

# **BROCHURE**

## **Sale of Residential Flat at Dhauli Heights Project, Bada Raghunathpur, Tamando, Bhubaneswar**

**On as-is-where-is basis**

**Through e-Auction**

**Application are invited online for allotment  
through e-Auction**

**Starts on : 20/12/2022**

**Close on : 19/01/2023**

**Online Auction on : 11 AM TO 5 PM on 31/01/2023**



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.  
Unit-3, Janpath, Bhubaneswar-751001**

## **INTRODUCTION**

(A) 1. Odisha Cooperative Housing Corporation Limited, herein above referred to as the 'Corporation' is a premier Apex Co-operative Society and Governed under the provisions of Odisha Cooperative Societies Act 1962. As a part of its objectives it has promoted various Plotted Development Schemes/ Housing Apartment Schemes in different parts of the State including Capital City at Bhubaneswar.

2. The properties described in Clause 1.1 in the brochure refers to availability of three numbers of Residential flats in Dhauli Height Project of the Corporation which is situated at Tamando, a premier Locality with in Bhubaneswar Master Plan Area. This project was initially developed through public/ private partnership mode; but however, such agreement was terminated and in the process the Corporation being the owner of the Project is in the process to complete the construction so as to make it ready for delivery on or before **31.03.2023.**

3. The project has got necessary approval from Bhubaneswar Development Authority as required under the Development Authorities Act, 1982. The Project provides different common amenities to the apartment owners as is specified in the permission granted by Bhubaneswar Development Authority. The details of available flats have been specified in Clause 1.1 of the Brochure. As decided by the Corporation, those flats shall be allotted and sold to the successful bidders to be chosen through E-auction process on terms and conditions specified herein this Brochure.

## **1. SCHEME DETAILS:-**

### **1.1. Residential flats in Dhauli Heights at Tamando, Bhubaneswar.**

Sl.No	Flat Number	Floor	Area in Sqft(SBA)
1	204-C (3 BHK)	1st	1518.00
2	311-A (2 BHK)	2nd	1214.60
3	503-D (2 BHK)	4th	1202.00

### **1.2. LOCATION AND DESCRIPTION OF THE PROPERTY:-**

- i. The properties belongs to Dhauli Heights Residential Apartment is located on Revenue Plot No. 569/765, 571/2496, 573/2588 and 569/2224 in Dhauli Nagar Project of OCHC, Mouza-Badaraghunathpur, Bhubaneswar. The Apartment consists of 56 Nos of flats with the common amenities.
- ii. The map showing location of residential flat and area of the above proposed for sell is enclosed (Annexure-A).Location google map link: <https://goo.gl/maps/6XrAfcgo6hLLHA7h8>

### **1.3. SPECIFICATION:-**

- I. Structure complete RCC framed structure. Walls Solid block masonry walls with first class brick.
- II. Wall Furnish all internal wall putty & primer nircady to paint condition. Interior walls with external acrylic emulsion paint.
- III. Doorframes are made in sal wood for all doors & all doors are made in flush door BWR ply with both side laminated with approved quality except toilet. All toilet doors will be F.R.P door. All windows will be power coated aluminum sliding doors with MS safety grills.
- IV. Kitchen Granite kitchen platform with stainless steel sink, with drain board. 2 feet dado above granite kitchen platform area with

8" x 12" ceramic glazed tiles & provision for aquaguard, microwave and dishwasher.

- V. Vitrified tiles flooring for inside flat areas except toilets, corridor & staircase. Common lobbies, corridors & staircase with green marble with white marble border. Heavy duty paver tile flooring in parking areas. 12" x 12" anti skid ceramic tile flooring in terrace area.
- VI. Toilets 12"x12" anti skid ceramic tile flooring and glazed wall tile upto 70" height with good quality sanitary and plumbing for all toilets.
- VII. Electricity fire resistant electrical concealed copper wires. Tv point in living and all bed rooms. Elegant modular switches of white color in all rooms. One miniature circuit breaker (MCB) for each circuit provided at the main distribution box within each flat. Split A/C power socket in living and dining rooms. Window A/C provision in all bed rooms. Each flat will be provided with single phase meter, 100% DG back up for lifts pumps & common area lighting & essential lighting and fans inside flats.
- VIII. Plumbing & sanitary concealed PVC pipes for plumbing lines. PVC drainage & storm water pipes. All toilets with designer half pedestal basin & floor commode with concealed flush valve, All toilets with hot & cold water supply facility. All plumbing points pressure tested. Control valves for each toilet. Two pipe systems for drainage lines, with sludge water separately taken for sewage treatment plant and recycling.
- IX. Hand rail stainless steel hand rail in all staircase & balcony.
- X. Water supply arrangements sump with 2 Nos. bore well for tapping ground water .
- XI. Security 24 hour round the clock security CCTV at strategic monitoring.
- XII. Lift automatic MRL elevator of Johnson make.

#### 1.4. **AMENITIES**

- I. Gated community with manned and CCTV Security.
- II. Jogging track.

- III. Landscaped garden.
- IV. Children's play area.
- V. Treated water supply system.
- VI. Visitors/Society room.
- VII. Emergency power backup to each unit.

## **2. TITLE DEED OF LAND:-**

The title of the property owned by the Odisha Co-Operative Housing Corporation is clear and marketable.

## **3. SITE INSPECTION:-**

Inspection of the property may be done by the intending bidders on any working day between 10.00 AM to 5.30 PM by contacting Sri P.K Routary, Asst. Engineer (Civil), OCHC Ltd. (Mob No: 9437010504).

## **4. ELIGIBILITY:-**

- 4.1. The applicant must be a citizen of India.
- 4.2. The applicant must be of 18 years of age on the last date of submission of the applications.
- 4.3. Be any person, registered trust, registered firm, registered cooperative society, private limited company, public limited company, partnership firm registered in India.
- 4.4. Be legally competent to enter into contract as per prevailing laws.
- 4.5. Be financially sound.
- 4.6. Any allotment made on the basis of false/ fabricated, information and or suppression of fact(s) shall be canceled on forfeiture of the total payment of consideration received by OCHC and consequential repossession of the allotted core house/ flat/ plot and or construction if any made over the core house/ flat/ plot. In addition, the applicant / allottee shall be liable for criminal prosecution of filing false affidavit(s) information(s).

## **5. MANDATORY REQUIREMENT:-**

- 5.1. The applicant must have a permanent account number (PAN) of the income tax department.
- 5.2. The bidder must have a (DSC) Digital Signature Certificate of class-III only. Without DSC, bidders will not be able to participate in the E-auction.

### **NOTE:**

- For any difficulty/ inconvenience faced by bidder in obtaining DSC, a help desk will be operative in OCHC during the period from 14.12.2022 to 19.01.2023.
- Interested applicants are requested to take early step for obtaining DSC to avoid last minute rush.

## **6. SUBMISSION OF APPLICATION/E-AUCTION SCHEDULE/EMD:-**

- 6.1. The bidders are required to get registered online in the e-auction portal with class –III digital signature and keep themselves ready for the e-auction.
- 6.2. The registration is valid for one year from the date of registration. Registration charges will be Rs.1180/- (Rupees one thousand one hundred eighty only) ( inclusive of GST) and is non-refundable and to be payable through online e-payment mode.
- 6.3. Auction EMD to be paid through manual/offline mode i.e. through Bank Transfer (NEFT/ RTGS) in favor of Odisha Co-operative Housing Corporation Ltd. Bhubaneswar, challan can be downloaded from the website or by online mode of the account of OCHC in Indian Bank, Bearing Saving Account No. 422012916, and IFSC Code IDIB000K157. The EMD amount should be credited into OCHC account on or before due date.

**Note: Bidder needs to upload the scanned payment document i.e Earnest Money and “e-bid participation charge” during request of e-auction participation.**

6.4. Bidder who has deposited EMD of Rs.4,00,000/- (Rupees Four Lakhs Only) can participate for bid in all 3 asset as mentioned in clause no 1.1, but he/she has to pay non-refundable “e-bid participation charge” of Rs.4,000/- (Rupees Four Thousand Only) for each asset in which he/she participated.

6.5. Any withdrawal by the bidder and/or non-compliance of requirement by the successful bidder after the last date shall entail forfeiture of the deposited Earnest Money (EMD). In case the applicant withdraws his/her participation in due time, the EMD shall be refund without any interest after deduction of Rs.10,000/- towards processing fee within 90 days of completion of bidding.

## **7. SELECTION OF BID:-**

7.1. Sale of part of the property shall not be considered.

7.2. Bidder shall also completely familiarize themselves with all prevailing rules, regulations, and statutory obligations etc required for transfer of property by way of outright sale and for future developments after purchase of the property, before filing up of the tender.

7.3. Sale will be done on the basis of the highest bid price provided that such tendered rate/amount quoted by the bidder is at par or above the upset price and the reputation of the bidder is found acceptable.

7.4. Sale shall be made in the name of the bidder only. No Nominee (s) of the bidder shall be entertained.

7.5. Agreement for sale once made shall not be altered.

## **8. MODE OF ALLOTMENT:-**

8.1. The bidding will be conducted in Indian Rupees (INR) only.

8.2. The bid will trigger off from this price and is the same as offset price  
Plus (+) one incremental value.

8.3. **Incremental value:** Incremental value for this auction is **Rs.10,000/- (Rupees Ten Thousand only for flat/plot.** Minimum bid increment shall be available to the bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point of time in the auction by multiples of the minimum bid increment. The minimum incremental value will be displayed against each property on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value.

8.4. **H1 Price:** It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of “H1 price plus (+) Incremental Value or in multiples of incremental value” only.

8.5. **Auto Auction extension of the closing time:**

8.5.1. **Auto Extension:** If any bidder submits the bid less than 5 minute prior to auction closing time, the system will automatically extend the auction closing time by 10 min.

**For Example:** If the auction is closing at 17.00 Hrs and if any bidder bids between 16:55 and 17:00, the auto auction extension will extend the auction closing time to 17:10.

8.5.2. **Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the auto auction extension will continue to extend the auction time till no bid is received within the last 5 minutes of the auction closing time.

8.6. **Auto Bid:** The auto bid features allows bidders to place an automated maximum bid in an auction and bid without having to enter a new amount each time a competing bidder submits a higher offer. Bidders are supposed to quote their next highest price in conformation to the incremental value and in multiples of thereof



only. There is no restriction on changing of the Auto Max Bid/value. But once Auto Max Bid/value is clicked and freezed, the same cannot be withdrawn at any point of time during the auction period. However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing his highest limit, the manual bid button will be disable. The system will automatically bid on his behalf, based in the auctions H1 price. His bidding dashboard will show his rank, the H1 price and the highest bid ongoing in the auction. Until his auto-bid amount is not reached (in the H1 price box) for a particular property in the e-auction, the manual bid button on his screen will remain disabled. Once his auto-bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto-bid again by setting a new maximum bid amount.

**8.7. Max multiples of increment value allowed per bid:** Bidder can quote the next H1 price up to current H1 price plus(+) the maximum allowed multiple of incremental value.

**8.8. Successful Bidder:** At the end of the forward auction, OCHC will decide upon the winner based on the highest bid placed for the property under e-auction and subsequent acceptance of OCHC. The decision of “OCHC” will be final and 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 closer of the auction, he will be the successful bidder for only one asset for which he has quoted the higher amount than the other bids. **In case of other assets of which the highest bid stood cancelled for the aforementioned reason, the second highest bidder also become a successful bidder of other asset in the same auction than the third bidder quoting highest value would be the successful bidder. This principle of selection will continue in the manner as aforesaid till all assets are allotted to the successful bidder selected through auction or the bids are exhausted.**

**However the decision for acceptance of bid in respect of a particular asset will lie with the OCHC in the above cases where there is significance difference between the H1 bid value and that of the bid value of selected bidder.**

In case the applicant quoted equal value for more than one asset, shall choose any one of these assets and other bids expects his/her choice asset, shall be invalid and inoperative for all purposes.

**8.9. Subject to conditions are stipulations in the brochure, it is made clear that no successful bidder shall avail more than one asset put into auction.**

This process will be followed to ensure that one asset is allotted to one applicant/bidder based on his/her highest bid and multiples allotments will not be made under any circumstances.

## **9. PAYMENT SCHEDULE:-**

9.1. EMD to be deposited from his/her account along with application form as per amount mentioned in the table below.

<b>Name of the Scheme</b>	<b>Asset Number</b>	<b>Area in SQFT (SBA)</b>	<b>Upset Price(Rs.) (including parking area)</b>	<b>Earnest Money(Rs.)</b>
Dhauri Heights	204-C (3BHK)	1518.00	68,31,000/-	4,00,000/-
	311-A (2BHK)	1214.00	54,63,000/-	4,00,000/-
	503-D (2BHK)	1202.00	54,09,000/-	4,00,000/-

9.2. The successful bidder (H1) will have to deposit the bidding amount calculated 20% of the successful bid within 15 days than the provisional allotment will be issued. Another 70% of bidding amount will be deposited with in a period of 60 days from the date of

provisional allotment. Balance 10% will be deposited by the allottee before taking possession of the flat.

**9.3. In case, the successful bidder fails to deposit the balance amount as per clause no.9.2, EMD (fixed) will be forfeited and simultaneously the provisional allotment of property/flat will be cancelled.**

**9.3.1. A person depositing Rs.4,00,000/-(Rupees Four Lakhs) only as fixed EMD as in clause 9.1 will be allotted to participate in the bidding.**

**9.3.2. But for participating in the auction, one has to deposit Rs.4, 000/- (Rupees Four Thousand) only for each selected asset as per his/her application.**

<b>Bank Details for EMD and “e-bid participation charge” deposit (through NEFT/RTGS)only</b>		
<b>Name of the Bank</b>	<b>Account Number</b>	<b>IFSC Code</b>
Indian Bank, BBSR	422012916	IDIB000K157

***Note: - The amount of EMD and “e-bid participation charge” shall be deposited separately.***

## **10. SALE DEED EXECUTION:-**

The party has to get the Sale Deed executed in his name immediately after execution of agreement to sell after depositing the full sale consideration of property and other dues, if any. Execution and registration of the “Sale Deed” in the name of the nominees shall not be permitted. All costs and

fees including registration, stamp duty and others, if any will be borne by the party/purchaser. Execution of Sale Deed will be done within 90 days.

**11. POSSESSION:-**

Possession of the property will be given to the party only on the execution and registration of the Sale Deed. The Corporation may at its sole discretion handover the possession pending execution and registration of the Sale Deed incase the entire sale consideration is received earlier along with other deposits.

**12. AMENDMENTS:-**

The Corporation reserves the right to amend any terms and conditions of the tender without notice of such amendments(s) and the same shall be binding on the bidders.

**13. MIS-REPRESENTATION OR SUPPRESSION OF FACTS:-**

If it is found that the applicant has given false information or concealed certain facts, the offer is liable to be cancelled without making any reference to the applicant and all deposits made until then shall be forfeited.

**14. HIGHLIGHTS OF E-AUCTION:-**

14.1. E-Auction portal Registration: The bidder(s) are required to get registered online in the e-auction portal with Class III Digital signature (refer DSC Manual for details and support) and keep themselves ready for the auction.

**14.2. Online Forward Auction bidding shall commence at 11:00 hr and continue till 17:00 hr on 31.01.2023 with auto extension facility as per condition 8.5(1) &(2).**

14.3. Applicants who have completed the Auction formalities and paid the prescribed charges and EMD can start bidding in the online forward auction from the Bid Start price (Upset price + one incremental value) onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's Upset Price by one increment or absolute multiples of increment.

- 14.4. The onwards bidding will have to be higher by one incremental value than the H1 rate as quoted and displayed on screen or higher than the H1 rate/price by multiples of the incremental value.
- 14.5. Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.
- 14.5.1. Opening Bid Start **time** & minimum Increment Value.
  - 14.5.2. Leading (highest) Bid in the e-Auction.
  - 14.5.3. Bidder himself is H1.
- 14.6. The bids will be taken as an offer to purchase the property as per terms & conditions of Brochure attached with the Auction. Bids once made by a Bidder, cannot be **modified** / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.
- 14.7. The Bidder must read the terms and conditions of the e-Auction Brochure very carefully for participating in bidding process.
- 14.8. OCHC reserves rights to cancel the highest bid in any condition whatsoever. The Notice for such cancellation shall be duly notified on the e-Auction portal.
- 14.9. OCHC reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.
- 14.10. OCHC reserves the right to postpone the date of auction due to **natural calamity, pandemic or technical issues**. In such an event, all the applicants/ bidders will be intimated by e-mail and this will be advertised in the newspapers.
- 14.11. The highest bidder of each individual unit shall be allotted asset on the basis of their bidding price. **An applicant can participate in the auction for any three assets separately.**
- 14.12. **In case as aforesaid, any EMD if any, given/deposited by the applicant except the successful bid shall be refunded as per the brochure terms as if an unsuccessful bidder.**

**Note-**

***Bidders are requested, to go through “e- Auction Business Rules” which was uploaded in e-Auction portal of OCHC i.e.***

[www.tenderwizard.com/OCHCL](http://www.tenderwizard.com/OCHCL) for any clarification on on-line process of e-auction please contact to our Helpdesk team.

**15. AUCTION REQUEST COMPLETION PROCESS OF E-AUCTION PORTAL:-**

**N:B:**After uploading of all required document, bidders are requested to pay Auction fee and EMD amount, after that he/she has to click on “Generate Acknowledgement” and generate/download the auction submission acknowledgement for each line/unit/asset on real time and note down the bid control number for future reference. Without auction submission acknowledgement in schedule time, even if bidder paid their EMD amount/uploads mandatory document, the auction portal can’t recognize the bidder and he/she may not take part in e-bid participation of Auction.

**16. MANUALS:**

Auction manual is available in the web site of [www.tenderwizard.com/OCHCL](http://www.tenderwizard.com/OCHCL) .

**17. REFUND/WITHDRAWAL/CANCELLATION & BLACK LISTING:**

17.1. In case bidder withdraws after issue of provisional allotment letter, the EMD amount & 10% of deposited amount by him/her will be forfeited and incase the bidder withdraws after selected as H1 bidder, the EMD amount deposited by him/her will be forfeited.

17.2. If an allottee fails to pay the amount due after provisional allotment and within the stipulated period of payment, OCHC shall cancel the allotment and forfeit the EMD amount with 10% of deposited amount.

17.3. The EMD amount of all unsuccessful applicants will be refunded to the account of the applicant by NEFT/RTGS in the account number mentioned in the application form. Within Sixty working days from the date of the auction made final. However the EMD of H1 & H2 shall be retained till transfer is completed.

17.4. The Corporation without prejudice to its right to forfeit security deposit and/or all the deposits and any other remedy, reserves the right to terminate the tender/ offer in whole or in part and also to blacklist Applicant/ Tenderer/Bidder for a suitable period in case he fails to honor his bid without sufficient grounds or found guilty for breach of conditions(s) of the tender / offer, negligence, carelessness, inefficiency, fraud, mischief and misappropriation or any other type of misconduct by such Applicant/Tenderer/Bidder or by its staff, agent or representative.

**18. CONSTRUCTION:**

- a. The party can take up construction applicable over the allotted plot on the basis of the building plan approved by the competent authority/ Local Authorities.
- b. The Corporation will not be responsible for paying any compensation for illegal construction and development work done by the party.

**19. OWNERSHIP:**

The allottees become the owner consequent upon execution of Sale Deed and taking over possession. He/she shall be entitled to ownership over allotted property.

**20. FORCE MEASURE:**

The Corporation shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dislocation of normal working conditions, war, riots, epidemics, political Upheavals, Government actions, civil commotion, demand or otherwise and the existence of such cause or consequence may operate at the sole discretion of the Corporation to extend the time of performance on the part of the Corporation by such period as may be necessary to enable the Corporation to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

**21. ARBITRATION:**

- 21.1. In case any dispute concerning auction in connection with and arising out of the broucher, the same shall be brought to the notice of the Managing Director with in 24hours from the date of such cause of auction arises and the decision of the Managing Director shall be final and binding upon the parties for all purpose.
- 21.2. In case any other dispute shall lie within the jurisdiction of Court of Register Co-operative Society and/or Civil Court at Bhubaneswar only in exclusion of any other jurisdiction provided under any other Act, Code and Rules.

**22. CONDITIONS OF ALLOTEMENT:**

- 22.1. The allotment shall be on the basis of H1 Bidder.
- 22.2. The Bidder must visit the site and ensure physical verification before quoting their rate/ consideration. In case of any doubts, clarifications may be obtained from OCHC office at BBSR.



- 22.3. Once the agreement to sell has been executed in favor of the party no request for any exchange, substitution alteration or modifications will be entertained.
- 22.4. Authority reserves the right to reject any application without assigning any reason thereof.
- 22.5. In case the allottee fails to pay the dues in time the allotment shall be liable for cancellation.
- 22.6. In case of any dispute or doubt as to the interpretation of any clause or terms of the brochure, the decision of the OCHC shall be final and binding on the applicants/allottees.
- 22.7. The responsibility of making payment in time on or before due date will be that of allottees, OCHC will not be duty bound to issue any notice for making payments. The allottee will furnish the copy of deposit challans/UTR/receipts in support of payment made.
- 22.8. The allottee shall be responsible for obtaining water supply and/or electricity connections from the concerned department at his/her own cost and also pay holding tax/ground rent and any other dues to the concerned authorities.

**23. ADDRESS FOR CORRESPONDENCE:**

All postal correspondence shall be made to the Managing Director, Odisha Cooperative Housing Corporation Ltd, Unit -3 Janpath Bhubaneswar, 751001. For further information, visit our web site: [www.housingcorporation.in](http://www.housingcorporation.in).

For any assistance on online registration, kindly contact us, **email: - [ochcbbsr@gmail.com](mailto:ochcbbsr@gmail.com)**

**Contact Officer –Er. P.K. Routray, Asst. Engineer**

**Mobile Number- 9437010504**

**24. For details please visit O.C.H.C web site:**

**[www.housingcorporation.in](http://www.housingcorporation.in) .Any revision,clarification, addendum, corrigendum, time extension etc to the above mentioned e-Auction notice will be hoisted on O.C.H.C web site only.No separate notification shall be issued on the press.**



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# e- AUCTION BUSINESS RULES

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## **Highlights of e- Auction**



- **e-AUCTION PROCESS:**

- The online e-Auction shall be conducted in [www.tenderwizard.com/OCHCL](http://www.tenderwizard.com/OCHCL) portal only. Bidders are requested to get register online & generate unique login ID by paying registration fee in the e-auction portal and keep themselves ready for the e-auction.

- **Mandatory Requirement:**

- The applicant must have a valid Permanent Account Number (PAN) of the Income Tax Odisha Co-Operative Housing Corporation Ltd.
- The bidder must have a (DSC) Digital Signature Certificate of Class-III. Without DSC, bidders will not be able to participate in the auction. The intending applicant/bidder is required to get registered online in e-auction portal ([www.tenderwizard.com/OCHCL](http://www.tenderwizard.com/OCHCL)) with class-III digital signature.
- The registration is valid for one year from the date of registration. Registration charges will be Rs.1180/- (Rupees one thousand one hundred eighty including GST) & is non-refundable, to be paid online payment mode only.

*Note: Interested applicants are requested to take early step for obtaining DSC to avoid last minute rush / dislocation.*

**Other Requirement and Process:**

- The bidders are required to get registered online in the e-auction portal with Class-III Digital signature and keep themselves ready for the e-auction.
  - The applicants who had already registered may renew their registration within time to participate in the e-auction. Registration charge(s) and Auction participation charge(s) are to be done/ paid through online payment mode only.
  - The bidder who quotes the highest bid amount shall be declared as the “Preferred bidder”.
  - The bidding parameter for selection of the Preferred Bidder, subject to other Qualification Criteria and eligibility criteria being met, would be the Highest Upfront Lease Premium (ULP) to be quoted by the Bidder (in INR) in the E-Auction.
  - The bidding will be conducted in Indian Rupees (INR) only. The bid will trigger off from reserve price.
  - **E-auction portal Registration:** The bidders are required to get register online & generate a unique login ID by paying registration fee in the e-auction portal. The bidder(s) are required to get registered online e-auction portal with Class III Digital signature. The Registration is valid for 1 year from the date of Registration. Registration charges will be Rs. 1180/- (Rupees One thousand hundred and Eighty only) (Inclusive of GST) and is non-refundable and to be payable through e-payment mode only.
1. **Bidding Currency:** Bidding will be conducted in Indian Rupees (INR) only.
  2. **Bidding Period/ period of Bidding:** Period between which the bidder can bid in the e-auction portal for one or more asset.
  3. **Bid Start Price:** The bid will trigger off from this price and is the same as offset price + (Plus) one incremental value.

4. **Incremental value: Incremental Value mentioned in e-auction Brochure.** Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point of time in the auction by multiples of the minimum Bid increment. The minimum incremental value will be displayed against each property on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value.
5. **H1 Price:** It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of “H1 price+ (plus) incremental value or in multiples of incremental value” only.
6. **Auto Auction extension of the Closing time.**
  - a. **Auto Extension:** if any bidder submits the bid less than 5 min prior to Auction closing time, the system will automatically extend the auction closing time by 10 min  
*For Example: If the auction is closing at 15:00Hrs and if any bidder bids between 14:55 and 15:00 , the auto auction extension will 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.*
  - b. **Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the Auto Auction extension will continue to extend the Auction time till no bid is received within the last 5 minutes of the auction closing time.
7. **Auto Bid:** The Auto Bid feature allows Bidders to place an Automated Maximum Bid in an auction and bid without having to enter a new amount each time a competing Bidder submits a higher offer. Bidders are supposed to quote their next highest price in confirmation to the incremental value and in multiples of thereof only. There is no restriction on changing of the Auto Max Bid/value. But once Auto Max Bid/value is clicked and freezed, the same cannot be withdrawn at any point of time during the auction period. However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing his highest limit, the manual Bid button will be disabled. The system will automatically bid on his behalf, based in the auction’s H1 price. His bidding dashboard will show his Rank, the H1 price and the highest bid ongoing in the auction. Until his auto-bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on his screen will remain disabled. Once his auto bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto bid again by setting a new maximum bid amount
8. **Max multiples of increment value allowed per bid:** bidder can quote the next H1 price up to current H1 price + (plus) the maximum allowed multiple of incremental value.

**For these auction Max Multiples of increment value allowed is 10 Times of the incremental value**

Eg: Offset price value = 1000, increment value 100, max multiple of increment allowed =10 times,

If Current H1 value = 1800, maximum next bid can be = 2800 i.e. 1800 (current H1) +100(increment value) \* 10(max multiple of increment))

9. **Successful Bidder:** At the end of the Forward Auction, Odisha Co-Operative Housing Corporation Ltd will decide upon the winner based on the highest bid placed for the property /unit/ Asset under auction and subsequent acceptance of Odisha Co-Operative Housing Corporation Ltd. The decision of Odisha Co-Operative Housing Corporation Ltd will be final & binding on all the bidders.

10. **AUCTION REQUEST COMPLETION PROCESS OF e-AUCTION PORTAL.**

***N.b:- After uploading of all required document, bidders are requested to pay Auction fee and EMD amount, after that he/she has to click on "Generate Acknowledgement" & generate/download the auction submission acknowledgement for each line/unit/asset on real time and note down the bid control number for future reference. Without auction submission acknowledgement in schedule time, even if bidder paid their EMD amount/uploads mandatory document, the auction portal can't recognize the bidder and he/she may't take part in e-bid participation of Auction.***

11. Bidders who has completed the Auction formalities and paid the prescribed charges and EMD can start bidding in the online forward auction from the Bid Start price (Upset price + one incremental value) onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's Upset Price by one increment or absolute multiples of increment.
12. The onwards bidding will have to be higher by one incremental value than the H1 rate as quoted and displayed on screen or higher than the H1 rate/price by multiples of the incremental value.
13. Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.
- Opening Bid Start Price& minimum Increment Value.
  - Leading (highest) Bid in the e-Auction
  - Bidder himself is H1
14. The bids will be taken as an offer to purchase the property as per terms & conditions attached with the Auction. Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.
15. The Bidder must read the terms and conditions of the e-Auction very carefully for participating in bidding process.
16. Odisha Co-Operative Housing Corporation Ltd reserves rights to cancel the highest bid in any condition what so ever. The Notice for such cancellation shall be duly notified on the e-Auction portal.
17. Odisha Co-Operative Housing Corporation Ltd reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.

**TRAINING:**

Interested Bidder can avail the training (online) by a request mail / contacting the Auction support team (details are given below) before the start of Auction period of bidding.

***Mail id:*** [eauctionbhubaneswar@gmail.com](mailto:eauctionbhubaneswar@gmail.com)

***Contact: Mr. Satamanyu Routray: 9937140591***

***Mr. Lokesh: 09686115304***

**MANUALS:**

For complete details on e-auction please visit to our auction portal i.e <https://www.tenderwizard.com/OCHCL> . Auction manual are available in the Web site, under Manual

**e-Auction help desk :-**

- **Mr.Satamanyu: 09937140591, Mr.Rahil : 7008521627**
- **Mr.Lokesh:09686115304**

# NATIONAL ELECTRONIC FUNDS TRANSFER/REAL TIME GROSS SETTLEMENT

(To be filled in by the Applicant in BLOCK LETTERS)

Customer's Copy

Counter foil

Date    /    /   

## PART-I[Details of applicant/remitter/ originator]

1. Remitter's Name:
2. BankName/Branch:
3. Account Name:
4. Account No:
5. Type of Account:SB/CA/CC:

## Details of Beneficiary

**Instructions to Bankers: PLEASE ENTER A/c No SEPARATELY FOR EACH CHALLAN AND GENERATE SEPARATE UTR No FOR EACH CHALLAN AS THE A/cNo WILL BE DIFFERENT FOR EACH CHALLAN.**

AccountNo. \_\_\_\_\_  
Center/IFSC Code \_\_\_\_\_  
Bank \_\_\_\_\_  
Branch \_\_\_\_\_  
Beneficiary Name \_\_\_\_\_  
Type of A/c. \_\_\_\_\_  
Account Name \_\_\_\_\_  
Amount Rs. (a) \_\_\_\_\_  
Bank Charges Rs. (b) \_\_\_\_\_

(Localbank'schargesextra.)Total Amount Rs. (a+b)\*

Total In Words \_\_\_\_\_

**\*If the Credit Amount is less thanTotal Amount, the payment reconciliation is liable for rejection.**

## Instructions for bidders

- 1) Do not re-use the challan for other Auctions.
- 2) Do not alter/modify the Amount or any other printed matter in the challan.
- 3) Retain a copy of the counter foila cknnowledged by the Bank for your reference.
- 4) Vendors should preferably use this challan only in the bank to avoid any discrepancies in challan format.

Customer's Signature \_\_\_\_\_  
Contact Phone No. \_\_\_\_\_

AUCTION NUMBER

SL NO

DESCRIPTION

For Bankers :

UTR/Remittance No:

## NATIONAL ELECTRONIC FUNDS TRANSFER/REAL TIME GROSS SETTLEMENT

(To be filled in by the Applicant in BLOCK LETTERS)

Bank's Copy

Date -:      /      /     

PART-I-[Details of applicant/remitter/ originator]

1. Remitter's Name:
2. Bank Name/Branch:
3. Account Name:
4. AccountNo:
5. Type of Account:SB/CA/CC:

## Details of Beneficiary

**Instructions to Bankers: PLEASE ENTER A/c No SEPARATELY FOR EACH CHALLAN AND GENERATE SEPARATE UTR No FOR EACH CHALLAN AS THE A/c No WILL BE DIFFERENT FOR EACH CHALLAN.**

AccountNo.	
Center/IFSC Code	
Bank	
Branch	
Beneficiary Name	
Type of A/c.	
Account Name	
Amount Rs. (a)	
Bank Charges Rs. (b)	

**(Localbank's charges extra.) Total Amount Rs. (a+b)\***

### Total In Words

Remit the amount as per the above details, by debiting my/our account for the amount of remittance plus your charges.

Customer's Signature

Contact Phone No.

FOR BANK'S USE ONLY

Rupees

Debited      Applicants      A/c.      Date      of      Transfer:

Remittance No. \_\_\_\_\_

Authorised Signatory



**Odisha Co-Operative Housing Corporation Ltd.**

**Bank Account Details For EMD Refund.**

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

**For allotment of FLAT AT**

**Dhauri Heights Residential Apartment, Bhubaneswar e- Auction**

Advertisement No and Date:

Name of the Asset/unit:

1. Name of the Firm /  
Company

2. Name of the Bank:

3. Account number:

4. IFSC Code:

5. Bank of the Branch:

6. MICR Number:

7. Contact Details:

Date:

**Full signature of  
The authorized signatory**



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.**

# **Odisha Co-Operative Housing Corporation Ltd.**

## **APPLICATION FORM FOR INDIVIDUAL**

**For Allotment of flat at**

**Dhauri Heights Residential Apartment, Bhubaneswar e- auction**

1. Advertisement No :	<input type="text"/>	Photograph with signature
2. Name:	<input type="text"/>	
3. Date of Birth:	<input type="text"/>	
4. Father's / Husband's Name:	<input type="text"/>	
5. Present Address:	<input type="text"/>	
6. Permanent Address:	<input type="text"/>	
7. Phone Nos.	<input type="text"/>	
8. Mobile Nos.	<input type="text"/>	
9. Email	<input type="text"/>	
10. Nominee's name with address	<input type="text"/>	



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.**

11. Total Number of Unit Applied:

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Sl.No	Flat Number	Applied Yes/No
1	204 -C	
2	311-A	
3	503-D	

12. Details of Earnest Money Deposited (EMD):

Sl.No.	Name/ Number of flat or unit	Amount	UTR NO	Date	Name of the Bank
1					

Nb:- Add lines if required \*\*\*\*\*

I hereby undertake to abide by all the terms & conditions prescribed by OCHC for this scheme.

Date:

Full signature of the applicant



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.**



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.**



