

The general terms and conditions of last Sale, e-auction held on 10.04.2018 are as under. The terms and conditions in future sales may be changed.

NBCC (INDIA) Limited, a Govt. of India Enterprise on behalf of Ministry of Housing and Urban Affairs (MoHUA), Government of India announces sale of commercial Super built up area on free hold basis at World Trade Center, New Delhi at Nauroji Nagar, New Delhi through e-auction with the condition that any future increase in floor area ratio (FAR) and development rights that may arise there from shall remain with Government of India and the purchaser has only rights of the purchased freehold specific BUA.

Corrigendum, if any, shall only be available on website of NBCC & MSTC by the means of updating of this Catalog. Prospective bidders are requested to download a fresh copy of this catalog atleast 7 days before the auction as all information will be updated herein.

NBCC reserves the right to accept or reject the highest bid received or annul this e-auction process or withdraw any Unit from the proposed e-auction / sale at any time without assigning any reason whatsoever and without assuming any liability, responsibility, obligation and recourse to or of NBCC.

The intending bidder must read the terms and conditions of sale as mentioned in this offer document carefully and he/she should only submit his/her bid if he/she considers himself eligible. NBCC shall not be liable in any manner for any mistake in interpretation of any term by the bidder or the bidders failure to seek any clarifications from NBCC which may be necessary. The bidder shall also be required to register themself with MSTC by paying the registration fees and submitting KYC documents as per the existing procedure of MSTC. Contact details of MSTC have been provided above.

Details of saleable area:

Unit No.	Floor	Carpet Area (sft)	Super built-up area (sft)	EMD
Details of the units shall be shown during opening of sale.				

Reserve price: The reserve price of super built-up area in previous sale was @ Rs 37161/- per Sft.

Preferred Location charges (PLC)

Preferred Location charges (PLC): The PLC for Commercial Built up space at Ground Floor Units shall be charged extra @ 4645/ per sft over and above the bid price
Parking: Number of equivalent car spaces (ECS) shall be reserved / allotted at fixed price: One covered ECS for every 554 sft of Super Built-up Area of the Unit allotted @ Rs. 10.00 lakh per ECS.

Note: Covered car parking slot can be anywhere in the basement. The decision of NBCC about allotment of parking slots shall be final and binding on the applicant. Parking space may not be contiguous.

The surplus car parking space (cars/scooters) open or covered, along with other spaces in the basement- shall be the sole property of NBCC/MoHUA and it can sell/utilize/allot at its discretion at any stage to any of the buyers/allottees in this complex.

Conversion factor of 1 Sqm =10.764 Sft. shall be applicable wherever required.

NOTE:-*The bidders are required to quote for the bidding rate per Sft on Super Built up area of the Unit in the e-auction equal to or over and above the reserve price against Unit for which the bid is submitted. The bid for e-auction shall start with the reserve price, and the minimum increment shall be Rs. 100/- per Sft. The one-time reservation / allotment charges for ECS are payable extra at fixed price as shown above.*

NBCC on behalf of MoHUA shall make allotment of the Unit only if the bid price quoted in e-auction is equal to or higher than the reserve price.

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 a 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 on behalf of Government of India (MoHUA)), 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 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 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](#) (Will be activated during the opening of sale)

Note 2 : Auction details:

1. THE STARTING PRICE/RESERVE PRICE FOR E-AUCTION IN PREVIOUS SALE WAS RS. 37161/- per sft.
2. The Bidders who are participating in the e-auction shall submit their bids at reserve price or with a minimum incremental of Rs.100/- (One hundred) over and above the Starting Price. i.e a bidder can bid Rs 37161, 37261, 37361 etc. If the bidder chooses to bid 37261, the next bidder can bid Rs 37361 or higher

Note 3: Project Details:

1. [Link for Project Brochure](#)

Note 4: 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 / LLP, trust, registered co-operative society, incorporated 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 favour 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 5: INSPECTION OF SITE AND DOCUMENTS:

1. NBCC (India) Limited is the implementing agency and is authorised to market the commercial super built-up area on behalf of MoHUA, authorised vide Memorandum of Understanding dated 25th October, 2016 (MOU) entered into between the said parties. All documents referenced in the offer document including MOU signed between NBCC & MoHUA shall be binding on the bidders / allottees.
2. The Applicants are expected to satisfy themselves about the location of the plot, 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 6: PAYMENT SCHEDULE:

The payment schedule will be construction/time linked and will be uploaded at the time of sale. However payment plan of last sale is as under:

Sr. No	Instalment Description	Amount payable
1.	Along with Application Form	EMD
2.	Within 72 Hours of closing of the e-auction (in case the day of payment happens to be Sunday or bank holiday than it shall be deposited by next day)	10% of the highest bid price = (i.e. 10% of highest bid rate * super BUA less EMD amount) plus applicable taxes
3.	On completion of 90% of excavation work of the Tower.	10% of the Basic sale consideration value of space allotted plus balance payment of ECS & PLC against initial payment of 10%with applicable taxes
4.	On completion of 90% of the raft of basement for the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
5.	On 90% completion of RCC work upto plinth level of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
6.	On 90% completion of RCC work upto 3 rd floor slab of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
7.	On 90% completion of RCC work upto 6 th floor slab of Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
8.	On completion of 90% of RCC work up to 9 th floor slab of Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
9.	On completion of 90% of roof slab of the Tower.	10% of the Basic sale consideration value of space allotted plus applicable taxes
10.	On completion of 90% of fixing of doors, windows & flooring etc. Of Tower.	5% of the Basic sale consideration value of space allotted plus applicable taxes
11.	On completion of 90% external development works (surrounding the Tower within the complex)	5% of the Basic sale consideration value of space allotted plus applicable taxes with advance Maintenance charges and Sinking Fund charges for two years with applicable taxes

12.	On installation, and initial testing of equipment and offer to carryout fitment.	5% of the Basic sale consideration value of space allotted plus applicable taxes
13.	Within 60 days from offer of possession.	5% of the Basic sale consideration value of space allotted along with IFMS and other allied charges, advances etc. With applicable taxes

- Basic Sale Consideration shall be cost of super BUA worked out on successful/bid price for the particular unit plus mandatory car parking space plus PLC, if any.
- Construction status for the payment for particular milestone shall be certified by NBCC.
- The sequence of construction milestone related to payment of corresponding instalment may vary and accordingly the respective instalment shall be due for payment.
- (The stamp duty, registration charges, GST and any other statutory charges/dues as levied by the Central Government/State Govt./Local Bodies shall be payable additionally solely by the Allottee/ buyer).
- All betterment charges or development levies, if any, charged by Govt. or local authorities shall be borne by the Allottee in proportion to the Super Built up Area.
- In case the amount payable at Sl No. 2 of the table above is not paid within the stipulated period then the EMD shall stand forfeited and NBCC shall proceed with further sale of the concerned Unit without any notice to the Bidder. Any delay in release of amount as above shall attract interest to be calculated at the Default Rate. In case of delayed payment first outstanding interest amount shall be adjusted from any subsequent and the balance amount, if any, shall be accounted towards to the instalment or as the case may be.

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

Account Title: Ministry of Urban Development

Bank Name: Union Bank of India

Branch: F 5 New Khanna Market Lodhi Colony

A/c No: 352401110050013

IFS Code: UBIN0535249

Note 7: E-AUCTION METHODOLOGY AND TERMS

1. The bidding shall be for sale price per sft of the Super Built-Up Area. 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. All the units shall remain open for sale simultaneously.
3. The applicant can bid for any unit he wants to bid.
4. If an applicant has deposited EMD,s for multiple units, then he can be the highest bidder of the units equal to the numbers of EMD deposited by him.
5. If the bidder has submitted EMD for one unit then as long as he remains highest bidder for a particular unit, he can-not bid for other unit. In case the bidder becomes successful bidder (H-1) on any unit and bid closes then he cannot bid for any other unit.
6. 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.
7. 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 catalog as available on www.mstcecommerce.com atleast 5-6 days before the auction so as to have an updated catalog.
8. The bid shall be for rate corresponding to the Super Built-Up Area mentioned in the offer document. It is presumed that the intending bidder has inspected the site and has familiarized himself/itself with the prevalent conditions in all respects. The cost of any Unit shall be worked out based on the Super Built-Up Area mentioned and corresponding highest bid. In case at the time of handing over, there is an increase / decrease in the Super Built-Up Area of the Unit due to any reason, then the sale value of space shall be adjusted accordingly. However the accepted cost of the space shall have to be deposited as per allotment terms before taking the possession of the built-up area. The bidder has satisfied himself/ themselves as to the extent of area being made available.
9. 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 / MoHUA.
10. 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.
 11. The areas given and the drawings provided are subjective and may decrease/increase as per local / statutory authorities at the time of sanctioning of the Building plans.

Note 8: ACCEPTANCE / REJECTION OF THE BID

1. The acceptance of the highest e-auction bid shall be at the sole discretion of the NBCC, even if amount equivalent to 10% of the highest bid has been remitted by the successful bidder. NBCC does not bind itself to confirm to the highest bid & reserve its right to reject all or any of the bid without assigning any reasons, whatsoever and the decision of the NBCC in this regard shall be final and binding to the bidders. In case of cancellation of bid or offer is not accepted by NBCC, the EMD of the highest bidder, shall be refunded without any interest within 7 working days of the cancellation of the bid or rejection of the offer.

Note 9: ISSUE OF ALLOTMENT-CUM-DEMAND LETTER TO THE ALLOTTEE:

1. The allotment-cum-demand letter will be issued by NBCC to the allottee after acceptance of the bid. The allottee is required to deposit the balance bid amount and other due payments through bank transfer/e-Payment as per payment schedule to be mentioned in detail in the allotment-cum-demand letter. Any delay in release of balance payment by the allottee shall attract interest on delayed amount to be calculated at the Default Rate.

Note 10: INTERPRETATION OF CLAUSES OF THIS DOCUMENT:

1. In case of dispute between the parties in respect of interpretation of clauses of this catalog and/or subsequent allotment letter/demand letter/ contract to sell, terms and conditions of e-auction and allotment, etc the same shall be interpreted solely by NBCC and shall be final and binding on the Allotees.
2. The cost of attached ECS is not included in the cost / rates to be quoted for Unit and the attached ECS shall be compulsory allotted at the fixed rates as mentioned above. NBCC can reduce number of car parking ECS than as mentioned above, without any notice. The decision of NBCC shall be final & shall be binding on the applicant. The bidders may indicate their additional requirement of covered car parking spaces. However, the same shall be allotted at the above mentioned fixed price subject to availability and at the discretion of NBCC only

Note 11: Documents to be signed and submitted to NBCC within 72 hrs of close of e-Auction by successful bidders

- 1) Auction Catalog
- 2) Application form
- 3) Acceptance Letter
- 4) Authorization & Undertaking
- 5) Terms & Conditions
- 6) Agreement of Sale