

STATE BANK OF INDIA

Local Head Office, 53A, GIFT City, Gandhinagar – 382 355.

**SALE OF TWO 2BHK FLATS NO. 903 & 904 AT 9TH FLOOR, RAOJIBHAI TOWER,
MANINAGAR, AHMEDABAD-380008**

THROUGH GeM Portal

PORTAL : <https://forwardauction.gem.gov.in>

APPLICATION SUBMITTED BY:

NAME : _____

ADDRESS : _____

DATE: _____

NOTICE INVITING e auction

State Bank of India, Local Head Office, Gandhinagar invites online applications from intending persons in the name of individual or Firm satisfying the prescribed eligibility criteria for sale ([through GeM e-forward auction](#)) of the **TWO 2BHK FLATS NO. 903 & 904 AT 9TH FLOOR, RAOJIBHAI TOWER, MANINAGAR, AHMEDABAD-380008 GUJARAT** possessed by State Bank of India on “AS IS WHERE IS BASIS” and “AS IS WHAT IS BASIS” and as per the terms and conditions mentioned herein.

1	Type of work	Sale of 2 Nos. 2BHK flats No. 903 & 904 at 9 th Floor, Raojibhai Tower, Maninagar, Ahmedabad-380008 Carpet area 748.65 Sq. Ft. and Built up Area 829.00 Sq. Ft for each flat.									
2	Property Name/ Location	FLAT NO. 903 AND 904, 2BHK RESIDENTIAL FLATS OF STATE BANK OF INDIA. RAOJIBHAI TOWER, NEAR JAWAHAR CHOWK, MANINAGAR, AHMEDABAD-380008									
3(a)	(Flats for which applications are invited)	Ninth Floor, Flat No. 903, 904									
(b)	Building/Block	Raojibhai Tower, Maninagar, Ahmedabad									
4	Existing Property use	Residential purpose									
5	Year of Construction/ Possession of Building (Age)	1983 (41 Years)									
6	Title Documents	Flat No. 903: Original Share Certificate No 226 to 230 issued on 06.01.2025. Flat No. 904: Original Share Certificate No 161 to 165 issued on 30.11.1984. Copy of Resolution passed by the Society on 05.01.2025.									
7	Type of property	Free hold									
8	Reserve price	<table><tr><th>Auction ID</th><th>Description</th><th>Reserve Price</th></tr><tr><td>21701</td><td>Flat No. 903</td><td>Rs.42.36 Lacs</td></tr><tr><td>21704</td><td>Flat No. 904</td><td>Rs.42.36 Lacs</td></tr></table>	Auction ID	Description	Reserve Price	21701	Flat No. 903	Rs.42.36 Lacs	21704	Flat No. 904	Rs.42.36 Lacs
Auction ID	Description	Reserve Price									
21701	Flat No. 903	Rs.42.36 Lacs									
21704	Flat No. 904	Rs.42.36 Lacs									
9	Earnest Money Deposit (EMD)	<table><tr><th>Auction ID</th><th>Description</th><th>EMD</th></tr><tr><td>21701</td><td>Flat No. 903</td><td>Rs.2.12 Lacs</td></tr><tr><td>21704</td><td>Flat No. 904</td><td>Rs.2.12 Lacs</td></tr></table> Demand Draft issued by any Nationalized / Scheduled Bank Drawn in favour of “ STATE BANK OF INDIA. ” Payable at Ahmedabad , which is to be	Auction ID	Description	EMD	21701	Flat No. 903	Rs.2.12 Lacs	21704	Flat No. 904	Rs.2.12 Lacs
Auction ID	Description	EMD									
21701	Flat No. 903	Rs.2.12 Lacs									
21704	Flat No. 904	Rs.2.12 Lacs									

		submitted along with the Technical Bid.
10	Required Documents with Application (To be submitted along with the proof of EMD)	<input type="checkbox"/> Earnest Money Deposit (EMD) for individual flats separately. <input type="checkbox"/> Self-attested copies of Proof of identification (KYC) viz. Aadhar card/voter ID card/ Driving license/Passport. In case of Company/Firm the documents of Company/Firm as well as of Directors/Partners etc. may be attached. <input type="checkbox"/> Current address proof for communication (Aadhar card/voter ID card/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by central govt/state govt/PSU/PSB), <input type="checkbox"/> Pan card of the bidder <input type="checkbox"/> valid e-mail id <input type="checkbox"/> Contact number mobile/land line (with STD code) <input type="checkbox"/> Duly signed each page of terms & conditions (ANNEXURE-I of this notification) <input type="checkbox"/> Duly filled application form (ANNEXURE- II and/or ANNEXURE - III of this notification)
11	Date for inspection of the property	07.06.2025 (04:00 PM to 06:00 PM) Contact Person : Shri Hemant Shukla (Deputy Manager) M.No.7600035166
12	Address at which the EMD is to be submitted	The Assistant General Manager (P&E), State Bank of India, 2 nd Floor, Local Head Office, 53A, GIFT City, Gandhinagar, Gujarat – 382355. Applications received without any one or more required documents as mentioned will be rejected and such applicants will not be allowed to participate in online e- forward auction bidding. Bank's decision shall be final and no correspondence shall be entertained in this regard.
13	Service provider for e-auction	Government e Marketplace (GeM) Portal https:// forwardauction.gem.gov.in To participate in this e-Auction, the bidders should get registered on GeM Portal via link https://forwardauction.gem.gov.in/eprocure/bidder-registration to obtain the username & password. In case of any queries relating to registration and participation, e-auction procedure, bidders may send the same by e-mail to helpdesk-gem@gov.in or may contact GeM Team on phone no. 1800-419-3436- & 1800-102-3436.

		<p>Only those bidders holding valid user ID & Password on GeM Portal and confirmed payment of EMD through Demand Draft shall be eligible to participate in the on line e-auction.</p> <p>NOTE: Transaction charges of GeM to be borne by the successful bidder.</p>
14	a) Last date for receiving Applications	<p>The all documents shall submitted online along with proof of EMD before EMD END date and time on GeM portal i.e. https://forwardauction.gem.gov.in/eprocure/home</p>
	b) Date of e-forward auction	<p>23.06.2025 11:00 am to 24.06.2025 11:00 am (with unlimited extension of 5 minutes)</p>
15	Contact person for sale of Flat	<p>For any clarifications regarding details of the property, submission of application etc, the prospective bidders may contact Shri. N K Chauhan, AGM (P&E), SBI (Mob: 7600035160 e-mail: agmpe.lhoahm@sbi.co.in) Shri. Subodh Mehta, Chief Manager (P&E), SBI (Mob: 7600035163, Shri S. Das, Manager, (Mob: 9674711459) Shri. Hemant Shukla, Dy. Manager (Premises), SBI (Mob: 7600035166).</p>
16	Bid Increment/Multiplier	<p>Rs.10,000/-</p>

17. Property documents available with Bank can be inspected by intending bidder at “**State Bank of India, 2nd Floor, Local Head Office, 53A, GIFT City, Gandhinagar, Gujarat – 382355**” only after submitting technical bid along with EMD.

Note: Areas mentioned above are as per the documents only and the bidder should satisfy themselves by calculating the actual area from the dimensions available at the site of the property. However, no change in Reserve Price shall be made in this regard.

18. This document is neither an agreement nor an offer, but only an invitation for offer by State Bank of India (SBI). This bid document does not claim to contain all the information, which each Bidder may require. Each Bidder should, at his own costs without any right to claim reimbursement, conduct his own investigations, analysis and should check the accuracy, reliability, and completeness of the information in this document and wherever felt necessary obtain independent advice.

19. SBI makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document. The information

contained in this document is selective and is subject to update, expansion, revision and amendment.

20. SBI does not undertake to provide any Bidder with access to any additional information or to update the information in this document or to correct any inaccuracies if any therein, which may become apparent.

21. SBI reserves the right of discretion to change, modify, add to or alter any or all the provisions of this document and/or the bidding process, and to reject any or all the applications without assigning any reasons whatsoever.

22. Any information contained in this document will be superseded by any subsequent written information on the same subject made available/accessible to Bidder(s) by SBI. All the bidders are advised to see amendments to the bid document, if any, before submission of the bid. Any further Addenda/ Corrigendum/ Extension of Dates/ Clarifications/ Responses to bidders' queries in respect of

the above auction shall be posted in Bank's website <https://sbi.co.in> and <https://bank.sbi> under "SBI IN

THE NEWS→[Procurement News](#)" and <https://forwardauction.gem.gov.in> and bidders need to download and submit the same with the bid.

23. While this document has been prepared in good faith, neither SBI nor its employees, officers, directors make any representation or warranty, express or implied, or accept any responsibility or liability, whatsoever, in respect of any statements or omissions herein, or the accuracy, completeness or reliability of information, and shall incur no liability, under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this document, even if any loss or damage is caused by any act or omission on the part of SBI or its employees, whether negligent or otherwise.

24. SBI will not entertain any claim for expenses in relation or pertaining to the preparation and submission of Bids and as such no financial obligation / liability would accrue to the Bank on such eventualities.

25. If a holiday is declared on the dates mentioned above, the bids shall be received / opened on the next working day at the same time specified above and at the same venue unless communicated otherwise.

26. Separate applications must be submitted for each flat by intending bidders. A single bidder may apply for 2 flats, but applications must be submitted separately.

27. Please note that offers from brokers will not be entertained. No conditional bids will be accepted. Duly completed applications in the prescribed format with required documents etc. should be submitted on **or before 4:00 PM on 17.06.2025**.

ASSISTANT GENERAL MANAGER (P&E)
STATE BANK OF INDIA,
LOCAL HEAD OFFICE,
GANDHINAGAR.

ANNEXURE- I

TERMS & CONDITIONS

1. E-FORWARD auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and will be conducted online. The forward auction will be conducted through GeM portal.
2. Names of the eligible bidder, will be identified by SBI, Local Head Office, Gandhinagar to participate in online e-forward auction on the <https://forwardauction.gem.gov.in>.
3. Bidders should be equipped with GeM forward auction Portal.
4. The intending purchaser/ bidder are required to deposit **EMDs** for any one or more Auction ID, through DD drawn on any nationalized or scheduled bank as per Sr. no 09 & 10 of notice inviting tender (NIT).
5. To the best of knowledge and information of the authorized officer, there is no encumbrance on the property affecting the title of the Bank. However, the intending bidder should make their own independent inquiries/ due diligence regarding the encumbrance, title of property/ies put on auction and claim /rights/dues/affecting the property prior to submitting their bid. The e-auction advertisement does not constitute and will not deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. The Bank will not be responsible in any way for any third-party claims/rights/dues. The property will be sold on “As is where is, as is what is and whatever there is basis” only.
6. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.
7. The e-auction/bidding of flats will be conducted exactly on the scheduled date and time as mentioned in notice inviting tender. The bidder who submits the highest bid amount (not below the reserve price) on closure of e-auction process shall be declared as successful bidder and communication to that effect will be issued through the electronic mode which shall be subject to approval by appropriate authority.
8. The bidder should: -
 - 1) Be any individual person, sole proprietorship firm, registered trust, partnership firm, registered co-operative society, State Government, Central Government, Public Sector Undertakings, Public Financial Institutions, Non-Banking Financial Companies, Public Sector Banks, Private Sector

Banks, Public Companies, Private Companies, Statutory Corporation formed and registered under any Statute/enactment/legislation/ partnership firm registered in India

II) There shall not be a consortium of bidders.

III) Not be represented through any broker or agent, since no broker/agent are authorised to participate in the auction process.

IV) Be legally competent to enter contract as per prevailing applicable laws.

9. PAYMENT SCHEDULE FOR SALE OF FLAT(s):

9.1 **25%** of bid value (including EMD) : within **15 days** of evaluation or declaration of the successful bidder by Bank. In the event of failure to do so shall render earnest money forfeited. If the 15th day is Sunday or other holiday, then on immediate first bank working day.

9.2 Remaining **75% of bid value** (including EMD) : **within 60 days** from the date of date of declaration of successful bidder by SBI. In the event of failure to do so the 25% of the amount deposited as above shall be forfeited. If the 60th day is Sunday or other holiday, then on immediate first bank working day.

9.3 All the outgoing charges like property tax, electricity /water charges/ maintenance charges, etc. and other expenses will be borne by Bidder from the date of execution of the sale deed. The Transfer Fees/registration fee or transfer premium and any other charges or contributions or outgo and all other expenses whatsoever it may be and whatever name it is called, and which is demanded by and/or payable to society or to any entity/ authorities, person etc. whosoever for transfer of the property would be borne and paid by Successful Bidder. All expenses of conveyance, legal charges, stamp duty & registration fees (as applicable), any taxes, Service tax, GST, charges, fees, society transfer fees (if any), assessment and other levies, cost of registration, GeM transaction fee etc., of whatsoever nature shall have to be paid by the Bidder to the concerned authority/body.

10. All the payments other (except EMD) may be made in favour of SBI in the form of NEFT/RTGS or DD payment. The EMD received from the successful Bidder shall be adjusted against the final amount payable by such Bidder towards the Property. All the Payments have to be made strictly as per above schedule. Default in the deposit of the amount of successful bidder would entail forfeiture of the whole money, already deposited and property shall be put to re- auction and defaulting bidder shall have no claim/right in respect of property/ amount.

11. EMD of Unsuccessful bidders will be returned within 30 days without interest from date of acceptance of highest price bid i.e. declaration of successful bidder by Bank.

12. The authorized officer/bank will not be held responsible for any internet network problem/power failure /any other technical lapses /failure etc. In order to ward of such contingent situation, the interested bidders are requested to ensure that they are technically well equipped with adequate power backup etc. for successfully participating in the e-auction event.

13. The purchaser, i.e. highest successful bidder will bear the applicable stamp duties / additional stamp duties/transfer charges/lease to free hold fee etc. and also all the statutory /non statutory dues / taxes/electricity dues/assessment charges, fees etc. owing to anybody. (Please confirm from respective department (Electricity dept./ Municipal Corporation etc) for any dues before applying for purchase of flat).

14. The sale certificate for transfer of property will be issued in the name of purchaser /applicant(s) only in the name and style the Bid is made and will not be issued in any other name (s) or in form of any third party.

15. All the statutory dues/charges on an actual basis relating to transfer of the property will be borne by the successful auction purchaser.

16. Intimation of acceptance of price would be conveyed to the purchaser, subject to approval of appropriate authority, by e-mail and by Registered Post/ Speed Post at the notified address. Upon receipt of the same the purchaser is required to make payment as per the payment schedule.

17. The authorized officer/bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-auction and withdraw any property or portion thereof from the auction proceedings and act any stage without assigning any reason there for. The authorized officer/bank shall not incur any liability to any one including the person participating or intending to participate in the tender on account of such acceptance or rejection of any or all offer(s) or adjourn/postpone/cancel the e-auction and withdraw any property or portion thereof from the auction.

18. Mode of Sale:

18.1 Application for sale of flats are invited from intending individual persons/firms separately for single/ both the flats.

18.2 Sale will be conducted on the basis of the highest price (but not less than reserve price) quoted by the bidder in e- forward auction (online bidding) and acceptable by the SBI/ Bank. Online bidding will be carried out by e- forward auction and arrangements will be made through GeM portal.

18.3 Sale/ Transfer of flat will be confirmed in the name of the successful bidder only. No nominee(s)/any other person will be entertained on behalf of the applicant.

18.4 It shall be the responsibility of the Successful Bidder to get the Property registered in its name in records of the concerned authorities. The Bank would endeavor to execute the sale deed in favour of the successful bidder within 30 days of the receipt of the full amount of the bid at the cost and expenses of the bidder. Possession of the property will be given to the purchaser only on execution and registration of the sale deed.

18.5 The property will be sold/transferred on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

18.6 In case of any dispute arising in the transaction, such disputes or difference shall be referred to SBI, Local Head Office, Gandhinagar. The Bank or its authorized representative is empowered to adjudicate and decide all such disputes. The decision of the Bank (SBI) decision shall be final, conclusive and binding on all parties. The Courts situated at Gandhinagar shall have the exclusive jurisdiction over the dispute arising from this tendering process.

18.7 The property shall stands transferred to the Successful Bidder on execution of the conveyance deed in their favor by the Authorized Officer/Bank and thereafter the Successful Bidder Shall bear any loss arising from the destruction, encumbrance, injury or decreased in value of the property.

19. ELIGIBILITY CONDITIONS:

The intending applicant should submit application for participating in the e-forward auction with following documents:

- a) Earnest money deposit for single and/or both the flats.
- b) Self-attested copies of Proof of identification (KYC) (Aadhar card/voter ID card/ Driving license/passport)
- c) Current address proof for communication (Aadhar card/ voter ID card/ Driving license/passport/Ration card/ Electricity or telephone or gas bill/ lease agreement/ House allotment letter issued by Central govt/ State govt/ PSU/ PSB). All the documents should pertain to Bidder. In case of the individual and in case of non-individual bidder the documents of company/firm as well as of their directors/partners etc. should be attached.
- d) Pan card of the bidder
- e) valid e-mail id
- f) Contact number mobile/land line
- g) Application form (ANEEXURE-II and/or ANNESURE - III)

PLEASE NOTE

- a. Canvassing in any form would be a disqualification.
- b. Any conditional offer is not acceptable to the Bank/SBI and is liable to be rejected.
- c. Any offer must be made by filling in the specified bid forms which must be completed in all respects and all the documents required must be enclosed. Incomplete offers are liable to be rejected.
- d. Intending bidders are advised to go through the terms and conditions carefully and satisfy themselves about the extent of land, title of the property and any other documents related to the property before submitting their bids.
- e. COMPLIANCE WITH STATUTORY REGULATIONS Purchaser shall comply with all statutory provisions, rules and regulations, byelaws etc in all respects, including payment of all fees, taxes in accordance with the provisions of:
 - (i) Any central or State enactment, ordinance or other statute, or any regulation or bye – law of any local or other duly constituted authority.
 - (ii) The rules and regulations of all Public or local bodies and Companies whose property or rights are affected or may be affected in any way.
- f. HANDING OVER OF POSSESSION OF PROPERTY The Bank would hand over possession of the subject property to the successful bidder after receipt of full consideration amount & completion of registration formalities.
- g. NON-DISCLOSURE CLAUSE: The bidder will maintain the confidentiality of e forward auction documents and all other information related to the bidding process and shall not use them for any purpose other than evaluation of the property for perspective of the bidding process. Bidders shall also refrain from reproducing/ forwarding or dissemination of any document or information on bidding process to any other person except its legal and financial advisors.
- h. MISREPRESENTATION/ FRAUD / BREACH OF TERMS AND CONDITIONS If it is discovered that the bidder/ purchaser has indulged in any of the following such as (a) Suppressed material facts, (b) Made false statements/ misrepresentation, (c) Indulged in fraud/ breach of conditions etc., then such bidder would be disqualified and completed transaction, if any, is also liable to be cancelled. In such an event, the bidder/ purchaser will not be entitled to any compensation or refund of any earnest money or any other amount paid.

i. FORCE MAJURE: SBI shall not be liable for any failure or delay in performance due to any cause beyond their control, including fire, floods, strikes, go-slow, lockout, closure, dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, government actions, civil commotion, breakdown of machinery, shortage of labour, or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of SBI to extend the time of performance on the part of SBI by such period as may be necessary to enable SBI to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

j. All pages/ documents submitted with the application form must be signed by the bidder.

Applicants' signature for acceptance of terms and condition.

ANNEXURE- II

**APPLICATION FOR PARTICIPATING IN e- FORWARD AUCTION
APPLIED FOR FLAT NO - 903, LOCATED AT RAOJIBHAI TOWER, MANINAGAR,
AHMEDABAD**

S.No.	Description	
1	Name of the Applicant	
2	Address	
3	Contact details. Mobile No./telephone number	
4	e-mail ID:	
5	Whether the applicant has a valid Digital Signature certificate (Class-II with encryption/ Class-III with Encryption)	Yes/ No Type of digital signature (If yes):
6	PAN NO.	
7	KYC DOCUMENT ENCLOSED (YES/ NO)	Name of document No.
8	ADDRESS PROOF ENCLOSED (YES/ NO)	Name of document No.
9	EMD DETAILS	Rs. DD No. DATE: ISSUING BANK

Applicants' signature

Date: -

ANNEXURE- III

**APPLICATION FOR PARTICIPATING IN e- FORWARD AUCTION
APPLIED FOR FLAT NO - 904, LOCATED AT RAOJIBHAI TOWER, MANINAGAR,
AHMEDABAD**

S.No.	Description	
1	Name of the Applicant	
2	Address	
3	Contact details. Mobile No./telephone number	
4	e-mail ID:	
5	Whether the applicant has a valid Digital Signature certificate (Class-II with encryption/ Class-III with Encryption)	Yes/ No Type of digital signature (If yes):
6	PAN NO.	
7	KYC DOCUMENT ENCLOSED (YES/ NO)	Name of document No.
8	ADDRESS PROOF ENCLOSED (YES/ NO)	Name of document No.
9	EMD DETAILS	Rs. DD No. DATE: ISSUING BANK

Applicants' signature

Date: -