

FAQs for DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction)

Website Link for e-Auction: <https://dda.etender.sbi/SBI/>

GENERAL INFORMATION

Q.1. Which flats are available for DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction)?

Ans. The following flats are available for disposal through e-Auction:

Flat Cat.	Locality	No. of Flats	Approx. Range of Plinth Area of flat (in Sqm.) *	Broad Range of Tentative Reserve Price (Rs. In Lakh) **
EWS/CSP	Dwarka, Sector 19B, Phase-II (Tower M)	364	50.043	32.53***

Note:

- * Plinth Area includes common area and **it may vary from flat to flat.**
- ** The demand letter for a flat will be issued as per eligible H1 bid received against that flat. Therefore, the demand amount will vary between flats depending on amounts of H1 bids. The tentative reserved price **does not include maintenance charges, conversion charges and water connection charges.** These charges will be included at the time of issuance of demand letter.
- *** It may be noted that the reserve price has been arrived at without any subsidy/discount element otherwise available to EWS flats as these are being auctioned off.

Q.2. What are the eligibility criteria for participating in this scheme through e-Auction?

Ans. The following flats are available for disposal through e-Auction:

- i. Only **legal owners** of **HIG, Super HIG, and Penthouse** flats in Golf View Condo, Sector 19B, Dwarka are eligible.
- ii. Eligible participants include the **original allottees, their legal heirs/successors (mutatees), and purchasers of DDA flats as stated at (i) above of the same pocket of Sector 19B, Dwarka through a registered Conveyance Deed.**
- iii. Since, available flats on offer is 364 as compared to eligible flat owners of more than 1100, each applicant is eligible for only **one flat** under this scheme, irrespective of the number of flats purchased in his name individually or jointly in Golf View Condo. However, applicants may apply for multiple flats. In such cases, only one allotment will be made i.e., the first flat in terms of chronology getting H1 bid from the same person would be freezed in his/ her name.
- iv. If at any stage it is found that the **applicant is not the legal owner of the flat, any allotted flat will be cancelled, and any payment made including EMD will be forfeited.**
- v. The allotment of an CSP/EWS flat is conditional upon **all outstanding dues being cleared** on the original **HIG, SHIG, or Penthouse flat** of Golf View Condo allotted through a previous e-Auction.

- vi. The possession of CSP/EWS flats will be granted only after the **possession letter for the original HIG, SHIG, or Penthouse** flat is issued after completion of all codal formalities.

Q.3. If I am already in possession of a built-up property/ flat/ plot in Delhi, am I still eligible to participate in DDA's e-Auction process for DDA Special Housing Scheme 2025?

Ans. Yes. There is no restriction on prior ownership of built-up property/ flat/ plot in Delhi for participation in DDA's e-Auction for DDA Special Housing Scheme 2025.

Q4. Can I sell the flats after purchase?

Ans. Since, these flats are being sold through e-Auction and the reserve price has been computed without any subsidy/discount element, there is no restriction on selling these flats.

Q5. Is the flat being offered as a freehold property, or is there any lock-in period?

Ans. The flats are being offered on freehold basis without any lock-in period.

Q6. Will the property be linked to HIG/SHIG/Penthouse, will both properties need to be sold together, or can they be sold separately?

Ans. In view of the fact that as against available 364 CSP/EWS flats, total no. of apartment owners is more than 1100, there is no linkage of these properties with particular apartment as it is not feasible.

Q7. Can we sell the EWS/CSP flats separately?

Ans. Yes

Q8. If we decide to sell, can the flat be sold only to HIG/SHIG owners, or to anyone outside?

Ans. There is no such restriction.

Q9. Can allottee or co-allottee apply separately?

Ans. Either of the allottees of an apartment can apply. It may be noted that one allottee would be allotted only one CSP flat. In case it is found out that both the allottee and co-allottee of a particular apartment have applied via separate IDs and have eventually become successful H1 bidders of 2 CSP units, one of the unit would be cancelled and the EMD will be forfeited. However, they can bid for multiple flats.

Q10. If a person is an allottee in one flat and co-allottee in other, can he apply for 2 units?

Ans. The allottee can register for one CSP unit against one apartment and in case he wants to apply for another CSP unit against the other apartment in which he is a co-allottee, it is advised the Application shall be made by the other main allottee. Two CSP units shall not be allotted to the same allottee.

Q11. I have purchased the flat from the allottee through a properly registered Conveyance Deed. Can I apply for flats, or can both the original allottee and I apply in this case?

Ans. Only the current legal owner, i.e., the purchaser from the original allottee, can apply. Since the original allottee has sold the flat, he/she is no longer eligible.

Q12. Is it mandated that a legal heir can apply? I am the legal heir, and the original allottee is still alive. Can I apply as the legal heir?

Ans. No, a legal heir can apply only if the original allottee has passed away.

Q.13. Can I participate in the DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction) through registration in FCFS portal?

Ans. No. The registration for this scheme can only be done through e-Auction portal, the link for which is <https://dda.etender.sbi/SBI>

BIDDER REGISTRATION

Q.14. Can I buy more than one flat in the e-Auction from the same ID?

Ans. Since, available flats on offer is 364 as compared to eligible flat owners of more than 1100, each applicant is eligible for only one flat under this scheme, irrespective of the number of flats purchased in his name individually or jointly in Golf View Condo. However, applicants may apply for multiple flats. In such cases, only one allotment will be made i.e., the first flat in terms of chronology getting H1 bid from the same person which would be frozen in his/her name and his further participation in other event ids will be blocked.

Q.15. What is the procedure for buying a flat under this scheme?

Ans. The applicant has to register on the e-Auction portal <https://dda.etender.sbi/SBI/> and select the flat for which he/ she wishes to participate in e-Auction. The applicant has to pay the processing fee of Rs. 2500/- (including GST) [which is non-refundable] and applicable EMD for the flat and submit the application. The EMD for different category of flats is as below:

SN	Flat Category	EMD
1.	EWS	Rs. 2,00,000/-

The applicant has to then go to online auction hall (i.e., online auction portal) on the designated date of e-Auction (the schedule of live e-Auction will be made available at DDA website after closure of final submission date) and participate in the bidding. If the applicant happens to become highest bidder in the auction for the flat, he/ she shall be subsequently issued demand letter.

Q.16. Which website should I visit for participating in e-Auction?

Ans. One can participate by visiting DDA's website www.dda.gov.in or <https://eservices.dda.org.in/> or directly visiting SBI's dedicated webpage for e-Auction of DDA's flats: <https://dda.etender.sbi/SBI/>.

Q.17. How do I register on e-Auction portal?

Ans. Registration is a simple process. Go to registration form. Select 'Register' and fill out all required details. Go through Terms and Conditions & Privacy Policy and click on the 'Register' button. It is a simple registration form with minimum details for identification and security. After registration, the email provided by you will be your login id and the password given by you will be your password. These will be your login credentials.

Q.18. I have completed my registration process, but I am not able to access, with a message showing "Your Profile is Pending for approval". What should I do?

Ans. Please wait for at least 15 minutes for profile activation and check your registered email Id to get update that profile is approved. In case no email is found in mailbox, please check your spam/ trash folders.

Q.19. If I already have login id credentials of SBI e-auction portal, will I be able to use the same for DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction)?

Ans. Yes. The earlier login credentials can also be used for participating in DDA's e-Auction for DDA Dwarka Community Service Personnel (CSP) Housing Scheme 2025 (e-Auction).

Q.20. If I am enrolled on e-Auction portal, how long is it valid?

Ans. Your enrolment is valid for lifetime on <https://dda.etender.sbi/SBI/> portal.

Q.21. I have forgotten user name and/or password. How to retrieve the same?

Ans. User name is the e-mail provided by you in your registration form. If you have forgotten your password, click on "Forgot Password" link provided on Login page. You will be required to provide your registered email ID, Hint question details and system will allow you to change password.

Q.22. Can system lock User ID while entering wrong ID or Password?

Ans. In case you enter incorrect password three times, the system disables/ locks the "Login ID" for security reason.

Q.23. What should I do in case User ID is locked in the system?

Ans. In case your login id is locked due to 3 consecutive un-successful login attempts, you can unlock your profile by following steps:

- i. System will send a link to unlock your login ID on your registered mail ID. Do verify that link and unlock your ID.
- ii. You can create new password and can unlock your login id through forgot password function.
- iii. If you have forgotten your hint question and answer you can contact Help desk team to unlock your Login ID.

Q.24. How can I update my Profile and change Password?

Ans. You can update your profile and change password after login. Once you log in, you can update your profile and change password through 'Settings' menu.

Q.25. What is the internet connection requirement for smooth working of system?

Ans. It is recommended to have an uninterrupted internet connection with speed of 256 kbps or higher; please remember during the Auction process, which can last 2 hours or so, internet connection should not go off.

Q.26. Can I update my information after the initial registration?

Ans. Yes, you may edit your profile at any time by logging into the system using your user ID and password.

Q.27. What security precautions are in place to protect the loss, misuse, or alteration of my information?

Ans. Your Login is password protected. You may edit your profile by logging into the registration system using your email ID and password. We recommend that you do not divulge your password to anyone. We will never ask you for your password in an unsolicited phone call or in an unsolicited email. Also remember to sign out of your account and close your browser window when you have finished your work. This is to ensure that others cannot access your information and correspondence if you share a computer with someone else or are using a computer in a public place like a library or Internet cafe. Your password and hint answer are encrypted and saved in database so no one can retrieve your password.

Q.28. What Internet browsers & Operating Systems are supported?

Ans. Our portal supports Internet Explorer 9.0 to (32-bit Browser only) & above, Google Chrome 20.0 to 41.0 and Mozilla Firefox up to version 51 (32 bit / 64 bit). Operating System should be Windows Vista / Windows 7 / Windows 8 / Windows 10. Also, System should have access with Administrator Rights. For more details, request you to download "Minimum System Requirement" document from homepage of website.

e-AUCTION

Q.29. Who is a Bidder?

Ans. Any individual wishing to bid or participate in an online Auction event is a Bidder. By responding in an Auction, the Bidder commits to buy flat at prices bid by him during Auction.

Q.30. Procedure to reach to bidding hall.

Ans. For applicants who have already paid the processing fee and EMD, after login, they have to click on "Click here to bid" on their respective Auction ->click on "I agree"-> Agree -> Redirect on the page of Bidding Hall

Q.31. Steps to enter valid bid.

Ans. In auction, you only need to enter the price and click on bid button to submit your bid. Follow Steps to submit a valid bid:

1. Enter your Price in the price bid column
2. Click on Bid button to submit your bid
3. Confirm your bid
4. Re-confirm your bid
5. Your bid is accepted message will be validated it means your bid is valid bid according to increment criteria.

Q.32. What is the meaning of Manual Bid?

Ans. Manual Bid Link appears when bidder has already accepted / Done "I Agree" step in respective auction.

Q.33. How can I confirm that my bid was accepted by system?

Ans. Once bidder puts their prices in Unit Rate / Rate in Figure column after that click on bid button bidder will get message from system that Your Bid is Accepted. It means your bid is Accepted.

Q.34. Reason for rejection of bid through system?

Ans. Reasons Behind reject bid through system during e-bidding. 1. Bid not revised with respect to Increment/Decrement criteria. 2. Bidder is entering same amount multiple time which was already accepted by system 3. In Case of Standard Auction, if bidder is not quoting lower than the L1 Bid Amount.

Q.35. From where can I found Start Price / Increment / Rank / H1 Bid / Next Possible Bid?

Ans. After agreeing with all the terms and conditions you will be automatically in bidding hall in which you can find all these parameters with Item Description.

Q.36. What is the meaning of Start Price / Increment / Rank / H1 Bid /Next Possible Bid/ current Extension?

Ans. The reserve price plus one increment will be the start price. The reserve price will be different from flat to flat depending upon category and plinth area.

For example, the start price for a HIG flat will be Rs. 2.00 Cr. plus Rs. 1 lakh (i.e., Reserve price plus increment). From the start price, bidders can start their bidding, otherwise their bid will not be accepted.

- **Increment:** In auction, increment is the minimum amount by which bidders have to mandatorily increase the bid value after first bid for second time bidding. The increment for different flats are as under:

Category	Increment value per flat or multiple thereof
EWS/CSP	Rs. 25,000/-

- **Rank:** It shows your position in an auction as per your bid submitted after comparing your bid with other bidders.
- **H1 Bid:** H1 bid shows the highest bid submitted in live auction.
- **Next Possible Bid:** After submitting bid successfully, the next possible bid shows the possibility of the amount which bidder wants to bid again.
- **Current Extension:** If auction is on auto extension mode after completing the time of auction it shows the extension number on which auction is working now.

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 and 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., 1 hour plus 20 x 5 minutes). The maximum increment that can be placed in a single turn by the bidder is 50 times the minimum increment. For example, for a CSP flat, if the reserve price is Rs. 32 Lakh., the increment will be Rs. 25,000 and the maximum increment will be Rs. 12.50 Lakhs at a time (i.e., Rs. 25,000 x 50). The maximum bid can be utilized multiple times. It is clarified that there is **no ceiling on the H1 price**.

Q.37. Where shall I find my bid history?

Ans. Bid history link will be available on the top most corner of right-hand side in your Respective Auction (Bidding Hall) page.

Q.38. Can a Bidder located outside of India participate?

Ans. Yes, it is an online system. Any legal apartment owner in Golf View Condo (HIG, SHIG and Penthouse) can participate from anywhere having an internet connection and can access the system and participate as a Bidder.

Q.39. How will the system notify that auction is completed?

Ans. System will show a message on screen "Bidding Time Over".

Q.40. If I am not successful in the bid, when will I get refund of EMD?

Ans. The same will be refunded within 30 days of last date of e-Auction schedule.

Q.41. If I am a successful H1 bidder, but for some reason I am not able to pay the demanded amount, will I get the refund of EMD?

Ans. No. The EMD is non-refundable for H1 bidder and it shall stand forfeited in case of surrender or non-payment within the demand schedule.

Q.42. Is Digital Signature required for participation in e-Auction process?

Ans. No.

MISCELLANEOUS

Q.43. What is the rate of interest for PwD (Divyangjan) in case of Hire-purchase mode of allotment?

Ans. The rate of interest charged is simple interest @10% p.a. on monthly reducing balance.

Q.44. Will the EMD be forfeited if I pay the EMD against a property but do not quote any bid on the date of the bidding against that property or if I participate in the bidding but I am not the H1 bidder?

Ans. No. EMD will ONLY be forfeited if after emerging as H1 bidder, you surrender the flat or you do not pay the demanded amount within the demand schedule.

Q.45 Will the furniture, fittings, and fixtures in the sample flat be included with the flats?

Ans. No, if any sample flats are there, the same are solely for viewing purposes and are part of DDA property, not included with the flats. It is clarified that these are representational in nature only and are not part of the flats being sold.

Note: Interested bidders are also requested to go through the walkthrough videos on the e-Auction portal at <https://dda.etender.sbi/SBI/> to understand the processes of application and bidding.
