



**CHANDIGARH
HOUSING BOARD**
A CHANDIGARH ADMINISTRATION UNDERTAKING

**8, Jan Marg, Sector 9-D, Chandigarh
0172-4601821-24**

Dated:

Frequently Asked Questions (FAQs) about e-Tender for Sale of leasehold Commercial Properties.

S. No.	Query	CHB Reply
1.	Whether GST will also be charged on the highest bid amount?	No, Since the construction of the units were completed 15-20 years ago i.e. prior to GST regime, the GST will not be applicable on the consideration/premium of the unit sold on leasehold basis. However, GST will be applicable on Lease Money/Ground Rent payable annually.
2.	Whether yearly ground rent will need to be paid on the property?	Yes, since the properties are being sold on Lease Hold Basis, the Lease Money/ground rent is payable annually on following rate: - 2.5% for first 33 years, 3.75% for next 33 years and 5% for next 33 years.
3.	I already have a Commercial Property 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 NRI's/PIO's 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 to be paid separately for each unit.
5.	Whether units can be sold further?	Yes, there is no restriction on transfer of the Commercial unit sold by way of e-Tender subject to payment of prescribed transfer charges and permission from Chandigarh Housing Board.
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 nd Cover) please mention name of all the persons in whose name the unit is to be allotted. The allotment will be made in the name of person(s) whose name are mentioned in the BOQ. 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.
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 to secure the unit for which you are bidding.
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?	No, it is in your own interest not to disclose the bid amount. 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).
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 additional time will be allowed in case there is Public Holiday on the last day for payment?	If last day for payment happens to be public holiday, the next working day shall be deemed to be the last day for such payment.
17.	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 www.chbonline.in
18.	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.
19.	Whether I will be responsible for Property Tax etc for the period prior to allotment of the unit?	No. The allottee is not liable to pay any tax/charges for the period prior to allotment of the unit.
20.	Whether one can know 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.
21.	Whether one can ascertain number of bids submitted till date against each of the unit and the bid amount?	NO. It cannot be ascertained prior to opening of bids. Even the officers of CHB cannot ascertain the same.
22.	Whether I can inspect the units before submission of e-bid?	Yes. Stickers have been pasted at each of the unit for better identification.