)	Q-12	1440 sft. (Super built up area) 1101 Sq.ft(Plinth area)	72,71,969/-	5,00,000/-	10% of the Highest bidding price(Inclusive of the Earnest Money towards participation)

## 2. ELIGIBILITY

- 2.1 The applicant must be a citizen of India with a valid Permanent Account Number (PAN).
- 2.2 The applicant must be at least of 18 years of age as on the last date of submission of the application i.e 15.07.2022.
- 2.3 The applicant without a Digital Signature Certificate (DSC) Class-III shall not be allowed to bid for the asset in the auction.
- 2.4 The applicant must register on-line in the official website of the BDA [www.bda.gov.in](http://www.bda.gov.in) and quote the auto-generated Unique Account Number (UAN) for filing the application and in all other future communications in the matters of auction and allotment.
- 2.5 In case of any difficulty/inconvenience in obtaining UAN and Digital Signature Certificate the applicant may approach the help-desk at the B.D.A office in the Akash Sova Building from 08.06.2022 to 07.07.2022.
- 2.6 The applicant or the family members of the applicant must not be an owner of any land/residential unit within the jurisdiction of the Bhubaneswar Development Authority or must not be in possession of any leasehold dwelling leased out by the Bhubaneswar Development Authority.
- 2.7 For the purpose of the present scheme a "Family" shall include the applicant, the husband / wife of the applicant and their unmarried children.
- 2.8 Any allotment made in favour of any applicant shall be liable for cancellation and the deposit made by the applicant on account of consideration of such

allotment in favour of the applicant shall be liable for forfeiture if at any point of time it is found that the applicant has submitted false/fabricated information and /or suppressed material fact(s) for a favourable consideration for such allotment in favour of the applicant. In addition to this the applicant/allottee shall be liable for criminal prosecution for such an act.

### **3. SUBMISSION OF APPLICATION/e-Auctioning Schedule:**

The registration shall be valid for one year from the date of registration. The Registration charge of Rs.1180/- (Rupees one thousand one hundred and eighty only inclusive of the G.S.T) shall be non-refundable and must be paid through e-payment.

The applicant shall be required to deposit an Earnest Money of Rs.5, 00,000/- (Rupees Five Lakh) only through Bank transfer (NEFT/RTGS) by 07.07.2022 made in favour of the BDA (Indian Bank, Sahidnagar Account No. 766977994, IFSC code IDIB000S159). The applicant must upload the scanned payment document at the time of application for eligibility to participate in the auction.

The applicant in the event of being the successful highest bidder in the e-auction shall have to deposit the differential amount of 10% of the Bid Price minus the Earnest Money earlier deposited by the applicant for making the applicant eligible for provisional allotment of the asset.

Example: If the highest bid for any asset =1.20 crore and the Earnest Money deposited is 5.00 lakh then the differential amount to be deposited shall be

10% of 1.20 crore – Earnest Money of Rs.5.00 lakh  
=12 lakh – Rs.5.00 lakh  
= Rs.7.00 lakh

The applicant shall also have to pay non-refundable “e-Bid Participation charge” of Rs. 5000/- (Rupees five thousand) only per asset for participation in the e-auction.

The applicant may opt for withdrawing the application for the e-auction by 11.07.2022. However, in such a case an amount of Rs.10, 000/- (Rupees Ten Thousand) only shall be forfeited from the Earnest Money deposited by the applicant as charges towards processing the application.

### **4. SALIENT ASPECTS OF THE E-AUCTION**

- 4.1 The bidder must read the terms and conditions of the e-Auction specified in the brochure very carefully before participating in auction. The bids shall be treated as an offer by the bidder for purchasing the property as per terms & conditions of Brochure attached with the Auction. A bid once made cannot be cancelled / withdrawn by the bidder. Inability of the bidder to make payments as per the bid shall be the ground for forfeiture of the earnest money deposited.
- 4.2 The BDA reserves the right to cancel the highest bid in the events such as technical issues, detection of suppression of any material facts related to eligibility of the bidder to be an applicant along with unforeseen legal impediments warranting cancellation of the transfer of asset through auction. The Notice for such cancellation shall be duly notified on the e-auction portal.

- 4.3 The BDA reserves the right to modify/ amend the any of the terms and conditions of the brochure and dimensions of the assets specified in the brochure prior to commencement of the e-Auction.
- 4.4 The BDA reserves the right to differ the date of auction or cancel the auction. In such an event, all the applicants/ bidders will be intimated by e-mail and this will be advertised in the newspapers.
- 4.5 At the end of the Auction, the winner will be decided for allotment of the flat as per taking into consideration the highest bid in the e-Auction and subsequent acceptance of the bid by the BDA. Such decision of the “BDA” shall be final and binding on all the bidders.
- 4.6 The earnest money deposited by the applicants of the auction will be refunded within 60 days from the date of auction, if the applicant becomes unsuccessful in the bid.

## 5. TRAINING & MANUAL:

The auction manual can be downloaded from [www.auctionwizard.in/BDABBSR](http://www.auctionwizard.in/BDABBSR).

The applicants can avail the training (online and offline) by a request mail to [bdabbsr1983@gmail.com](mailto:bdabbsr1983@gmail.com) /contacting the Auction support team in the e-commerce cell of the BDA (details are given below) before start of Auction.

BDA e-commerce cell Phone No-0674-2392801

Helpdesk-0674-2396437

Nihar Ranjan Satapathy, BDA, Mob.9777750153 (Time: 10.00 AM to 5.30 PM)

Satamanyu Routray, Mob. 9937140591

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

## 6. THE AUCTION PROPER:

- 6.1 The base price for the bid for shall be equivalent to the upset price Rs.72,71,969/- and one incremental value of Rs. 20,000/- (Rupees twenty thousand) taken together.
- 6.2 The home screen at the Bidder's end will display the following along with other necessary fields in the Forward Auction.
  - Opening Bid Start Price & minimum Increment Value.
  - Leading (highest) Bid in the e-Auction.
  - Real time highest bid (H1).
- 6.3 The Minimum Incremental Value for this auction shall be Rs.20,000/- (Rupees Twenty Thousand) only. A bidder can bid higher than the running Highest Bid (H1 Price) by quoting a price which is higher than the running H1 bid price at least by one incremental value but not more than ten times the incremental value i.e. Rs.200,000/- (Rupees Two Lakh) only.

*Example:* The upset price is Rs. 72,71,969/- and incremental value has been fixed to Rs.20,000/-.

The auction can kick off from an initial bid of Rs.72,91,969/- to Rs.74,71,969/-.

Suppose the running bid price is Rs.78,91,969/- then the bidder can quote a price higher to the current highest bid by a maximum of Rs.2,00,000/- i.e ten times the incremental value in a single instance.

Thus, the bidder can bid in a range of

Rs. 78,91,969/- + Rs.20,000/- = Rs.79,11,969/-

to

Rs.78,91,969/- + Rs.2,00,000/- = Rs.80,91,969/-

- 6.4 If any bidder submits the bid in less than 5 minutes prior to the Auction closing time, the system will automatically extend the auction closing time by 10 min. The system will continue to extend the Auction time in such a manner until no bid is received within the last 5 minutes of the auction closing time.

Example: If the auction is going to close at 17:00 Hrs and if any bidder bids between 16:55 and 17:00 , the system will automatically 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.

- 6.5 **Auto Bid:** The bidder may opt for bidding in Auto Auction mode. The Auto Bid allows a bidder to place an automated bid in an auction without having to enter a new amount each time the bidder opts for bidding higher. The Auto Bid allows the bidder to quote a price which is higher than the previous bid price by one incremental value or in multiples of the incremental value but not more than ten incremental values.

The bidder can change the Auto Max Bid/value but once the Auto Max Bid/value is clicked and frozen, the same cannot be withdrawn. However, in the event of the auction being cancelled and new auction dates being announced the earlier Auto Max Bid/value loses relevance. After fixing his highest limit, the manual Bid button will be disabled. The dash board at the bidders end shows the real time rank of the bidder, the running H1 price (highest bid). Until the frozen auto max bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on the bidders end screen will remain disabled. Once the auto bid amount reaches or crosses the Auto Max Bid/value amount, then the bidder will have to bid manually or the bidder may opt for auto bid again by setting a new maximum bid amount.

## 7. PAYMENT SCHEDULE:

- 7.1 The applicant must deposit an initial amount of Rs.5,00,000/- towards the Earnest Money for participation in the e-auction along with the application form. This amount must be remitted to the account of the Bhubaneswar Development Authority in the [Indian Bank, Sahidnagar Branch \(Account No- 766977994 IFSC Code IDIB000S159\)](#).
- 7.2 The successful bidder (H1) has to deposit the differential of the Security Money towards allotment calculated @ 10% of the highest bid price and the Earnest Money i.e. Rs.5,00,000/- already deposited by the bidder at the time of application for participation within 10 (Ten) days of intimation for consideration of issue of Provisional Allotment. In case of failure on the part of the bidder to do so, the Earnest Money deposited at the time of application shall be forfeited.

- 7.3 The successful bidder must produce the documents uploaded at the time of application in original along with the documents in support of the deposit of the differential amount.
- 7.4 The successful bidder (H1) has to deposit the rest of the bid amount i.e 90% of the bid amount within two months (60 days) from the issue of the provisional allotment letter in favour of the bidder.
- 7.5 In the event of the provisional allottee being unable to deposit the rest of the bid amount within the specified period the applicant may submit an application for extension of such period and the Vice-Chairman, BDA may allow an extension maximum up to 4 months (120 days). However, the bidder shall be liable for payment of interest at the rate of 12 percent on the rest of the bid amount for the extended period. The deposits will be first apportioned towards the interest and the surplus if any will be adjusted towards the balance bid amount.
- 7.6 In case, the successful bidder fails to deposit the differential within 10 days towards the earnest money for allotment i.e 10% of bidding amount minus the Earnest Money deposited earlier at the time of application from the date issue of any communication in this regard.

## **8. CANCELLATION OF ALLOTMENT & REFUND OF DEPOSIT**

- 8.1 If the bidder prefers to withdraw after being selected as the highest (H1) bidder, the Earnest Money deposited by the bidder shall be forfeited.
- 8.2 If the provisional allottee prefers to request by application for cancellation of the allotment, the Earnest Money deposited by the provisional allottee shall be forfeited.
- 8.3 After provisional allotment, if an allottee fails to pay the full price of the asset within the stipulated period specified, the allotment in respect of the asset shall be cancelled and the amount deposited by the allottee shall be forfeited.
- 8.4 The Earnest Money deposited by the unsuccessful applicant will be refunded to the Account of the applicant as mentioned by the applicant at the time of application through NEFT/RTGS.
- 8.5 Any applicant, once selected as a successful bidder, shall not be allowed to participate in any scheme to be launched by the BDA in future if the applicant withdraws candidature for the asset or allotment of the asset is cancelled due to default on the part of the applicant. Further, the applicant shall not be allowed for purchase, by way of 3<sup>rd</sup> party transfer, as far as assets of the BDA are concerned.

## **9. EXECUTION OF LEASE DEED :**

The allottee shall deposit the price of the asset in full and all other requisite fees towards processing of the lease of the asset. The allottee/prospective lessee shall execute the lease deed in the format prescribed by the BDA and get the same

registered in the office of the DSR/SR, Bhubaneswar at own cost as provided in Paragraph-37 of the BDA Property(Management & Allotment) Regulations, 2015.

**10. DELIVERY OF POSSESSION :**

The BDA will deliver the possession of the flat on 'as-is-where-is' basis to the allottee within 30 days of submission of the duplicate copy of the registered lease-cum-sale deed by the allottee to the BDA.

The water supply and/or electricity connection needed by the allottee shall be obtained by the allottee from the concerned department/agency at own cost. Further, the allottee shall pay the requisite holding tax/ground rent and any other dues to the concerned authorities. The BDA shall not be responsible for the above in any manner whatsoever.

**11. TRANSFER OF THE LEASEHOLD**

Heritable and transferable rights over the leasehold will ordinarily be integrants of the asset leased out in favour of the allottee. However, such rights shall be subject to adherence to/violation of the lease covenants by the allottee and any exigencies arising out of public need duly acknowledged by the government.

The leasehold cannot be transferred before completion of a period of 5 years from the date of transfer of possession to the allottee. In case the allottee intends to transfer the leasehold after the aforesaid period, the allottee shall apply before the BDA for prior permission. The BDA may accord any such permission by a written order congruent with the conditions of the scheme brochure and terms of the lease. However, any such transaction permitted by the Bhubaneswar Development Authority shall be subject to realisation of required consent fee applicable at the prevailing rates at the time of accordance of such permission and any dues outstanding against the allottee.

**12. APARTMENT SOCIETY & MEMBERSHIP**

Each allottee shall have to abide by the provisions of the Orissa Apartment Owners Act, 1982 and Rules & Regulations framed there under from time to time. Each allottee shall register as a member of the Society / Association formed under the said act.

**13. 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 decision/s of the BDA shall prevail and forthwith binding upon the applicant/ bidder/allottee.
- 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 thereof and any such cancellation/alteration/modification shall be without cost.

14. **JURISDICTION OF COURT**

All matters for determination of disputes/litigation if arises between the BDA and the bidder/ applicant shall be subject to adjudication of the courts situated in Bhubaneswar only.

15. **ADDRESS FOR CORRESPONDENCE**

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

For further information, visit the website: *www.bda.gov.in*.

For any assistance on online registration, UAN etc. email at [bdabbsr1983@gmail.com](mailto:bdabbsr1983@gmail.com) or visit helpdesk (0674-2396437) at the office of the BDA.



**BHUBANESWAR DEVELOPMENT AUTHORITY**

**Application Form for e-Auction**

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

Advertisement Number & Date	20324/BDA,Bhubaneswar Dt- 07 .06.2022		
Location Flat Number	Q-12, Netaji Subash Enclave,Gadakana		
1. UAN (Unique Account Number)	<input type="text"/>	Photograph with signature	<input type="text"/>
2. Name:	<input type="text"/>		
3. Date of Birth:	<input type="text"/>		
4. Name of Father/Husband:	<input type="text"/>		
5. Present Address:	<input type="text"/>		
6. Permanent Address:	<input type="text"/>		
7. Phone No :	<input type="text"/>	Mobile No:	<input type="text"/>
8. Email id	<input type="text"/>		
9. Permanent Account Number (PAN) of the applicant.	<input type="text"/>		
10. Name of the Nominee & address	<input type="text"/>		

I do hereby undertake to abide by all the terms and conditions cited in the brochure of this scheme.

Date:

Full signature of the applicant

## FORMAT OF AFFIDAVIT & INDEMNITY

In the court of \_\_\_\_\_ (Executive Magistrate)

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 only members of my family with relationships as detailed below:

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

That I and/or any 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 the plots/House/Flats referred to above, I or any of my family members do/does not own or possess any other plot/house/flat within Bhubaneswar Development Authority area. By this affidavit, I do hereby indemnify to compensate the BDA all consequences specified in the brochure and the lease agreement in addition to the right of the BDA to cancel the allotment at my cost and risk and initiation of criminal proceeding against me. I further hereby undertake to return the asset allotted by the BDA soon after termination of the allotment on the ground of suppression of any material fact.

Signature of the Deponent

Smt/Shri \_\_\_\_\_ aged \_\_\_\_\_ years, resident of Village \_\_\_\_\_  
PS \_\_\_\_\_, District of \_\_\_\_\_ at present  
\_\_\_\_\_ by profession \_\_\_\_\_ being identified by Sri \_\_\_\_\_  
Advocate(License No. \_\_\_\_\_) appears before me on this day of \_\_\_\_\_ at about \_\_\_\_\_  
and states on oath/ solemnly declared the contents of this Affidavit are true to the best of his/her knowledge.

Deponent

Executive Magistrate

**BANK ACCOUNT DETAILS FOR REFUND OF EARNEST MONEY**

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

Advertisement Number 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:

7 Mobile Number:

Date:

Full signature of the Applicant

**FORM FOR AVAILING LOAN  
AGAINST THE ASSET (NOC)**

- 1) **Name of the Applicant :**
  
- 2) **Name of the Scheme :**
  
- 3) **Asset Number:**
  
- 4) **Details of Bank/  
Financial Institution:**
  
- 5) **Name and address  
of the Financial Institution :**
  
- 6) **Amount of Loan intended :**
  
- 7) **Purpose of loan :**

**Date:**

**Place:**

**Full signature of the applicant**