



# **BROCHURE**

**e-Auction for sale of Residential House &  
Plot at Ghatikia & Subudhipur  
Bhubaneswar**

**Date of Auction: 27<sup>th</sup> December 2023**

**Receipt of online application:**

**11.00 AM on 10<sup>th</sup> November 2023**

**to**

**11.59 PM on 12<sup>th</sup> December 2023.**

## 1. INTRODUCTION

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

### DETAILS OF THE ASSETS ARE GIVEN BELOW:

Sl. No	Name of the Scheme	Asset details	Plot No.	Area of the Plot	Upset price of the Plot (in Rs)	Earnest Money (in Rs)
1	Subudhipur	Plot with House	K-5/350	3750 Sqft.	1,19,49,688/-	5,00,000/-
2	Ghatika	Plot	K-8/198	3750qft.	93,75,000/-	5,00,000/-
3	Subudhipur	Plot	K-4/341 (B)	1200 Sqft.	30,00,000/-	5,00,000/-

## 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.
- 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 the applicant may approach the help-desk at the B.D.A office in the Akash Sova Building in office hours in any working day.
- 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 unit 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.

2.9 The plots shall not be used for any purpose other than the end use specified in the public notice.

**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/- only through Bank transfer (NEFT/RTGS) by last date of application made in favour of the **BDA (Punjab National Bank, BDA Branch Account No. 08692010002880, IFSC code PUNB0086910)**. The applicant must upload the scanned payment document at the time of application for eligibility to participate in the auction.

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 15.12.2023. 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. 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)

Abhiram Murmu, BDA, Mob.9692242393

Bhabani Prasad Tudu, BDA, Mob.9861619034

Satamanyu Routray, Mob. 9937140591

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

**5. THE AUCTION PROCESS:**

5.1 The base price for the bid be equivalent to the upset price and one incremental value of Rs. 20,000/- (Rupees twenty thousand) taken together.

5.2 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).

5.3 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/-

5.4 Online Forward Auction bidding shall commence at 11.00 A.M. and continue till 03.00 P.M. on 27.12.2023 with auto extension facility as per condition 5.4.

5.5 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 15:00 Hrs and if any bidder bids between 14:55 and 15:00, the system will automatically extend the auction closing time to 15:10 and if any bidder bids between 15:05 and 15:10, it will be extended to 15:20 and so on.

5.6 **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.

- 5.7 **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 auction and subsequent acceptance of BDA. The decision of "Vice-Chairman, 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, he/she will be the successful bidder for only one asset for which he/she has quoted the higher amount than the other bids. In the rest of the assets, the H2 bidder will be declared the successful bidder.

However, in the event of one bidder being H2 for more than one asset at the closure of the auction, he/she will be the successful bidder for only one asset for which he/she has quoted the higher amount as H2 than the other bids. In such case if H2 opts not to go ahead with the asset then that specific asset shall be cancelled and the Earnest Money of H2 will be forfeited.

Similarly in the event a bidder is H1 for one asset and H2 for another asset then he/she will be bound to go ahead as H1 and his/her qualification for H2 will be declared void.

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.

**However the decision for acceptance of bid in respect of the plot of land will be with BDA.**

## 6. PAYMENT SCHEDULE:

- 6.1 The applicant must deposit an initial amount of Rs.5,00,000/- of the upset price of the asset 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 **Punjab National Bank, BDA Branch Account No. 08692010002880, IFSC code PUNB0086910.**

- 6.2 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.
- 6.3 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.
- 6.4 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. CANCELLATION OF ALLOTMENT & REFUND OF DEPOSIT**

- 7.1 If the bidder prefers to withdraw after being selected as the highest (H1) bidder, the Earnest Money deposited by the bidder shall be forfeited.
- 7.2 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.
- 7.3 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. Then ten percentage (10%) of the disposal price deposited prior to issue of Provisional Allotment Order or twenty per centum of the total deposits made by him (20%) whichever is higher on the date of cancellation shall be forfeited & the balance amount shall be refunded.
- 7.4 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.
- 7.5 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 or it is cancelled due to default on the part of the applicant. Further, the applicant shall not be allowed to participate in any auction/lottery process for sale/allotment of assets developed by the Bhubaneswar Development Authority.

## **8. 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.

**9. DELIVERY OF POSSESSION :**

The BDA will deliver the possession of the plot 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.

The plot shall not be used for any purpose other than the end use specified in public notice.

**10. TRANSFER OF THE LEASE HOLD**

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 provided residential building is constructed over the land (i.e end use in achieved by the allottee) 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.

**11. 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.

13. **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.

14. **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](http://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  
BHUBANESWAR  
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

Location & Asset No

Sl. No.	Asset No.	Asset details	Location	Yes/ No
1.	K-5/350	Plot with House	Subudhipur	
2.	K-8/198	Plot	Ghatikia	
3.	K-4/341(B)	Plot	Subudhipur	

Full signature of the applicant

**Annexure-II**

**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	<input type="text"/>		
Location Asset Number	<input type="text"/>		
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/Notary)  
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 along with my family members have not withdrawn from allotment of asset by the Bhubaneswar Development Authority (BDA) after being selected in auction or lottery. The allotment of any asset made by BDA in favour of my family has not been cancelled due to default on our part in payment or otherwise. I along with my family members have not transferred any asset within BDA Area allotted to my family either from BDA or from OSHB or G.A Department or any other Government agency till now. 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/Notary**

**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

