



TENDER DOCUMENT FOR E AUCTION

Terms & Conditions of Online E-Auction for sale of Properties as per E-auction Reference No:

(Note- Bidders are requested to go through the Sale Notice published by Bank for More information.)

Auctioneer Name	Authorised Officer details Chief Manager Bank of Maharashtra MSME Branch B-37 Mahabank Bhavan, Wagle industrial Estate Thane west 400604 Tel: 022 – 25822402
Auction to be Conducted by	M/s E-Procurement Technologies Ltd Office No. 806-808, Corporate Avenue, Sonawala Lane, Goregoan East, Mumbai - 400063 Tel: Land - 022 65653811 E- Mail – Maharashtra@auctiontiger.net
Auction Schedule	Date of Auction:- 21.03.2016 Timings:- 11.30 AM – 01.30 PM (IST) Auction Website :- https://bom.auctiontiger.net. (With unlimited extensions of 5 min. Each)
Annexures	<ol style="list-style-type: none">1) Business rule for E-Auction2) Terms & conditions of E-Auction3) Item Details (Annexure – I)4) Process Compliance Statement (Annexure – II)5) Price Confirmation Letter (Annexure – III)6) Contact Information
Special Instructions	<u>Bidding in the last minutes and seconds should be avoided in the bidders own interest. Neither the Service Provider nor Bank will be responsible for any lapses / failure on the part of the Bidder, in such cases.</u>



Terms and Conditions for finalization of the Sale by E Auction

Bank shall finalize the Sale of Asset through Online E-Auction mode and arrangement has been made with **M/s E-Procurement Technologies Ltd.** Mumbai, who shall be authorized service provider for the same. Please go through the guidelines given below and submit your acceptance to the same.

1. Computerized E-Auction shall be conducted by **Bank of Maharashtra**, 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. In the event of failure of their Internet connectivity, (due to any reason whatsoever it may be) it is the bidders responsibility. It is to be noted that either Bank or M/S .E-Procurement Technologies Ltd. are not responsible for these 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. Please note that the start price of an item in online E-Auction is open to all the participating bidders. Any bidder can start bidding, in the online E-Auction, from the start price itself. Please note that the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or higher than the auction's start price by one increment, or higher than the auction's start price by multiples of increment. The subsequent bid that comes in to outbid the H1 rate will have to be higher than H1 rate by one increment value or in multiples of the increment value. The increment value has been fixed at ₹ 10,000/-
3. M/S .E-Procurement Technologies Ltd. shall arrange to train the person(s), without any cost to you. They shall also explain you, all the Rules related to the E-Auction / Business Rules to be adopted along with tender manual. You are required to give your compliance on it before start of bid process.
4. **Sale of Properties by Bank of Maharashtra, MSME Branch, B-37, Mahabank Bhavan, Wagle Industrial Estate, Thane West – 400604.**
5. **Type of Auction:** E-Auction.
6. **Bidding Currency & Unit of Measurement:** Bidding will be conducted in Indian Rupees (INR).
7. **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.
8. **Bid Price:** The Bidder has to quote the total price.
9. **For other terms and conditions, please see the e-auction notice published by Bank of Maharashtra**
10. **Procedure of E -Auctioning**
 - i. **E-form Submission**
 - **All interested bidder** need to fill online form available on e-Auction domain with necessary details if asked in auction document provided by Bank.



ii. **Online E - Auction :**

- **Bank of Maharashtra**, will declare its **Opening Price (OP)**, which shall be visible to all the Bidders during 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. Any bidder can start bidding, in the online E-Auction, from the start price itself. Hence, the first online bid that comes in the system during the online E-Auction can be equal to the auction's start price, or 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 bid Increment ₹ 10,000/- is fixed by **Bank of Maharashtra** which the bidders can view on their bidding screen
- Online Auction shall be for a **period of 2 hours**. If a bidder places a bid in the last 5 minutes of closing of the E-Auction and if that bid gets accepted, then the auction's duration shall get extended automatically for another 5 minutes, for the entire auction (i.e. for all the items in the auction), from the time that bid comes in. Please note that the auto-extension will take place only if a bid comes in those last 5 minutes and if that bid is valid bid in terms of e-auction notice published and this business rule document.. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 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.*

11. Successful Bidder shall be required to submit the final prices, quoted during the E -Auction as per Annexure – III 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, **Bank of Maharashtra** at its discretion may decide to revise Opening price / scrap the E-Auction process / proceed with conventional mode of tendering.

12. Your bid will be taken as an offer to buy. Bids once made by you, cannot be cancelled / withdrawn and you shall be bound to buy as mentioned above at your final bid price. **Your failure to comply with any of the terms and conditions of the E-auction notice and Tender document will result in forfeiture of the amount paid.** Should you back out and not Buy as per the rates quoted, BANK shall take action as appropriate.
13. You will be able to view the following on your screen along with the necessary fields in the E Auction:
- a. Leading Bid in the Auction (H1 – Highest Rate)
 - b. Bid Placed by you
 - c. Opening Price & Minimum Increment Value.
 - d. Your rank in the auction.



14. **Bank of Maharashtra** decision on declaration of successful bidder shall be final and binding on all the Bidders.
15. **Bank of Maharashtra** shall be at liberty to cancel the E-Auction process / tender at any time, **before** declaring the successful bidder, without assigning any reason.
16. **Bank of Maharashtra** / M/S.E-Procurement Technologies Ltd. shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.
17. You are required to submit your acceptance to the terms / conditions / modality given above before participating in the E-Auction.
18. **Duration of Auction:** The auction is schedule to be conducted from **11:30 AM – 01:30 PM (IST)** on **21.03.2016** following the extensions of 5 min. each.. Bidders are advised not to wait till the last minute or last few seconds to enter their bid to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.
19. **Successful bidder:** At the end of the E-Auction, **Bank** will evaluate all the bids submitted and will decide upon the successful bidder the decision of the Bank will be final & binding on all the bidders.

Other Terms & Conditions

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders.
- The Bidder shall not divulge either his Bids or any other exclusive details of **Bank** or to any other party.
- The decision of Bank declaration of successful bidder shall be final and binding on all the Bidders.
- M/S .E-Procurement Technologies Ltd. / Bank shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.
- M/S.E-Procurement Technologies Ltd. /BANK is not responsible for any damages, including damages that result from, but are not limited to negligence. M/S .E-Procurement Technologies Ltd. will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

N.B.

All the Bidders are required to submit the Compliance Form (Annexure- II) duly signed to :-

Bank of Maharashtra
Chief Manager
MSME Branch
Bank of Maharashtra
B-37 Mahabank Bhavan,



Wagle industrial Estate
Thane west 400604



ANNEXURE – I

ITEM DESCRIPTION: **Sale of Properties by Bank of Maharashtra**

PROPERTY NO.1

Item	Details	Opening Prices in (In Rs. In Crore)	Bid Increment	Opening Time	Closing Time
Residential house	Flat No.10, 3 rd Floor, Giriraj CHS Ltd., situated on V.B.Phadke Marg, 90 Feet Road, Mulund East, Mumbai Admg 500 sq.ft.built up area		Rs.10,000/-	11.30 A.M	01.30 P.M

Reserve Price: ₹ 5200000/- (Rupees Fifty Two lakhs only)

Earnest Money Deposit: ₹ 5,20,000/- (Rupees Five Lakhs Twenty Thousand only)

Bid Increment Amount: ₹ 10,000/- (Rupees Ten Thousand only) or in such multiples

PROPERTY NO.2

Item	Details	Opening Prices in (In Rs. In Crore)	Bid Increment	Opening Time	Closing Time
Residential house	Flat No.501, 5 th Floor, Gulmohar CHS Ltd., G V Scheme Road No.1, Mulund East, Tal – Kurla, Dist – Mumbai – 400 081 Admg – 876 sq. ft. built up area		Rs.10,000/-	11.30 A.M	01.30 P.M

Reserve Price: ₹ 1,30,26,400/- (Rupees One Crore Thirly Lakhs Twenty Six Thousand Four Hundred only)



Earnest Money Deposit: ₹ .13,02,640/- (Rupees Thirteen Lakhs Two Thousand Six Hundred and Forty only)

Bid Increment Amount: ₹ 10,000/-(Rupees Ten Thousand only) or in such multiples

PROPERTY No.3

Item	Details	Opening Prices in (In Rs. In Crore)	Bid Increment	Opening Time	Closing Time
Commercial unit	Shop No.18, Ground Floor, Deep Laxmi CHS Ltd., situated at B.I.T Chawl, Agripada, Red Cross Lane, Anand Rao Hospital Road, near MTNL Office and Wockhard Hospital, Opposite Agripada Post Office, Mumbai Central, Byculla (W), Mumbai – 400011 Admeasuring 762 sq. ft. built up area		Rs.10,000/-	11.30 A.M	01.30 P.M

Reserve Price: ₹ 1,90,40,000/- (Rupees One Crore Ninety Lakhs Forty Thousand only)

Earnest Money Deposit: ₹ .19,04,000/- (Rupees Nineteen Lakhs Four Thousand only)

Bid Increment Amount: ₹ 10,000/-(Rupees Ten Thousand only) or in such multiples

PROPERTY NO.4

Item	Details	Opening Prices in (In Rs. In Crore)	Bid Increment	Opening Time	Closing Time
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Residential house	Flat No.3, Prerana Apartments B CHS Ltd., Sane Guruji Nagar, Lokmanya Tilak Cross Road, Mulund (E), Tal – Kurla, Dist – Mumbai – 400 081 Admeasuring 330 sq. ft. built up area		Rs.10,000/-	11.30 A.M	01.30 P.M
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Reserve Price: ₹ 35,03,680/- (Rupees Thirty Five Lakhs Three Thousand Six Hundred and Eighty only)

Earnest Money Deposit: ₹ 3,50,368/- (Rupees Three Lakhs Fifty Thousand Three Hundred and Sixty Eight only)

Bid Increment Amount: ₹ 10,000/-(Rupees Ten Thousand only) or in such multiples



Sign this document and Fax at 022-25277646

Annexure – II
Process Compliance Form

(The bidders are required to print this on their company's letter head and sign, stamp before faxing)

To,
Chief Manager
MSME Branch
Bank of Maharashtra
B-37 Mahabank Bhavan,
Wagle industrial Estate
Thane west 400604

Sub: Agreement to the Process related Terms and Conditions for the E- Auction Ref No:

Dear Sir,

This has reference to the Terms & Conditions for the E-Auction mentioned in the Tender document for **as per E auction reference No :**

This letter is to confirm that:

1. We have studied the Terms and Conditions for finalization of the sale by the E-Auction as mentioned in tender document for e-auction and E-Auction notice published by Bank of Maharashtra and confirm our agreement to them.
2. We also confirm that we have taken the training on the auction tool and have understood the functionality of the same thoroughly.
3. We confirm that bank and M/S. E-Procurement Technologies Ltd., shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-auction platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the auction event.
4. We, hereby confirm that we will honour the Bids placed by us during the auction process.

With regards

Signature of the Bidder

Name –

Company / Organization –
Designation within Company / Organization –
Address of Company / Organization –

Sign this document and Fax at 022-25277646

Annexure – III
Price Confirmation



To,

Chief Manager
MSME Branch
Bank of Maharashtra
B-37 Mahabank Bhavan,
Wagle industrial Estate
Thane west 400604

Sub: Final price quoted during E- Auction and price break - **Sale of Properties of Bank of Maharashtra**

Ref : 1. **E-Auction dt. As per E auction Reference No :**

Dear Sir,

We confirm that we have quoted.

1. -----

(Price quoted as Total Price)

as our final lump sum prices during the E-Auction conducted on ----- (Date).

Yours sincerely,

Signature :

Name:

Date:

Seal:



CONTACT INFORMATION

M/s. E-Procurement Technologies Ltd.	Bank of Maharashtra
M/s E-Procurement Technologies Ltd Office No. 806-808, Corporate Avenue, Sonawala Lane, Goregoan East, Mumbai - 400063 Tel: Land - 022 65653811 E- Mail – Maharashtra@auctiontiger.net	Authorised officer details Chief Manager MSME Branch Bank of Maharashtra B-37 Mahabank Bhavan, Wagle industrial Estate Thane west 400604 Tel: 022-25822402 E-Mail – brmgr88@mahabank.co.in