



e-Auction Notice

E-AUCTION OF PLOT NO 69, GOLF LINKS NEW DELHI-110003

THROUGH E-AUCTION ONLY.

**Tendering Authority:
NBCC (INDIA) LIMITED
(A Navratna CPSE)**

**NBCC PLACE, PRAGATI VIHAR, BHISHMA PITAMAH MARG,
NEW DELHI-110003.**

e-Bidding Portal	https://www.mstcecommerce.com/auctionhome/index_new.jsp
Registration	Go to https://www.mstcecommerce.com/auctionhome/index_new.jsp and click on Register Button, select Registration as a Buyer, accept terms and conditions and fill the KYC form. In Buyer type select MBCC Properties.
For system related queries please contact at MSTC, New Delhi	A dedicated helpdesk has been created which can be contacted at 03322901004, 01123212357, 01123215163, 01123217850 between 10 AM and 5:30 PM on all working days e-Mail Address: mstcnro@mstcindia.co.in
For any other queries related to the Project, site inspection etc please contact at NBCC	Mob: 8584077551/ AGM (Land) Telephone No: 7727009188, Web: www.nbccindia.com Email: remktgr@nbccindia.com



NBCC (INDIA) LIMITED
(A Navratna CPSE)

**NBCC PLACE, PRAGATI VIHAR, BHISHMA PITAMAH MARG,
NEW DELHI-110003.**

NOTICE INVITING TENDER (NIT) FOR TRANSFER OF PLOT NO: 69, GOLF LINKS,
NEW DELHI ON PERPETUAL LEASE THROUGH E-AUCTION AS PER DETAILS BELOW:

1.	e-Auction no	:	NIT NO: NBCC/CGM/REMD/2019/03
2.	E- auction for	:	Plot no: 69, Golf Links , New Delhi through e-auction
3.	Location	:	Plot no: 69, Golf Links , New Delhi-110003
4.	Starting/Reserve Price	:	Rs 50.00 Crore
5.	Inspection Period	:	From 14.03.2019 To 25.03.2019
6	Last Date for application	:	29.03.2019 upto 15:00 Hrs
7.	Date of E-Auction	:	03.04.2019 (At 11:00 Hrs) In case any bid is given within the last 8 minutes period before closing of bid, then an extension of time of 8 minute(s), shall become due automatically and this extension in period shall continue till no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid. If no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid then bid shall get automatically closed.

Complete details are available on website of NBCC www.nbccindia.com under Real Estate "Buy Properties" head.

Corrigendum, if any, shall only be available on website of MSTC Limited by the way of amendment of e-Auction Catalog.

NBCC reserves the right to accept or reject the highest bid received or annul this process at any time without assigning any reason whatsoever.

It is the responsibility of the bidder to confirm him/herself about the highest bid from M/s MSTC directly. NBCC in no case is involved in this process.

Incomplete form submitted by the applicant is liable to be rejected.

The intending bidder must read the terms and conditions of sale of offer documents carefully and he/she should only submit his bid if he/she considers himself eligible.

The bidder shall also be required to register itself with M/s MSTC Ltd. (The agency engaged by NBCC for holding e-auction) by paying necessary fee for Registration.

Chief General Manager (REMD)



ANNEXURE-I

NBCC (INDIA) LIMITED
(A Govt. of India Enterprise)

AFFIX PHOTO
OF
FIRST/SOLE
APPLICANT

APPLICATION FORM
(To be submitted within 72 hours of close of e-Auction)

This form is to be submitted by the intending applicant along with EMD and document duly signed by authorised representative as token of acceptance of terms & conditions of document

The particular of the Applicant(s) are given below for NBCC reference and record.

A. PARTICULARS OF THE APPLICANT

1. Name of individual(s) / Firm/ Public Limited/Private Limited (IN CAPITAL)
.....
.....
2. Status of the Applicant/Firm (whether Public Limited. Pvt. Ltd., Partnership, Sole Proprietorship etc.)
.....
.....
3. I) Year of establishment. :
4. Whether the applicant is Competent to contract under Indian Contract Act, 1872 as Per Foreign Exchange Regulation Act 1973/Foreign Exchange Management Act, 1999 in case of NRI (Tick whichever is applicable)
YES..... NO....
5. Name of the authorised signatory.
Mr. /Mrs. /Ms.....Designation.....
6. Name of Father/Husband of the Applicant Mr
7. Nationality.....Age (as on 01.02.2019)..... YearMonths
.....
8. Full residential Address.....
.....



9. Correspondence Address.....
.....
.....

10. Permanent account number of the purchaser.....

11. Contact Numbers Mr. /Mrs. Ms.....

Office :.....Res.....

FAX.....(M):..... E MAIL ID

13. Details of EMD.....

Amount DD/PO/RTGS/UTR No.....

Name of BankDate

14. Details for refund of amount

Name of the Bank

Branch (Name/Address).....

Account Number of the Applicant.....

RTGS Code of the bank

Name of the branch and its address.....

15. Source of information for participation in the bids. (Tick the correct one)

Knight & Frank Cushman & Wakefield E&Y

CBRE Colliers CRISIL JLL Others

I/We the undersigned hereby apply to NBCC for allowing me/us for the booking of Plot no: 69, Golf Links, New Delhi-110003. I/We have read and understood terms & conditions as well as the conditions contained in the tender document and hereby unequivocally accept the same. I/We also understand that I/We am/are legally bound to purchase the said property as mentioned in tender document at the price which I/we place the offer. In case provisions of the document is found violated at any time, I /we agree that the allotment shall be summarily rejected and NBCC shall without prejudice to any other right or remedy be at liberty to forfeit the full said application amount for the booking absolutely.



I/We shall pay the balance amount and other amounts in accordance with the terms & conditions of the document.

The terms and conditions of the document and notice are also signed and being submitted along with the application as a token of acceptance of the same unconditionally.

Date:

Place:

**Signature of the Applicant
or on behalf of the applicant /
Lead consortium partner.**

Note:

- A. No cutting or correction should be made in the application form and it may liable for the rejection of application form.
- B. All pages of the application form and the offer document should be signed by the applicant/ authorised agent.
- C. A copy of MoA of association, wherever applicable shall also be furnished with the application form.



ANNEXURE-II

ACCEPTANCE LETTER **(To be submitted within 72 hours of close of e-Auction)** (TO BE ENCLOSED IN ENVELOPE ALONGWITH EMD)

To

Chief General Manager (Real Estate)
NBCC (INDIA) LIMITED,
NBCC Place, Pragati Vihar,
Bhishma Pitamah Marg,
New Delhi-110003.

Dear Sir,

ACCEPTANCE OF TERMS & CONDITIONS

1. The offer document containing terms & condition of Transfer of Plot no 69, Golf Links New Delhi-110003 has been issued to me/us by NBCC (INDIA) LIMITED/ downloaded by me/us from website of NBCC. I/We hereby unconditionally accept the terms & conditions and offer document in its entirety.
2. It is clarified that after unconditionally accepting the terms & condition in its entirety, it is not permissible to put any remark(s) / conditions(s) on offer documents. In case the offer document is found violated at any time, I/We agree that the Application document shall be summarily rejected and NBCC shall, without prejudice to any other right or remedy be at liberty to forfeit the full said application money absolutely.
3. The required Earnest Money Deposit (EMD) is enclosed herewith.

Yours faithfully,

Date:.....

(Signature of the Applicant)



NBCC (INDIA) LIMITED
(A Navratna CPSE)

INSTRUCTIONS TO APPLICANTS / BIDDERS (ITT)

1.0 BACKGROUND

NBCC was allotted two contiguous plots (Plot no 68 measuring 404 Sqm and Plot no 69 measuring 483.58 Sqm) at Golf Links, New Delhi by Land and Development office, Ministry of Urban Development in the year 1991 on payment of premium rates on perpetual lease basis.

NBCC has sold the plot no 68 on "as is where is basis" to M/s Southern Petrochemical Industries Corporation Limited. (SPIC) in the year 1997 and the plot was transferred to M/s SPIC directly by the Land and Development office, Ministry of Housing and Urban Affairs.

2.0.0 ELIGIBILITY

- i) The bidder can be individual, group registered firm, registered trust, public limited company, private limited company, partnership firm registered with appropriate authorities, Govt. departments, PSUs etc.
 - ii) The bidder should be legally competent to enter into contract as per prevailing laws of India.
 - iii) Individual, group registered firm, registered trust, public limited company, private limited company, partnership firm shall be required to provide the Permanent Account Number as issued by Income Tax Authorities in India.
- Highest bid in e-auction shall be considered subject to acceptance by NBCC/MoUHA
 - Once the bidder has given an unconditional acceptance to the terms & conditions in its entirety, he is not permitted to put any remark(s) /conditions(s) in the Application / forms / Performa's / bid etc. at any stage.
 - In case any conditions mentioned herein are found violated at any time, the bid shall be summarily rejected and NBCC shall, without prejudice to any other right or remedy, shall forfeit the full Earnest Money absolutely

2.1.0 ACCEPTANCE / REJECTION OF THE BID.

The acceptance of the highest e-auction bid shall be at the sole discretion of the NBCC.



2.2.0 INTERPRETATION OF CLAUSES OF THIS DOCUMENT

In case of dispute between the parties in respect of interpretation of clauses, terms and conditions of e-auction etc, the same shall be interpreted solely by NBCC and shall be final and binding on the highest bidder.

2.3.0 LOCATION

The Plot no: 69 is located at Golf Links, New Delhi -110003 admeasuring 483.58 Sqm.

2.4.0 DETAILS OF THE PROPERTY

NBCC intends to Transfer the said property on "As is where is, what is and where is basis" through transparent e-auction method and invites the application from interested buyers.

2.5.0 PAYMENT SCHEDULE

Sr. No.	Description	Amount payable
1	Stage-I Earnest Money Deposit (EMD)	Rs. 1 Crore payable through e-Auction portal.
2	Stage-II Within 72 Hours of closing of the e-auction	10% of the highest bid price (After adjusting EMD amount)
3	Stage-III Within 60 days of date of auction	80% of the highest bid price.
4	Stage-IV Within 15 working days upon intimation to sign the transfer of plot with (H1) highest bidder.	Balance amount

All the applicable taxes shall be payable extra.
TDS as applicable

2.6.0 Cancellation/Refund

A) If the Highest bidder (H1) cancels/withdraws its application after Stage-I, then entire EMD amount will be forfeited.



- B) If the Highest bidder (H1) cancel/withdraw its application at any time after Stage-II i.e after depositing of 10% amount within 72 hours, then 20% of the total deposited amount will be deducted as cancellation charges and balance amount will be refunded without any interest.
- C) Any delay in making the payment will attract the penalty of 12% PA annum and NBCC may cancel the deal with highest bidder and is free to sale the plot to other bidder or as decided by the NBCC. The decision of NBCC in this case will be final and binding on the bidder
- D) NBCC/MoUHA can cancel the call of tender for sale of Plot no 69, Golf Links at any stage without assigning any reason before transferring the plot to the highest bidder. The entire deposited amount of the Highest bidder (H1) shall become refundable within 15 working days from date of cancellation without any interest/cancellation charges.
- E) NBCC will endeavor to complete the entire process to transfer the plot to the highest bidder at the earliest but in case the decision to transfer the plot is not given by the concerned authorities within 6 (six) months of date of e-auction, then entire deposited amount shall become refundable without any interest /cancellation charges. However, in this case, if the highest bidder request to extend the time, NBCC may or may not consider the request.

2.7.0 All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the allottee.

2.8.0 PROPERTY TAX /WEALTH TAX/GROUND RENT/STATUTORY TAXES

The Highest bidder of the space shall be responsible for making payment of applicable property tax/Wealth Tax/Ground Rent and any other Statutory taxes directly to SDMC or to concerned statutory authorities w.e.f. the date of lease deed/transfer of plot.

2.9.0 STAMP DUTY

The stamp duty and all other taxes, charges, expenses etc. are to be borne by the successful applicant/allottee alone on actual basis.

2.10.0 Taxes

The GST and other taxes on the property, as per rules of the Government, shall be payable extra by the allottee at such rates, terms & conditions which may be applicable at any given time.



2.11.0 COMPLIANCE WITH STATUTORY (IES) REGULATIONS

Purchaser/Bidder shall comply with all statutory provisions, rule & regulations, bye-laws etc., in all respects, including paying all fees, taxes (existing/enhanced with retrospective effect) in accordance with the provisions of:

- a. Any Central or State enactment, ordinance or other Statute, or any regulation or by law of any local or other duly constituted authority in force from time to time.
- b. The rules and regulations of all public bodies and companies whose property or rights are affected or may be affected in any way.

2.12.0 SCRUTINY, REJECTION AND REFUNDS

- A. Incomplete applications or deficient in any respect and/ or not accompanied by the required remittance and/or relevant documentary evidence will be liable for rejection.

2.13.0 Terms & Conditions and important information

- a) The Plot no 69, Golf Links, New Delhi-110003 was allotted to NBCC on perpetual lease basis by Land and Development office, Ministry of Urban Development in the year 1991. In this case the plot will be transferred to the Highest bidder (H1) by Land & Development office, MoUHA or the authorised representative.
- b) It is the responsibility of the bidder to make himself/herself conversant with the permissible FAR/FSI and ground coverage and applicable Local bye norms/laws
- c) After getting permission & authorisation from the Land and Development office, MoUHA, the transfer of property shall be signed after issuance of letter to the Highest bidder subjected to receipt of entire consideration amount.
- d) The conditions of Land and Development office, MoUHA will be applicable to the highest bidder and will be responsible to follow the same.
- e) The fees for converting the plot to the freehold (if applicable/desire) shall be borne by the allottee at any stage.

All refunds to non-resident Indians (NRI)/ foreign citizens of Indian origin shall however be made in Indian Rupees.



2.14.0 POSSESSION

NBCC shall handover the possession to the highest bidder after receiving complete payment along with other dues and after obtaining due approval from Land and Development office, MoUHA.

2.15.0 GENERAL

- a) It is understood that the applicant has applied for with full knowledge and subject to all the laws/ notifications and rules applicable to this area in particular, and to this property in general, which have been understood by him/ her. It is further understood that the applicant has fully satisfied himself/herself about the interest and the title of NBCC in the said property.
- b) In case of contradiction in any provision in the terms & conditions contained in this booklet, application form, publicity material or any other document etc. or non clarity on any issue, the same shall be solely decided by NBCC. The decision of NBCC in this regard shall be final & binding on applicant/allottee at all stages.

2.16.0 JURISDICTION

The matters arising out of this offer and subsequent agreement shall be subject to jurisdiction of Courts of Delhi/New Delhi only.

e-Auction Terms:

Note 1: Pre Bid EMD:

Both Pre-Bid EMD and Transaction Fee per unit has to be deposited together, in case only one is deposited the bidder will not be authorized to participate in the Auction.

1. Pre-bid EMD per unit is to be deposited with MSTC through e-Payment latest by One day before the e-auction date. The payment should reach MSTC atleast one day before the auction. Bidders are advised to make payment through RTGS/NEFT/e-Payment atleast 2 days before the auctions so that amount is credited to MSTC in time. MSTC is the Company engaged by NBCC for conduction the e-auction.
2. The pre-bid EMD payment is to be made from the bidders own account in case of an individual/proprietary firm and from Company's Account in case of a Limited company.
3. Only **THOSE PARTIES WHO HAVE DEPOSITED PRE-BID EMD SHALL ONLY BE ALLOWED TO PARTICIPATE IN THE E-AUCTION.**



4. This Pre-Bid EMD of successful bidder will be forwarded by MSTC to NBCC as security deposit for the tenure of contract. EMD of highest bidder (to be termed as **Allottee** after issuance of allotment-cum-demand letter by NBCC shall be treated as part payment towards sale of Unit and shall be adjustable in the consideration value as per details mentioned in the payment schedule.
5. Pre-bid EMD of unsuccessful bidders shall be returned after closure of the e-auction within three working days.
6. A bidder may remit the Pre-Bid EMD and Transaction fee by one day before the e-Auction. The Pre Bid and Transaction fee received after this date will not be authorized by the system.
7. **All bidders are informed that Payment towards MSTC Service Charge has to be mandatorily made through e-Payment only. A guide for e-Payment is available at [e-Payment Guide](#)**
8. Any other mode of payment except NEFT/RTGS/e-Payment will not be accepted. DDs shall not be accepted.
9. No interest will be payable by MSTC/NBCC on refund of the EMD amount.

By submitting the Pre-Bid EMD it is understood that a bidder has read and understood terms & conditions of allotment as well as the conditions contained in the offer document and unequivocally accepted the same. The bidder also understands that he/she shall be legally bound to purchase the Unit at the final bid price offered by them/him in the e-auction, subject to selection / acceptance by NBCC.

Note 1A: Transaction Fee:

1. All participating bidders will be required to submit transaction fee @ Rs 25,000/- plus GST per unit for participation in the e-Auction.
2. The total amount as on date of publishing of this catalogue is Rs 29,500 (including 18% GST). In case of any statutory change in rate of Taxation by the Government, this amount will be changed accordingly.
3. To submit the transaction fee a bidder can go to the e-Payment link in their login.
4. On clicking the link, bidder has to select others, the office as Northern Regional office and then select the auction number.
5. In the auction number input the amount for the number of units a bidder wishes to participate in. for example if a bidder wishes to participate in e-Bidding for 2 units, then bidder will deposit Rs 59000/- as Transaction Fee.
6. Only on receipt of both Pre-Bid EMD and Transaction fee will be bidder be authorized to participate in the auction.
7. A bidder may remit the Pre-Bid EMD and Transaction fee by one day before the date of e-Auction. The Pre Bid and Transaction fee submitted after this time will not be authorized in the system.

Note 1B: Registration:

1. Link for [Registration Guide](#)

Note 2: Eligibility:



1. The Applicant should be legally competent to enter into a contract in India as per Indian Constitution and RBI Guidelines.
2. The Applicant may be an individual person, registered partnership firm / trust, registered co-operative society, public or private limited company, State Governments, Central Govt. Departments, Public Sector Undertakings/ Govt. Autonomous Bodies etc.
3. In case the application is being submitted by an entity (other than an individual i.e. a firm/company/etc), the application shall be accompanied by inter-alia, a duly executed authorization (power of attorney signed by functional directors or Board Resolution etc.) in favor of the authorised signatory.
4. In case of an application made on behalf of a company or a registered partnership firm or registered co-operative society or trust, the Application shall be, inter-alia, accompanied by a notarized copy of the deed, MoA, AoA, certificate of incorporation / registration with concerned Government authority and such other charter documents thereof as may be relevant.
5. In case of application made by a minor, it should be through legal or natural guardian. In case of a minor, age proof and name of guardian is required along with submission of proof of guardianship.

Note 3: INSPECTION OF SITE AND DOCUMENTS: The Applicants are expected to satisfy themselves about the location of the property, built up area, title of the land, statutory approvals and other details before submission of application for purchase of commercial super built-up area. The submission of the Application shall be an acknowledgment of the Applicant having satisfied itself of the project in all respects.

Note 4: Account Details of NBCC

Account details for depositing post auction payments (**Pre-Bid EMD should not be deposited in this account**):

Account Title: NBCC (India) Ltd.
Bank Name :Syndicate Bank
Branch :NBCC Bhawan Lodhi Road Branch
A/c No : 91441010001027
IFS Code :SYNB0009144

Note 5: E-AUCTION METHODOLOGY AND TERMS

1. The bidding shall be for sale price of entire property. The bidders are required to quote the sale price in the e-auction equal to or over and above the reserve price. The reserve price as mentioned in the offer document may be treated as final price.
2. In case any bid is given within the last 8 minutes period before closing of bid, then an extension of time of 8 minute(s), shall become due automatically and this extension in period shall continue till no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid. If no fresh bid is received in last 8 minutes period from the scheduled/extended period of closing of bid then bid shall get automatically closed.
3. NBCC reserves the right to amend/modify/add the terms & conditions of sale at any stage prior to the date of e-auction, without assigning any reasons whatsoever; and/or accept/reject any or all or withdraw any commercial Unit from sale at any stage prior to



issuance of allotment letter, without assigning any reason; but with prior intimation to applicant. Bidders are advised to download a fresh copy of this catalogue as available on at least 5-6 days before the auction so as to have an updated catalogue.

4. The bidders are not permitted to withdraw/ modify/ surrender the bid once the process of bidding is concluded and in case the bid is withdrawn/modified or surrendered then the EMD of the bidder shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to NBCC.
5. The highest bidder is required to pay a sum equivalent to 10% of its bid amount, after adjusting the earnest money deposit (EMD), within 72 Hrs of the time of closing of E-auction. This amount is to be paid to NBCC (INDIA) LIMITED at the account details given above. If this amount is not paid by the scheduled time as above, it shall be deemed that the bid has been revoked / withdrawn and the EMD shall stand forfeited. The bidder is required to deposit this amount with NBCC (INDIA) LIMITED in the above specified period without waiting for any demand notice from NBCC.
6. Bidder's Guide is available at <https://www.youtube.com/embed/4jC5gBuGgUU>.
