

SBI INFRA MANAGEMENT SOLUTIONS PVT. LTD.

(A Wholly Owned Subsidiary of SBI)

CIRCLE OFFICE LUCKNOW

Local Head Office, Hazratganj, M.G. Marg, Lucknow

SALE OF 4 LIG FLATS, LOCATED AT ASHOK VIHAR(PHASE-I),PAHARIA, VARANASI

THROUGH e-FORWARD AUCTION

APPLICATION SUBMITTED BY:

NAME : _____

ADDRESS : _____

DATE: _____

NOTICE INVITING TENDER

SBI Infra Management Solutions Pvt. Ltd. (SBIIMS), Circle Office, Lucknow, on behalf of State Bank of India, invites sealed applications from intending persons in the name of their husband/ wife or minor child satisfying the prescribed eligibility criteria for sale ([through e-forward auction](#)) of the **4 LIG RESIDENTIAL FLATS**, ASHOK VIHAR(PHASE-I), PAHARIA, VARANASI possessed by State Bank of India on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and as per the terms and conditions mentioned herein.

1	Type of work	Sale of Bank's LIG Residential flat (1 BHK : carpet area approximate 26.0 sq.mtr)
2	Newspaper Advertisement date	07.07.2019
3	Property Name/ Location	STATE BANK OF INDIA LIG FLATS (1 BHK), ASHOK VIHAR COLONY (PHASE-I) (NEAR PF OFFICE) PAHARIA, VARANASI
4(a)	(Flats for which re-applications are invited)	Number of flats for sale Ground Floor Flat No (1BHK) TOTAL: 0 NOS. NIL First Floor Flat No (1BHK): 04 NOS. 30, 32, 42, 46, Applicants who have already applied for any of the above flat, need not to apply fresh. Their application will remain valid for same flat for which they applied.
(b)	Building/Block	Building structure: G+1, (50 Flats are situated in six different blocks/building) BLOCK-I : <u>19, 20</u> (02 nos. FLAT) BLOCK-II : <u>21,22,23,24,25,26,27,28,29,30,31,32</u> (12 nos. FLAT) BLOCK-III : <u>33,34,35,36</u> (04 nos. FLAT) BLOCK-IV : <u>37,38,39,40, 41,42,43,44, 45,46,47,48,</u> (12 nos. FLAT) BLOCK-V : <u>49,50,51,52, 53,54,55,56, 57,58,59,60,</u> (12 nos. FLAT) BLOCK-VI : <u>61,62,63,64, 65,66,67,68</u> (08 nos. FLAT) The above under lined flats have single gated entry.
5	Existing Property use	Residential purpose
6	Purchase date	21.12.1993
7	Purchase from	VDA (Varanasi Development Authority)
8	Type of property	Lease hold
9	Lease period	90 years (09.03.1988 to 08.03.2078)
10	Bounded by	East : E.W.S. FLATS West : V.D.A. Flats North : Shopping Complex South : Punchkoshi Road

11	Reserve price	Rs. 12,01,883.00 per flat (Ground Floor Flat) Rs. 9,24,525.00 per flat (First Floor flat)
12	Application processing Fee (non-refundable)	Rs 1000/-(Non Refundable) through DD/NEFT/RTGS in favour of “ SBI Infra Management Solution Private Limited ” payable at Lucknow .
13	Earnest Money Deposit (EMD)	Rs 1.20 lakh (Rupees one lac twenty thousand) for GROUND FLOOR FLATS (Ground Floor Flat nos: NIL) Rs 1.0 lakh (Rupees one lac) for FIRST FLOOR FLATS (First floor flat nos : 30, 32, 42, 46, Demand Draft/Banker's Cheque issued by any Nationalised / Scheduled Bank Drawn in favour of “ STATE BANK OF INDIA. ” Payable at Lucknow , which is to be submitted along with the Technical Bid
14	Required Documents With Application	a) Earnest Money Deposit (EMD) separately with each flat wise application.(Rs 1.0 lakh for first floor flat and Rs 1.20 lakh for ground floor) b) Application processing fee of Rs 1000/- in form of DD with each application form separately (Non refundable) c) Self-attested copies of Proof of identification (KYC) viz. Aadhar card/voter ID card/ Driving license/Passport. d) Current address proof for communication (Aadhar card/voter IDcard/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by central govt/state govt/PSU/PSB), e) Pan card of the bidder f) valid e-mail id g) Contact number mobile/land line h) Duly signed each page of terms & conditions (ANNEXUR-I of this notification) i) Duly filled application form (ANNEXUR-II of this notification)
15	Date for inspection of the property	08.07.2019 to 22.07.2019 (11.00 AM to 5.00 PM) except Sunday or holidays Contact person : Shri Rakesh Kumar Raushan (Manager- Civil Engineer) 07774084665
16	Address at which the applications are to be submitted	The Vice President(SBIIMS), SBI Infra Management Solutions Pvt. Ltd. 6th Floor, A Wing, Local Head Office, Hazratganj, Motimahal Marg, Lucknow-226001 Applications received without any one or more required documents as mentioned shall be rejected and such applicants shall not be allowed to participate in online e-forward auction bidding.

17	Service provider details for e-auction	M/S e-Procurement Technologies Limited. website- https://sbi.auctiontiger.net , contact person: Ram sharma, E-mail id: up@auctiontiger.net , ramprasad@auctiontiger.net cont no. 8000023297/ 079-61200595 & Shobhit Shukla cont no. 8707586217 For details regarding e-auction process and Digital signature requirement
18	a) Last date for receiving Applications	The sealed envelope with above documents shall be superscribed as “Application for purchase of flat no. (...)Ashok Vihar (Phase-I), Paharia, Varanasi” . The applications with the above documents needs to be submit to the “VICE PRESIDENT (SBIIMS), State Bank of India , Local Head Office, 6th Floor, A wing, Moti Mahal Marg, Hazratganj Lucknow-226001 by date 22.07.2019 and time up to 5.00 pm. (Name, Address and Phone/ Mobile Number and E-mail ID of the applicant shall be mentioned in the lower left corner of the sealed envelope.
	b) Date & time of e-forward auction	Ground Floor Flats : 26.07.2019 11:30 a.m to-12:30 p.m (with extension of 5 minutes x unlimited times) (Ground Floor Flats : nil) First Floor Flat: 26.07.2019 04:00 p.m to-05:00 p.m (with extension of 5 minutes x unlimited times) (30, 32, 42, 46, are first floor flat)
19	Contact person for sale of Flat	For any clarifications regarding details of the property, submission of application, e-auction procedure etc, the prospective bidders may contact Sri. Abu Saleh VP/ AGM(Civil Engg.), SBIIMS (Mob: 9810925484, 0522-2295366 e-mail: headluc.sbiims@sbi.co.in) or Sri. Pramod Kumar, Manager (Elect. Engg.), SBIIMS (Mob: 8384826503, 0522-2295365)

20. Photo copy of LEASE DEED and SALE DEED is available at **SBI, ADMINISTRATIVE OFFICE, VARANASI & SBI LOCAL HEAD OFFICE, LUCKNOW.**

Note: Areas mentioned above are as per the documents only and the bidder should satisfy themselves by calculating the area from the dimensions available at the site of the property.

21. This document is neither an agreement nor an offer, but only an invitation for offer by State Bank of India (SBI)/ SBIIMS. This bid document does not claim to contain all the information, which each Bidder may require. Each Bidder should, at his own costs without any right to claim reimbursement, conduct his own investigations, analysis and should check the accuracy, reliability and completeness of the information in this document and wherever felt necessary obtain independent advice.

22. SBI/ SBIIMS makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document. The information contained in this document is selective and is subject to update, expansion, revision and amendment.

23. SBI/ SBIIMS does not undertake to provide any Bidder with access to any additional information or to update the information in this document or to correct any inaccuracies if any therein, which may become apparent.

24. SBI/ SBIIMS reserves the right of discretion to change, modify, add to or alter any or all of the provisions of this document and/or the bidding process, and to reject any or all the applications without assigning any reasons whatsoever.

25. Any information contained in this document will be superseded by any subsequent written information on the same subject made available/accessible to Bidder(s) by SBI/ SBIIMS. All the bidders are advised to see amendments to the bid document, if any, before submission of the bid. Any further Addenda/ Corrigenda/ Extension of Dates/ Clarifications/ Responses to bidders' queries in respect of the above tender shall be posted in Bank's website <https://sbi.co.in> and <https://bank.sbi> under "Important Links→Procurement News" and bidders need to download and submit the same with the bid.

26. While this document has been prepared in good faith, neither SBI/ SBIIMS nor its employees, officers, directors make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability, under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document, even if any loss or damage is caused by any act or omission on the part of SBI/ SBIIMS or its employees, whether negligent or otherwise.

27. SBI/ SBIIMS will not entertain any claim for expenses in relation or pertaining to the preparation and submission of Bids and as such no financial obligation / liability would accrue to the Bank on such eventualities.

28.If a holiday is declared on the dates mentioned above, the bids shall be received / opened on the next working day at the same time specified above and at the same venue unless communicated otherwise.

29. Please note that offers from brokers will not be entertained. No conditional bids will be accepted. Duly completed applications in the prescribed format with required documents etc should be submitted to the office of the undersigned on **or before 5:00 PM on 22.07.2019.**

VICE PRESIDENT (SBIIMS)
CIRCLE OFFICE, LUCKNOW
0522-2295366/365



TERMS & CONDITIONS

1. E-auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted online. The auction will be conducted through the banks approved service provider [M/s e-Procurement Technologies Limited](#) and the web portal.
2. Names of the eligible bidder, will be identified by SBIIMS, Circle office, Lucknow to participate in online e-auction on the <https://sbi.auctiontiger.net>.
3. Bidders shall hold **a valid Digital Signature Certificate** issued by competent authority and **Valid e-mail ID** is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Password by [M/s e-procurement technologies limited](#) may be Conway through email. Type of digital signature certificate requirement and e-auction procedure please contact to service provider. Ram Sharma [8000023297 / 079-61200595](#) and [Shobhit Shukla cont no. 8707586217](#).
4. The intending purchaser/ bidder are required to deposit **EMD (1.20 lakh** for ground floor flat and **Rs 1.0 lakh** for first floor) & **Application processing fee** of Rs 1000.00 (Non refundable) through DD/ BANKER's CHEQUE drawn on any nationalized or scheduled bank as per Sr. no 12 & 13 of notice inviting tender (NIT).EMD & Application fee should be submitted separately with each application.
5. To the best of knowledge and information of the authorised officer, there is no **encumbrance** on the property. However, the intending bidder should make their own independent inquiries regarding the encumbrance, title of property/ies put on auction and claim /rights/dues/affecting the property prior to submitting their bid. The e-auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. The authorised officer/secured creditor shall not be responsible in any way for any third party claims/rights/dues.
7. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
8. The e-auction/bidding of flats will be conducted exactly on the schedule date and time as mentioned in notice inviting tender. The bidder [who submits the highest bid amount \(not below the reserve price\)](#) on closure of e-auction process shall be declared as successful bidder and communication to that effect will be issued through the electronic mode which shall be subject to approval by appropriate authority.

9. PAYMENT SCHEDULE FOR SALE OF FLATS:

- 9.1 **25%** of bid value (including EMD) : within **7 days** from date of e-auction by successful bidder.
- 9.2 Remaining **75% of bid value** (including EMD) : **within 15 days** from the date of acceptance of e-auction bid value by SBI/ SBIIMS. Extension in payment schedule shall be at the sole discretion of SBI but not exceeding 15 days in any case.

10. All the payments other (except Tender Fee and EMD) may be made in favour of SBI in the form of NEFT/RTGS or DD payment. The EMD received from the successful Bidder shall be adjusted against the final amount payable by such Bidder towards the Property. All the Payments have to be made strictly as per above schedule. Default in the deposit of the amount of successful bidder would intain [forfeiture of the whole money, already deposited](#) and property shall be put to re- auction and defaulting bidder shall have no claim/right in respect of property/ amount.

11. EMD of Unsuccessful bidders will be returned with in 30 days without interest from date of acceptance of highest price bid.



12. The prospective qualified Applicant/ bidders may avail online training on e-auction from **M/s e-Procurement Technologies Limited** prior to the date of e-auction. Neither the authorised officer/bank nor M/s e-procurement technologies limited will be held responsible for any internet network problem/power failure /any other technical lapses /failure etc. In order to ward of such contingent situation the interested bidders are requested to ensure that **they are technically well equipped with adequate power backup** etc. for successfully participating in the e-auction event.
13. The purchaser shall bear the applicable stamp duties / additional stamp duties/transfer charges/lease to free hold fee etc. and also all the statutory /no statutory dues / taxes/electricity dues/assessment charges, fees etc. owing to anybody.(Please confirm from respective department (Electricity dept/ Municipal Corporation etc) for any dues before apply for purchase of flat)
14. The sale certificate for transfer of property will be issued in the name of purchaser /applicant(s) only and will not be issued in any other name (s).
16. All the statutory dues/charges on actual basis will be borne by the successful auction purchaser.
18. Intimation of acceptance of price would be conveyed to the purchaser by e-mail and by Registered Post/ Speed Post at the notified address. Upon receipt of the same the purchaser is required to make payment as per the payment schedule.
15. The authorized officer/bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourned/postponed/cancel the e-auction and withdraw any property or portion there of from the auction proceedings and act any stage without assigning any reason there for.

20. Mode of Sale:

20.1 Applications for sale of flats are invited from intending individual persons (in the name of husband/wife or minor child) for each flat separately. A person (husband / wife or minor child) can apply for purchase of only single flat.

20.2 Sale will be conducted on the basis of the **highest price** (but not less than reserve price) quoted by the bidder in e-auction (online bidding) and acceptable by the SBI/MS/ Bank. Online bidding will be carried out by **e- forward auction** and arrangements will be made through M/s. e-Procurement Technologies Ltd.

20.3 Sale/ Transfer of flat will be confirmed in the name **of the successful bidder (husband/ wife or minor child)** only. No nominee(s)/any other person will be entertained on behalf of the applicant.

20.4 It shall be the responsibility of the Successful Bidder to get the Property registered in its name in records of the concerned authorities. The Bank would endeavor to execute the sale deed in favour of the successful bidder **within 30 days of the receipt of the full amount** of the bid at the cost and expenses of the bidder. Possession of the property will be given to the purchaser only on execution and registration of the sale deed.

20.5 The property will be sold/transferred on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” on **VDA (Varanasi Development Authority) lease deed terms and conditions**, which are binding in



nature on successful bidder. Bidder have to comply all the rules and regulations and terms and conditions of lease deed. **Important covenants of lease deed** are as under:

Clause 6(1) of lease deed : The lessee shall during the said term regularly and punctually pay and discharge or cause to pay or discharge all municipal and water taxes or any other taxes that may in future be levied upon the demised land by any G.O. and law including any enhancement in any tax payable to the Local Authority including Jal Nigam from the date of taking possession provided that in every case of failure on the part of the lessee to make or cause to make such payments. The lessor shall have right to make such payment and to recover the same with interest thereon at the rate of 15% per annum as arrear of land revenue or in such other manner as law may warrant from the lessee.

Clause 6(2) of lease deed: The lessee shall under no circumstance sub divide the demised land into two or more plots or parcels out of it. The lessee shall not make any construction on land left open beyond the built up area without permission in writing of the Vice-Chairman/VDA.

Clause 6(3) of lease deed: The lessee shall keep the demised land in good condition at its own expenses and not cause any damage or diminish the value of the demised land through any act omission or commission on its part

Clause 6(4) of lease deed: The lessee **shall not mortgage** or sell or transfer or pledge the demised land or any interest therein to any person or party without obtaining prior written permission from the Varanasi Development Authority which will be at the sole and absolute discretion of the lessor.

Clause 6(6) of lease deed: The lessee shall not make or permit any construction, alteration or addition to the said flats on demised land or any part thereof without the previous consent in writing of the lessor Development Authority.

Clause 7(2) of lease deed: The lessee is initially granted for ninety year. The lessor after expiry of the lease period of 90 years may grant a new lease for demised land by way of renewal of lease for such period and on such terms as may be settled between the parties.

Clause 7(3) of lease deed: The Development Authority shall have the right of re-entry and to re possess the demised land in the event of default of observance and performance by the lessee of the terms, conditions and covenants mentioned herein. Provided that in case of breach of any of the aforesaid conditions, it shall be obligatory on lessor to give a notice in writing to lessee to rectify the breach and allow the lessee sufficient time to comply with the notice. Provided always that whenever any cause or right of re entry arises, the lessor can at its discretion postpone or waive of to exercise the right of entry on such terms and consideration as the lessor deems fit.

22. ELIGIBILITY CONDITIONS

The intending applicant should submit application for participating in the e-auction with following documents:

- a) Earnest money deposit separately for each flat wise application.(**Rs 1.0 lakh** for first floor and **Rs 1.20 lakh** for ground floor)
- b) Application processing fee of Rs 1000/- in form of DD with each application
- c) Self-attested copies of Proof of identification (KYC) (Aadhar card/voter IDcard/ Driving license/passport)
- d) Current address proof for communication (Aadhar card/ voter IDcard/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by Central govt/ State govt/ PSU/ PSB)
- e) Pan card of the bidder
- f) valid e-mail id



- g) Contact number mobile/land line
- h) Application form (ANEEXURE-I)

PLEASE NOTE

- a. Canvassing in any form would be a disqualification
- b. Any conditional offer is not acceptable to the Bank/SBIIMS and is liable to be rejected.
- c. Any offer must be made by filling in the specified bid forms which must be completed in all respects and all the documents required must be enclosed. Incomplete offers are liable to be rejected.
- d. If the application received/eligible bidders for any flat for e-auction are less than three, SBIIMS/SBI may extend the date and time for such flats further any number of times at the discretion of SBI/SBIIMS.
- e. Intending bidders are advised to go through the terms and conditions carefully and satisfy themselves about the extent of land, title of the property and any other documents related to the property before submitting their bids.
- f. All pages/ documents submitted with the application form must be signed.

Applicants' signature for acceptance of terms and conditions



ANNEXURE-II

APPLICATION FOR PARTICIPATING IN e- FORWARD AUCTION

APPLIED FOR FLAT NO :.....

Sr. No	Description	
1	Name of the Applicant	
2	Address	
3	Contact details. MobileNo./ telephone number	
4	e-mail ID:	
5	Whether the applicant has a valid Digital Signature certificate (Class-II with encryption/ Class-III with Encryption)	Yes/ No Type of digital signature (If yes):
6	PAN NO.	
7.	KYC DOCUMENT ENCLOSED (YES/ NO)	Name of document No.
8	ADDRESS PROOF ENCLOSED (YES/ NO)	Name of document No.
9.	APPLICATION FEE DETAILS (NON-REFUNDABLE)	DD No. DATE: ISSUING BANK
10.	EMD DETAILS	Rs: DD No. DATE: ISSUING BANK

Applicants' signature







