

 <b>CHANDIGARH HOUSING BOARD</b> <small>A CHANDIGARH ADMINISTRATION UNDERTAKING</small>	<b>8, Jan Marg, Sector 9-D, Chandigarh</b> <b>0172-4601612-4601602</b>
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Dated: 16.04.2021

**Frequently Asked Questions (FAQs) about e-Tender for sale of 109 Free- Hold Residential Units**

Sr. No.	Query	CHB Reply
1.	Whether GST will also be charged on the highest bid amount ?	No. Since completed units are being sold, GST will not be charged on the sale price.
2.	Whether yearly ground rent will need to be paid on the property ?	No. Since the units are being sold on Free-Hold Basis, ground rent is not applicable.
3.	I already have a house in my name in Chandigarh/Mohali/Panchkula. Whether I am eligible for e-Tender ?	Yes. The E-Tender process is open for all the citizens of India as well as NRIs/PIOs above 18 years of age. The persons already having any property (Residential or Commercial) anywhere can also participate in the e-Tender.
4.	For how many units, can I submit e-Tender ?	Each of the unit will require a separate E-Tender and one can submit bid for any number of units. EMD amount of Rs. 2,00,000/- to be paid separately for each unit.
5.	Whether units can be sold further ?	Yes. There is no restriction on the transfer of the dwelling unit purchased by way of Tender on Freehold basis.
6.	Whether somebody else can submit e-Tender on my behalf ?	Yes. A person can submit e-Tender on behalf of another person/partnership firm/company/Hindu Undivided Family (HUF) subject to the condition that in case e-bid is declared successful, an authorization to that effect will be submitted to CHB prior to issuance of allotment letter.
7.	Whether bids can be submitted in Joint Name ?	Yes. In Financial Bid i.e. BOQ (2 <sup>nd</sup> Cover) please mention name of all the persons in whose name the unit to be allotted. The allotment

		<p>will be made in the name of person(s) whose name are mentioned in the BOQ.</p> <p>However, the process of registration and bidding may be completed by one person irrespective of bid being submitted for allotment in single name or joint name. Further only one digital signature is required even if the bid is submitted in the name of more than one person.</p>
8.	Whether my Bid Amount can be less than the Reserve Price?	No. Bid amount has to be more than the Reserve Price.
9.	Whether my Bid Amount can be equal to Reserve Price ?	No. Bid amount cannot be equal to Reserve Price and it has to be more than the Reserve Price.
10.	How much Bid Amount should I quote so that the unit is allotted to me ?	The unit will be allotted to the highest bidder. You may assess the market price of the unit and based upon your judgement, quote your best price for being highest bidder.
11.	I have submitted e-Tender but now want to change the bid amount. Whether revision of bid amount is permitted ?	Yes. Revision of bid amount is allowed. The bid amount can be changed any number of times till closure of the e-Tender Process.
12.	Whether I need to disclose my bid amount to anyone?	<p>No. It is in your interest not to disclose the bid amount.</p> <p>In case you are taking help of CHB officers in e-Tendering process, then also you should not disclose bid amount. CHB officers will give you privacy while entering the amount in Financial Bid (BOQ).</p>
13.	My bid is not highest then how long it will take to get refund for the EMD amount?	EMD amount of un-successful bidders will be returned in the same bank account, within a couple of days, on acceptance of the highest bid.
14.	Whether I can enroll/register on the last day of e-Tender ?	Yes. But to avoid any last-minute issues, it is advisable to enroll/register and pay the EMD at least two days before the closing of e-Tender process.
15.	From where can Digital Signatures be obtained ?	The digital signatures may be obtained from any of the vendors available in the market/online.

		However, some of the vendors have been requested to remain available in the first half of the day at Reception of Chandigarh Housing Board.												
16.	Whether I can inspect the units before submission of the bid ?	<p>Yes. The units can be inspected on Saturdays of April 2021 between 10.00 AM to 05.00 PM. The following site offices have been set-up to facilitate the inspections:</p> <table border="1"> <thead> <tr> <th>Location/Sector</th> <th>Site Office</th> </tr> </thead> <tbody> <tr> <td>Sector-38 (W)</td> <td>at DU No. 4788-A</td> </tr> <tr> <td>Sector-49</td> <td>at DU No. 2774-A</td> </tr> <tr> <td>Sector-51</td> <td>at DU No. 153-A</td> </tr> <tr> <td>Sector-63(3BR &amp; 2BR)</td> <td>at DU No. 2212-A</td> </tr> <tr> <td>Sector-63(1BR &amp; EWS)</td> <td>at DU No. 2336</td> </tr> </tbody> </table> <p>NOTE: Due to COVID related restrictions, the inspections earlier scheduled on 17<sup>th</sup>&amp; 24<sup>th</sup> April have now been changed to 21<sup>st</sup>, 26<sup>th</sup> and 29<sup>th</sup> April 2021 between 02.00 PM to 06.00 PM</p>	Location/Sector	Site Office	Sector-38 (W)	at DU No. 4788-A	Sector-49	at DU No. 2774-A	Sector-51	at DU No. 153-A	Sector-63(3BR & 2BR)	at DU No. 2212-A	Sector-63(1BR & EWS)	at DU No. 2336
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17.	Whether additional time will be allowed in case there is Public Holiday on the last day for payment?	Provided that if last day happens to be public holiday, the next working day shall be deemed to be the last day for such payment.												
18.	How long it will take to issue NOC for mortgage to arrange for the remaining 75% of the consideration money?	NOC for mortgage will be issued within seven working days on submission of the duly completed application. The format of application form and detail of requisite documents is available on the website of CHB <a href="http://www.chbonline.in">www.chbonline.in</a>												
19.	From where the details about covered car space large (CSL) or covered car space small (CSS) can be obtained about the dwelling units in Sector-63?	Details of dwelling units in Sector-63 with parking details are available on the website of CHB <a href="http://www.chbonline.in">www.chbonline.in</a>												
20.	I have submitted bids for many units and declared highest bidder in more than one unit. Now I want to take one unit only.	If the highest bidder decides not to take some of the units then the EMD/Amount deposited against such unit(s) will be forfeited as per the Terms & Conditions of the e-												

		Tender.
21.	Whether I will be responsible for Property Tax etc for the period prior to allotment of the dwelling unit?	No. The allottee is not liable to pay any tax/charges for the period prior to allotment of the dwelling unit.
22.	How many bids have been submitted so far ?	The software of the e-Tender has no provision to ascertain the same. Hence no one knows till the bids are opened.
23.	Whether one can ascertain number of bids submitted so far against each of the dwelling unit and the bid amount?	No. It cannot be ascertained prior to opening of bids. Even the officers of CHB cannot ascertain the same.
24.	Whether the highest bidder can be allowed more than 24 hours to deposit 25 % bid amount?	The said condition has been amended vide a corrigendum dated 15.04.2021. Now <b>five working days</b> have been allowed instead of 24 hours.