

Instruction No.60

HARYANA SHEHRI VIKAS PRADHIKARAN, SECTOR-6, PANCHKULA.

No. HSVP-CCF-Acctt-I-2019/ 75263-64

Dated: 24/4/19

To

1. All the Administrators,
HSVP.
2. All the Estate Officer,
HSVP.

Subject: Revision in the Policy regarding Fixation of Reserve Price of Commercial sites in various Urban Estates of HUDA.

1. Please refer to the instruction No.11 dated 22.9.2016 issued under HUDA-CCF-Acctt-I-2016/76304 and instruction No. 36 dated 23.8.2017 issued under CCF-AO-I-Acctt-I/2017/ 57586-87 regarding fixation of reserve price of commercial sites to be sold by auction.
2. There has been melt down in the real estate market. It has been observed that some commercial sites are not being sold in the market due to their higher reserve price. As a result, the e-auctions of commercial sites are not successful.
3. Now, all auctions are being conducted by the e-Auction mode. Due to which, there is little rather negligible possibility of cartelization. Therefore, it has been decided that the existing system of fixation of reserve price should be modified to bring the prices at par with the realistic market rates. Also to explore the realistic prevalent market rates, the concept of reverse bidding which allows bidding below the reserve price, is being introduced in the e auction of commercial sites.
4. The Pradhikaran in its 117th meeting held 18.2.2019 has approved vide Suppl. Agenda Item No. 117th (1) as below:-
 - (i) Collector Rates of similar commercial sites in the respective sector shall be taken as the reserve price for e-auction. If in a sector, Collector Rates have not been fixed so far, the Zonal Administrator shall first get the Collector Rates fixed from the District Administration before putting sites for e-auction, to determine the reserve price.

- (ii) The current practice to decrease the reserve price after failed e-auctions shall be discontinued.
- (iii) The bidders shall also be given option of submitting reverse bidding which can be lower than the reserve price. In such cases where the final bid after close of e-auction remains below the reserve price, the final decision about acceptance of bid shall be taken based on the recommendations of Zonal Administrator by the competent authority as below:-

Sr.No.	Final bid remains below the reserve price	Authority competent to accept the bid
1.	<=5% of reserve price	CA,HSVP
2.	>5% of reserve price	Committee under the Chairmanship of Hon'ble C.M, Haryana-cum-Chairman ,HSVP who will decide the composition of such committee.

5. The above revised method shall be applicable in respect of e-auction of commercial sites to be held till 31.12.2019 only.
6. The schedule of auction shall be put up for perusal of Chairman, HSVP, through Adm.(H.Q) before release of advertisement in the news papers.

Senior Accounts Officer,
For Chief Administrator,HSVP
Panchkula.

Endst. No. HSVP- 75271-72

Dated:- 24/4/19

A copy of the above is forwarded to the following for information :

1. Administrator (HQ) HSVP, Panchkula with the request that schedule of auction as procured from Zonal Administrators, may be put up for the perusal of Chief Minister Haryana- cum- Chairman, HSVP immediately.
2. GM (IT) HSVP with request to make provision for reverse bidding in the software.

Senior Accounts Officer,
For Chief Administrator,HSVP
Panchkula.