

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	Assistant General Manager & Authorised Officer, BANK OF MAHARASHTRA, CHANDIGARH ZONAL OFFICE Zonal Office S.C.O. 88-89, SECTOR-17- C, Chandigarh- 160 017 Phone : 0172 – 2710099, 2713011, 2548889 Email: dzmchandigarh@mahabank.co.in Legal_chd@mahabank.co.in
Auction to be Conducted by	M/s. e-Procurement Technologies Ltd. (AuctionTiger) Ahmedabad. https://bom.auctiontiger.net ankita.gohel@auctiontiger.net ; vishal@auctiontiger.net ; support@auctiontiger.net
Auction Schedule	Date of Auction:- 09/08/2014 Timings:- 09/08/2014 from 10:30 am to 11:30 am (IST) with Unlimited extensions of 5 minutes duration each Auction Website :- https://bom.auctiontiger.net
Annexures	<ol style="list-style-type: none">1) Business rule for E-Auction2) Terms & conditions of E-Auction3) Item Details (Annexure – I)4) Letter submitting offer/Bid/Tender (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>

Business rule for 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. (AuctionTiger)**, 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 bidder's responsibility. It is to be noted that either Bank or **M/s. e-Procurement Technologies Ltd. (AuctionTiger)** 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 **₹5,000/- (Rupees Five Thousand only)**

3. **M/s. e-Procurement Technologies Ltd. (AuctionTiger)** 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. **Material for Bid: Sale of Properties by Bank of Maharashtra (please refer the auction notice)**

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 **(H1- Highest Rate)** by one increment value, or higher than the H1 rate by multiples of the increment value.

➤ The bid Increment ₹ **₹5,000/- (Rupees Five Thousand only)** is fixed by **Bank of Maharashtra** which the bidders can view on their bidding screen

➤ Online Auction shall be for a **period 1 hour**. 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.*

2. 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.

3. 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.**

4. 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. The bids details which you placed

5. **Bank of Maharashtra's** decision on declaration of successful bidder shall be final and binding on all the Bidders.

6. **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.

7. **Bank of Maharashtra / M/s. e-Procurement Technologies Ltd. (AuctionTiger)** shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.
8. You are required to submit your acceptance to the terms / conditions / modality given above before participating in the E-Auction.
9. **Duration of Auction:** The auction is schedule to be conducted from **09/08/2014** from 10:30 am to 11:30 am (IST) with Unlimited extensions of 5 minutes duration 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.
10. **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. (AuctionTiger) / 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. (AuctionTiger) / BANK** is not responsible for any damages, including damages that result from, but are not limited to negligence. <https://bom.auctiontiger.net> 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 the Authorised Officer, Bank of Maharashtra.



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

प्रधान कार्यालय, 'लोकमंगल', 1501, शिवाजीनगर, पुणे 411005
Head Office, 'Lokmangal', 1501, Shivajinagar, Pune 411 005
Zonal Office : S.C.O. 88-89, SECTOR-17- C, Chandigarh- 160 017

Auction ID No. 57334

Ref: Sale of Secured assets under the Securitisation & Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 [SARFAESI ACT]

BID/AUCTION/TENDER DOCUMENT

PROPERTY FOR SALE ON

"AS IS WHERE IS" AND "AS IS WHAT IS BASIS"

(PROPERTY TAKEN OVER UNDER SECURITISATION & RECONSTRUCTION of FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002)

1. Name of the bidder/ Tenderer : _____

2. Address of the bidder/ Tenderer : _____

3. Details of Secured Asset : _____

(For details see Annexure A)

4. Bid/ Tender price offered : Rs. _____ (In Figure)

Rs. _____ only) (In Words)

Copy of the Terms and Conditions duly signed are enclosed. (See Annexure)

Date:

(Signature of the bidder/ Tenderer)

Annexure to bid/Tender Form

TERMS & CONDITIONS OF SALE

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules 2002 and to the following further conditions:

- i) If the dues of the Bank together with all costs, charges and expenses incurred by it or part thereof as may be acceptable to the Bank are tendered by or on behalf of the borrower or property holder/s or guarantor/s at any time on or before the date fixed for sale, the sale of assets may be cancelled.
- ii) The particulars specified in the Schedule herein below have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, misstatement or omission in this proclamation.
- iii) The property shall not be sold below the reserve price.
- iv) Bidder/Tenderers may give offers either for one or for all the properties. In case of offers for more than one property bidder/tenderer will have to submit separate bid/tender form for each property giving separately the offer amounts for each property.
- v) The Tender shall be accompanied by an Earnest Money Deposit (EMD) equal to 10% of the reserve price, by RTGS/NEFT in favor of **"Authorized Officer, Bank of Maharashtra"**.
- vi) The EMD of the unsuccessful bidders will be refunded within 15 days on the closure of the e-auction sale proceedings, as per details provided by such bidders in the "auction bid form". The Tenderer will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- vii) The offer should be in the prescribed Tender form i.e., this document. A copy of the tender form along with the enclosures submitted online (also mentioning the UTR No.) on or before **07/08/2014 (Date) up to 05:00 PM** before (48 hours before the E auction) except Saturday/Sunday/Bank Holidays.
- vii) In case of any dispute arising as to the validity of the tender, amount of bid, EMD or as to the eligibility of the bidder, authorization of the person representing the bidder, the interpretation and decision of the Bank shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and may put the property to sale once again on any date and as such time as may be decided by the Bank.
- viii) The bid price to be submitted shall be above the Reserve Price and bidders shall improve their further offers in multiples of ₹5000/- (**Rupees Five Thousand Only**).
- ix) For reasons to be recorded, it shall be in the discretion of the officer conducting the sale to adjourn it to any date or even to cancel the same.
- x) In the case of movable property, the person declared to be the purchaser shall have to pay immediately after such declaration; the full amount of his purchase money to the officer conducting the sale and, in default of such deposit, the property shall forthwith be put up again for sale. The deposit, after defraying the expenses of the sale, may be forfeited to the

Bank and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The Bank however shall be within its own discretion entitled to allow time for making payment or any part thereof.

- xi) In case of immovable property the successful bidder will have to pay 25% of the offer amount less amount paid as EMD immediately by RTGS/NEFT in favor of **"Authorized Officer, Bank Of Maharashtra"** and the balance amount on or before the 15 day of confirmation of sale by the Bank. Bank may at its discretion allow further time to pay the balance amount. In the event of any default in payment of any of these amounts, or if the sale is not completed by reason of any default on the part of the purchaser, the Bank shall be entitled to forfeit all the monies till then paid by the purchaser and put up the property in question for resale/disposal in its absolute discretion, and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.
- xii) The auction sale will be `On line E-Auction / Bidding through website <https://bom.auctiontiger.net> on **09/08/2014 from 10:30 AM to 11.30 AM** with extensions of 5 minutes duration each.
- xiii) The property offered for sale is on **'AS-IS-WHERE-IS-AND-AS IS WHAT -IS BASIS'**. The Bank, therefore, does not undertake any responsibility to procure any permission/ license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, due of the Municipal Corporation/ local authority/CHS or other dues, taxes, if any, in respect of and/or in relation to the said property. In case of Bank has only symbolic possession of the above mentioned secured asset then also the successful bidder will have to pay the entire amount within the specified time.
- xiv) The Tenderers are advised, in their own interest, to verify the area of the premises in question as also the above and any other dues like Sales Tax, Excise Duty, etc. from the respective authorities to their satisfaction before submitting the Tenders.
- xv) Tenders with conditional offers may be treated as invalid. Likewise correspondence about any change in the offers will not be entertained. If any Tenderer wishes to give a fresh offer on or before the last date prescribed for submission of the Tenders in the concerned advertisement, he may file a fresh Tender with appropriate EMD and Tender fees.
- xvi) The purchaser will be required to bear all the necessary expenses like Stamp Duty, Registration expenses, etc. for transfer of the property in his/her name.
- xvii) The Bank reserves its right to accept or reject any or all the offers without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the bidders/tenderers or sell the property through private negotiations with any of the bidders/tenderers or any other party/parties. The Bank's decision in this behalf shall be final.
- xviii) The sale certificate shall be issued in the same name in which the tender is submitted.
- xix) Disputes, if any, shall be within the jurisdiction of Ahmedabad High Court only.
- xx) Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.

Date:

(Signature of the bidder/ Tenderer)

ANNEXURE – 1

The List of Items to be procured along with the Quantities and the Auction Start Time & Close Time is as follows:

ITEM DESCRIPTION: Sale of Properties by Bank of Maharashtra

Item	Quantity	Opening Prices in (In Rs. In lakh)	Bid Increment (Rs. in lakh)	Opening Time	Closing Time
Equitable mortgage of House property bearing No. B-XXXVI-1118, admeasuring 167 sq yds situated at Guru Amar Dass Nagar, Gali No. 10, Opp. Gurudwara Singh Sabha Sunet, Ludhiana. Property is owned by Smt. Krishna Gupta W/o Luv Kumar Gupta vide Wasika No. 20065 dated 20/03/2012 duly registered before Sub Registrar (West), Ludhiana. Property is bounded by – East: Street, West: Sh. Davinder Singh, South: Sh. Malkit Singh (H. No. BXXXXVI -1117), North: Sh. Iqbal Singh (H. No. BXXXXVI -1119).	Property/ies-01	(1) Rs.52.00 lakhs	0.05 lakhs	10.30 am	11.30 am

Reserve Price:

Property -01) – Rs 52.00 Lakhs (Rs. Fifty Two Lakhs Only)

Earnest Money Deposit: Property No. 01) – Rs. 5.20 lakhs (Rs. Five Lakhs Twenty Thousand only)

Bid Increment Amount: ₹ 5000 (Five Thousand Rupees) or in such multiples thereafter.
LETTER SUBMITTING OFFER/BID/TENDER

Annexure II

To,
The Authorised Officer,
Bank of Maharashtra
CHANDIGARH ZONE

Date :

Dear Sir,

1. With reference to your Notice inviting Tender, I / We do hereby offer to purchase the assets mentioned at Serial No. ____of offer/bid/tender document, & Sale Notice i.e property situated at _____ by e-auction.
2. I / We have seen/inspected the assets to be purchased and understand the general terms and conditions as mentioned in the offer/bid/tender document, sale notice advertisements, and those mentioned hereinafter. I/We, hereby unconditionally agree to confirm with and to be bound by the said conditions.
3. I / We have deposited Earnest Money Deposit (EMD) of Rs._____ (Rupees _____ only) by RTGS/NEFT to the credit of Account No. **60126317328** Bank of MAHARASHTRA, **Sector 17C, Chandigarh Branch**, IFSC code: **MAH80000384** before submitting the tender online.
4. I / We do hereby agree that the EMD shall be forfeited by Bank in the event of my / our tender is accepted and I / we fail to make payment of the initial deposit as per terms & conditions by any reason whatsoever.
5. I / We understand that Bank is not bound to accept any offer/bid/tender that Bank may receive, or to conduct the e-auction as scheduled.
6. I/We further declare that I/we intend to purchase the above-referred assets from the Bank for our own use/business and that the information revealed by me/us in the Quotations document is true and correct to the best of my/our belief. I/We agree that if any of the statement/information revealed by me/us is found to be incorrect and/or untrue, the Quotations submitted by me/us is liable to be cancelled and in such case, the Earnest Money Deposit paid by me/us is liable to be forfeited by the Bank and the Bank shall be at liberty to annul the offer made to me/us at any point of time. I/We also agree that after my/our offer given in my/our Quotations for purchase of this property is accepted by the Bank and I/we fail to accept or act upon the terms and conditions of the Offer letter or am/are not able to complete the transaction within the time limit specified in the Offer letter for any reason whatsoever and/or fail to fulfill any/all the terms and conditions of the Quotations and Offer letter, the Earnest Money Deposit and any other monies paid by me/us along with the Quotations and thereafter, are liable to be forfeited by the Bank and that the Bank has also a right to proceed against me/us for specific performance of the contract if so desired by the Bank.
7. I / We do hereby agree to participate in e-auction on the following terms and conditions-
 - Auction/ bidding shall be through "On Line Electronic Bidding" through the Web Portal: <https://bom.auctiontiger.net> on **09/08/2014** from 10.30 am to 11:30 am with extensions of 5 minutes duration each.
 - a. Bidders shall improve their offers in multiples of Rs.5000/- (Rs.Five Thousand only/-) at the time of bidding in E-Auction Process.
 - b. Auction will close as per the closing time if no bid comes, during last 5 minutes of the auction closing time. In case bids are placed in last 5 minutes of the closing of auction, the closing

time automatically gets extended to 5 more minutes. This process continues till no bid comes for a period of 5 minutes and the auction gets closed.

- c. We will go through the Web Portal: <https://bom.auctiontiger.net> and bidder in their own interest avail online training on E –auction from **M/s. e-Procurement Technologies Ltd. (AuctionTiger)** Ahmedabad, Contact Person: Ms. Ankita Gohel, Mr. Vishal Tiwari. Contact No.: 079-40230801/813/814/815/816/817/818/819/820. e-Mail ID ankita.gohel@auctiontiger.net; vishal@auctiontiger.net; support@auctiontiger.net. Bank will not be responsible to bidders for any interruption or delay in access to the site for any reason whatsoever or inability to bidders in getting the training from **M/s. e-Procurement Technologies Ltd. (AuctionTiger)**
- d. Bids once made by bidder will be final, and bidder will not be able to cancel / withdraw the same.
- e. We agree that all communications made by Bank of Maharashtra and or **M/s. e-Procurement Technologies Ltd. (AuctionTiger)** Ahmedabad.
- f. will be treated as service in due course.
- g. During E - Auction, if no bid is received within the specified time, Bank of Maharashtra, at its discretion, may decide to start the E - Auction once again or scrap the E - Auction process without assigning any reason.

Yours faithfully,

Signature of the Tenderer

NAME OF THE TENDERER:

ADDRESS: (1) OFFICE:

(2) RESIDENCE:

TEL No.: OFFICE:

FAX No.:

RESIDENCE:

**E-mail ID:
(Mandatory)**

**Mobile No.
(Mandatory)**

Annexure – III
Price Confirmation

To,

Authorised Officer
Bank of Maharashtra

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

Ref : 1. **E-Auction dt. As per E-auction ID 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 09/08/2014 (Date).

Yours sincerely,

Signature :

Name:

Date:

Seal:

CONTACT INFORMATION

M/s. e-Procurement Technologies Ltd. (AuctionTiger) Ahmedabad	Bank of Maharashtra
<p>M/s. e-Procurement Technologies Ltd. (AuctionTiger) A-801, Wall Street II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad – 380006</p> <p>Phone: 079-40230813 / 814 / 815 / 816 / 817 / 818 / 819 / 820</p> <p>Mobile: 9879996111 e-Mail ID : ankita.gohel@auctiontiger.net; vishal@auctiontiger.net; support@auctiontiger.net</p>	<p>Bank of Maharashtra Authorised officer details</p> <p>Chief Manager & Authorised Officer, BANK OF MAHARASHTRA, CHANDIGARH ZONAL OFFICE Zonal Office S.C.O. 88-89, SECTOR-17- C, Chandigarh- 160 017 Phone : 0172 – 2710099, 2713011 Email: dzmchandigarh@mahabank.co.in .legal_chd@mahabank.co.in For property details & verification Branch Manager, Mr. A.S Panth Ludhiana BRANCH 0161-2491225/2495472.</p>