



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 in Free Press (English- Mumbai Ed.), Navshakti (Marathi- Mumbai Ed.) on 26.01.2017 by Bank of Maharashtra, Asset Recovery Branch, Mumbai City Zone for information.)

Auctioneer Name	Bank of Maharashtra Mr. Nandkishor Yeshwant Gadre Assistant General Manager & Authorised Officer Asset Recovery Branch, Bank of Maharashtra, 6th floor Asset Recovery Branch, Mumbai Janamangal Building, 45/47, Mumbai Samachar Marg, Fort, 400 023
Auction to be Conducted by	M/s. C1 INDIA , Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 +91-9821690968, Help Line e-mail ID: support@bankeauctions.com
Auction Schedule	Date of Auction:- 28.02.2017 Timings:- 1.00 p.m. to 2.00 p.m. (IST) Auction Website :- https://www.bankeauctions.com (With unlimited extensions of 5 min. Each)
Annexures	1) Business rule for E-Auction 2) Terms & conditions of E-Auction 3) 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 **M/s. C1 India Pvt. 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. C1 India Pvt. 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 ₹ **50,000/-**
3. **M/s. C1 India Pvt. 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. **Material for Bid: Sale of Properties by Bank of Maharashtra**
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 ₹ 50,000/- is fixed by **Bank of Maharashtra** which the bidders can view on their bidding screen
- Online Auction shall be for a **period of one 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.*

11. All bidders shall submit online Tender Form in the prescribed format with relevant details on or before 28.11.2016 till 4.00p.m. After filling online form, the bidder shall be required to submit the following documents on or before 29.11.2016 to The Assistant General Manager & Authorised Officer, Bank of Maharashtra, Asset Recovery Branch, 6th floor, 45/47, Janmangal Bldg, Bombay Samachar Marg, fort, Mumbai -23

- Letter Submitting Offer/Bid/Tender in Annexure- I;
- Bid/Auction/Tender Form in Annexure- II along with accepted Terms and conditions;
- Self attested copy of Identity Proof;



- d. Self attested copy of Address Proof;
- e. Self attested copy of PAN card; and
- f. Original RTGS/NEFT/Journal No. Receipt for payment of EMD

After the completion of E-Auction, the highest bidder is required to submit duly signed document regarding Price Confirmation in Annexure – III to the Authorised Officer immediately by E-mail/fax or by hand delivery.

12. 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.

13. 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 appropriate action.

14. 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.

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

16. **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.

17. **Bank of Maharashtra / M/s. C1 India Pvt. Ltd.** shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.

18. You are required to submit your acceptance to the terms / conditions / modality given above before participating in the E-Auction.

12. **Duration of Auction:** The auction is schedule to be conducted as per the opening and closing Date & time given in ITEM DESCRIPTION FOR E-AUCTION following the unlimited 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.
- Borrower/s are free either to repay Bank's dues in full or to procure better offers for the property under e-auction.
- Bank will not pay any interest whatsoever on any amount deposited by the intending purchaser/s under any circumstances.
- Any dispute of whatsoever nature in relation to this E-Auction is subject to jurisdiction of courts in Mumbai, Maharashtra State, India
- 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. C1 India Pvt. 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. C1 India Pvt. Ltd** / **BANK** is not responsible for any damages, including damages that result from, but are not limited to negligence. **M/s. C1 India Pvt. 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 **M/s. C1 India Pvt. Ltd**



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

ITEM DESCRIPTION FOR E-AUCTION : Sale of Property by Bank of Maharashtra

Item	Quantity	Opening Prices in (In Rs. In lakhs)	Bid Increment (Rs. in lakh)	Opening Time	Closing Time
Shop/Gala at ground floor of the building "Anandi Villa" Plot NO. 21, 12-Lajpatrai Road, Vile Parle(w) Mumbai 400 056 (C.S No. 1169 & Final Plot No. 117 C of TPS III) admeasuring about 323 sq. ft. built up..	Lot No. 1	38,76,000	0.50	1.00 p.m	2.00 p.m

Reserve Price: ₹ 38,76,000/- (Rupees Thirty Eight Lakh Seventy Six Thousand Only)

Earnest Money Deposit: ₹ 3,87,600 (Rupees Three Lakh Eighty Seven Thousand Six Hundred Only))

Bid Increment Amount: ₹ 50,000/-(Rupees Fifty Thousand) or in such multiples



ANNEXURE - I

LETTER SUBMITTING OFFER/BID/TENDER

To,
Bank of Maharashtra
Asset Recovery Branch
Assistant General Manager & Authorised Officer
Bank of Maharashtra, 6th Floor
Asset Recovery Branch, Mumbai
Janmangal Building, 45/47,
Mumbai Samachar Marg,
Fort, Mumbai -23

Date

Dear Sir,

1. With reference to your Notice inviting Tender, I / We do hereby offer to purchase the assets mentioned at Lot 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.** by RTGS/NEFT/Fund Transfer favouring **“Authorised Officer (E-Auction Account)” to the credit of Account No. 60116604449, Bank of Maharashtra, Asset Recovery Branch, IFSC code: MAHB0001450** 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 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 fulfil 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.
6. I / We do hereby agree to participate in e-auction on the terms and conditions stipulated in the Tender Form.



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)

Encl.:

- a. **Bid/Auction/Tender Form in Annexure- II along with accepted Terms and conditions;**
- b. **Self attested copy of Identity Proof;**
- c. **Self attested copy of Address Proof;**
- d. **Self attested copy of PAN card; and**
- e. **Original RTGS/NEFT/Journal No. Receipt for payment of EMD**



Annexure – II
Process Compliance Form

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

To,

*M/s. C1 INDIA , Udyog Vihar,
Phase 2, Gulf Petrochem building,
Building No. 301 Gurgaon, Haryana.
Pin: 122 015,*

*Help Line No. +91-124-4302020 / 21 / 22 / 23 / 24 +91-9821690968, Help Line e-mail ID:
support@bankeauctions.com Help Line e-mail ID: support@bankeauctions.com 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. C1 India Pvt. 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 –



CONTACT INFORMATION

1.	M/s. C1 India Pvt. Ltd.,	Bank of Maharashtra
2.	M/s. C1 India Pvt. Ltd., Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301 Gurgaon, Haryana. Pin: 122015, Help Line No. +91- 124-4302020 / 21 / 22 / 23 / 24 +91- 9821690968, Help Line e-mail ID: support@bankeauctions.com	Bank of Maharashtra Bank of Maharashtra Mr. Nandkishor Yeshwant Gadre Assistant General manager & Authorised Officer Asset Recovery Branch, Bank of Maharashtra, 6th floor Asset Recovery Branch, Mumbai Janamangal Building, 45/47, Mumbai Samachar Marg, Fort 400 023