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PRESS RELEASE
(E-Tender of vacant dwelling units)

I- Since April 2021, the Chandigarh Housing Board has conducted 08 e-Tender programmes for sale of its built-up Residential Units (Free-Hold & Lease Hold) and built-up Commercial Units (Lease-Hold). The outcome of these e-Tenders is as under:

Residential Free-Hold (Total Revenue Rs. 70.60 crores)

E-Tender	Date of opening	Units Sold	Total Reserve Prices of sold units	Total H-1 Prices of sold units
E-Tender for 109 Free-Hold Residential Properties	30.04.2021	30	220418249	242692644
E-Tender for 79 Free-Hold Residential Properties	01.06.2021	24	183646136	197587962
E-Tender for 55 Free-Hold Residential Properties	06.07.2021	21	159344594	167614219
E-Tender for 46 Free-Hold Residential Properties	05.08.2021	12	92247234	98074703
TOTAL		87	655656213	705969528

Residential Lease Hold (Total Revenue Rs. 4.52 crores)

E-Tender	Date of opening	Units Sold	Total Reserve Prices of sold units	Total H-1 Prices of sold units
E-Tender for 11 Lease-Hold Residential Properties	01.07.2021	02	16991152	17451251
E-Tender for 38 Lease-Hold Residential Properties	10.08.2021	05	24642011	27719261
TOTAL		07	41633163	45170512

Commercial Lease Hold (Total Revenue Rs. 6.30 crores)

E-Tender	Date of opening	Units Sold	Total Reserve Prices of sold units	Total H-1 Prices of sold units
E-Tender for 156 Lease-Hold Commercial Properties	01.07.2021	09	39860784	47295300
E-Tender for 151 Lease-	10.08.2021	03	15419706	15665268

Hold Commercial Properties				
TOTAL		12	55280490	62960568

II- All the Commercial Units are being sold on Lease-Hold Basis. However, specific Residential Units are being sold on Lease-Hold while other specific units are being sold Free-Hold basis.

- 1) Since there was total secrecy about number of bids and the bid amount, there is no possibility of any cartelizing and the CHB could get better competitive prices. For many of the dwelling units, though single bid was received but the same was considerably higher than the reserve price. Hence e-Tender has resulted in better revenue for the Chandigarh Housing Board.
- 2) Cleaning, white-wash and minor repairs of the vacant built-up units has been taken up. The prospective bidders have been allowed to inspect the units prior to submission of their bids and to facilitate the inspection, stickers have been pasted on all the vacant units, their google location has been shared on website and site-offices have been set-up at different locations.
- 3) Total 13 H-1 bidders could not deposit the 25% bid amount within the permitted period and their EMD amounts totaling to Rs. 26 Lacs have been forfeited and the units were included in subsequent e-Tenders for fresh disposal.
- 4) A detailed exercise was undertaken to identify more vacant properties and about 30 Built-up properties could be identified and included in the e-Tender process.

III- Now the remaining Built-Up Units will be sold through next e-Tenders. The salient features of the e-Tender process are as under:

- 1) The Reserve Prices of the units and EMD amount will remain the same as was during the last e-Tender.
- 2) 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) can also participate in the e-Tender.
- 3) The Built-up Dwelling Units shall be allotted to the highest eligible bidder, quoting above the reserve price of the Unit. The GST will not be applicable on the consideration/premium of the unit. However, in case of allotment on Lease-Hold basis, GST will be applicable on Lease Money/Ground Rent payable annually.
- 4) All willing participants may visit the official website of the Chandigarh Housing Board www.chbonline.in to understand the detailed procedure for submission of Earnest Money Deposit (EMD) and e-bids. The Terms & Conditions and the detailed List mentioning localities/sectors of the Built-up Units and reserve price can be downloaded from the official website of the Chandigarh Housing Board.
- 5) In order to submit e-bids, every prospective bidder is required to get himself/herself registered at <https://etenders.chd.nic.in>. A valid e-mail id, mobile number and digital signature are the basic requirements to participate in the e-Tender process.
- 6) Stickers have been pasted at each of the Built-up Unit for better identification and Site Offices have been provided at different Sectors/Location to facilitate inspection by the prospective bidders. The location of each of the unit on google map, address of the Site Offices and

contact details of the officials are available on the official website www.chbonline.in. The days specified for the inspections of the units are as under:

Sr. No.	Built- Up Units	No. of Units (Approx)	Days for inspections (10.00 AM to 05.00 PM)
I.	Residential Units on Free-Hold Basis	34	Every Saturday
II.	Residential Units on Lease-Hold Basis	33	Every Wednesday
III.	Commercial Units on Lease-Hold Basis	149	Every Friday

7) Schedule of dates for e-Tender of the Units: -

Sr. No.	Event	Date & Time
1.	Starting date and time for bid submission	From 20 th August 2021 (10:00 AM)
2.	Closing date and time for bid submission	Till 1st September 2021 (upto 10.00AM)
3.	Opening of e-bids	1 st September 2021 (From 10.15 AM onwards)

IV- Though the Public Notice for above schedule will be issued in next week and e-tendering will start from 20th August 2021 yet it has been decided that inspection of the units to be allowed immediately. Hence units will be available for inspection on specified day of the week from tomorrow i.e. 14.08.2021 itself.

V- Here it is mentioned that as per directions of the worthy Adviser to the Administrator, the CHB invited suggestion from general public to improve the functioning and simplify the process in Chandigarh Housing Board. Some of the citizens have suggested that:

- i. Presently the CHB is allowing submission of e-bid upto 06.00pm and the same are being opened on next day at 10.00am. There should not be such a long gap of 16 hours between closing and opening of e-bids.
- ii. Since CHB is selling built-up units, it should be made clear that when the particular unit was constructed.

Both the above suggestions have been accepted. Now the e-bids submission will be allowed upto 10.00 AM and the e-bids will be opened on the same day at 10.15 AM i.e. just after 15 minutes of the closing time. Further year of construction of each of the unit has been provided on the website of CHB.

(Yashpal Garg, IAS)
Chief Executive Officer, CHB