

INSTRUCTIONS TO BIDDERS

Training

- Please go through the video titled 'DDA YouTube Video for E-Auction Participation' at <https://dda.etender.sbi/SBI/> and the same video is also available at <https://youtu.be/oUTY4SoQCdw?si=B5BnCp8TUfFKJAg6>

Timing

SN	Category	Date of e-Auction	Start Time	Close Time	Remarks
1	Penthouse	05.01.2024	11.00 AM	12.00 PM	For all flats in this category
2	MIG	05.01.2024	11.00 AM	12.00 PM	For all flats in this category
3	Super HIG	05.01.2024	03.00 PM	04.00 PM	For all flats in this category
4	HIG	06.01.2024	11.00 AM	12.00 PM	Batch 1 scheduled at 11 AM and Batch 2 at 3 PM. Please refer to the circular dated 02.01.2024 for details.

- Initially the bidding process will be for one hour and if in the last 5 minutes, any higher bid is placed, the bidding process will be automatically extended by 5 minutes.
- This process will be continued for a maximum of 20 times. So, any auction can go for a maximum period of 2 hours and 40 minutes (i.e., initial 1 hour plus 20 x 5 minutes).
- Hence, as an example, if the bidding process is originally scheduled from 11 AM to 12 PM and if any bid is received from 11.55 AM to 12 PM, then the bid closing will be extended till 12.05 PM. Further, if any bid is received from 12 PM to 12.05 PM, then the bid closing will be extended till 12.10 PM. This process will continue for a maximum of 20 times i.e. the closure of bidding can be extended latest till 01.40 PM.
- At the end of the bidding time, the system will show a message on screen "Bidding Time Over".

Steps to participate in bidding

- Please visit <https://dda.etender.sbi/SBI/>
- Click on login and enter your username and password along with verification code/ Captcha
- After login, click on 'Auction' on left hand tab

- Click on 'Live' tab to view all the auctions that are currently live.
- Go to any property and click on 'Click here to bid' option.
- If you agree to the terms & conditions, select 'I Agree' and then click on 'Agree' button.
- Now you can enter the Bidding/ Auction hall.
- You can see the properties scheduled in that slot, for which you have made final submission.

Terminology in Auction hall explained

- Start Price – This is the Reserve Price
- Start Date & Time – This is the date and time at which the auction started for this property.
- End Date & Time – This is the date and time at which the auction will end for this property.
- Total extensions in number – This is the maximum number of extensions as explained in the heading 'Timing' above and for the auction of DDA flats is fixed at 20.
- Current extensions in number – This the number of extensions in End Time that is currently in progress. The **maximum number for this is 20** as explained above.
- Remaining Time – This is the amount of time left in the auction process for this property. This is subject to increase based on the extensions as discussed under the heading 'Timing' above.
- Increment – This is the minimum increment for this property that is allowed. This is explained in detail in heading 'Increment' below.
- H-1 Bid – This is the current highest bid that has been placed by a bidder against this property.
- Your rank – This is the rank of your last bid relative to other bids, ranked from highest to lowest.
- Next possible Bid – This is the minimum bid amount a bidder can quote above the current H-1 bid/ Reserve Price.
- Increment in times – This is the maximum increment that can be placed above the current H-1 bid/ Reserve price. This has been fixed at **50** for auction of DDA flats and is explained in detail in heading 'Increment' below.
- Event ID – This is a unique ID assigned to a property
- Description – This is the description of the property
- Rate (in Rs. In Fig) – This is the column where the bidder enters the bid value they want to, in figures.
- Rate (in Rs. In words) – This is automatically generated by the system based on the value entered by the bidder in the previous column. Please verify that the rates in figures and words match.
- Price Basis – the basis for bidders to quote their bids is Total Price of the flat.

- Bid button - After entering the bid value in Rate column, please click on this button to submit your bid. Following this, please confirm and then re-confirm your bid amount for submission. If your bid value is accepted i.e. it is above the current H-1 bid and follows the rules of 'Increment' as explained in heading 'Increment' below, the system will display 'Your Bid is Accepted' message and your rank will be shown as 1.

Increment

- There is a minimum increment for each type of flat. This means that a bidder has to quote at least this amount more than the current highest bid. If no bid has yet been placed, then the bidder has to quote at least this amount more than the Reserve price. The increment values are listed below:

Category	Increment value per flat or multiple thereof
Penthouse flats	Rs. 2,00,000/-
Super HIG flats	Rs. 1,50,000/-
HIG Flats	Rs. 1,00,000/-
MIG Flats	Rs. 50,000/-

Hence, if the Reserve Price is Rs. 2,02,23,042/-, and the flat category is HIG, then the first bid should be at least Rs. 2,03,23,042/-. For this example of an HIG flat, a **list of few examples** of permissible and impermissible bid values is indicated below:

Current H-1 bid/ Reserve Price	Permissible bid value (Examples)	Multiple of Increment Value (Examples)
Rs. 2,02,23,042	Rs. 2,03,23,042	1x
Rs. 2,02,23,042	Rs. 2,06,23,042	4x
Rs. 2,02,23,042	Rs. 2,52,23,042	50x

Current H-1 bid/ Reserve Price	Impermissible bid value (Examples)	Remarks
Rs. 2,02,23,042	Rs. 2,04,00,000	Bid value should be minimum increment or a multiple of minimum increment above current H-1 bid/ Reserve Price only
Rs. 2,02,23,042	Rs. 2,53,23,042	Maximum increment in one turn is 50 times the minimum increment

Rs. 2,02,23,042	Rs. 2,02,23,042	Bid value should be at least one increment above current H-1 bid/ Reserve Price
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- Bidders can quote either the minimum increment or any multiple (up to 50 times) of the minimum increment above the current highest bid.
- The maximum increment that can be placed in a single turn by the bidder is 50 times the minimum increment. For example, for a penthouse flat, if the reserve price is Rs. 5.01 Cr., the increment will be Rs. 2 lakhs and the maximum increment will be Rs. 1 Cr. (i.e., Rs. 2 lakhs x 50).
- **The maximum bid (i.e. 50 times of the increment) can be utilized multiple times. It is clarified that there is no ceiling on the H1 price.**

Miscellaneous

- Even if you are the only bidder who has submitted EMD against a particular property, you would still have to bid at least one increment above the Reserve Price in order to become successful H-1 bidder.
- For your convenience, you are advised to keep a calculator at hand to ensure that you are able to place correct and intended amount for your bid.
- You are advised not to wait till the last minute or last few seconds to submit your bid to avoid complications related to internet connectivity, network problems etc.
- Neither the Authority nor SBI are responsible for any unforeseen circumstances.