

Bidders' Guide for MSTC Realty Portal

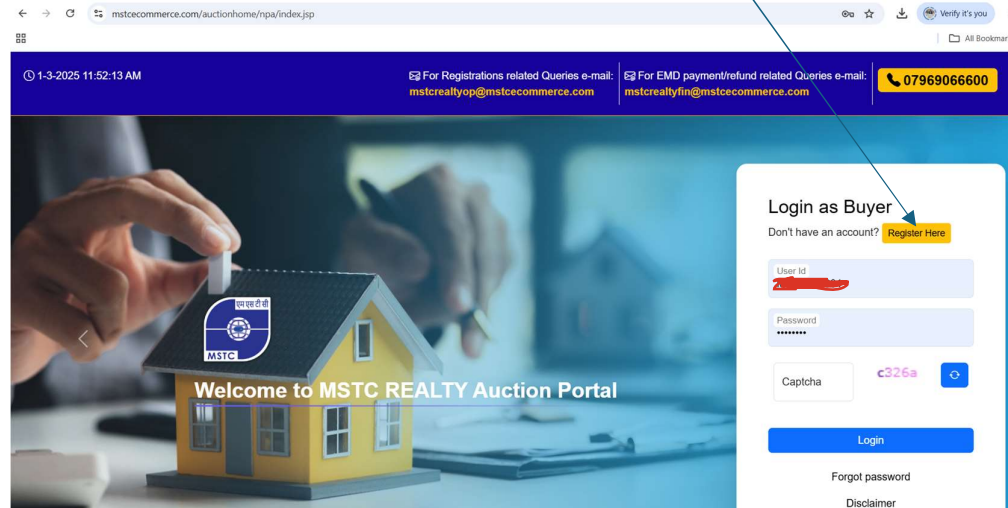
Registration Process:

1) To participate in this e-auction process, intending buyers need to be registered with MSTC. The buyers already registered for property auction and e-Bikray Portal may login with their 'USERNAME' and 'PASSWORD'.

For new Registration buyers need to visit the website:

<https://www.mstcecommerce.com/auctionhome/npa/index.jsp>

2) On the homepage, bidders need to click on "Register Here".



3) On next page "GENERAL TERMS AND CONDITIONS OF E-AUCTION" will open. At the bottom of page click on "Register as Buyer".

4) On next page "BUYER SPECIFIC TERMS AND CONDITIONS (BSTC)" will open. At the bottom of page click on "AGREE".

5) Enter email ID and mobile number and validate with OTP.

6) Now Buyer Registration Form will open which need to be duly filled and submitted online. In buyer's Registration form.

7) The bidders must also generate their unique User ID and Password during the online registration.

8) After successful online registration, an auto e-mail Confirmation Letter will be sent to the buyer confirming him the Buyer Registration Details.

9) Bidder is required to pay Registration fees Rs. 1180/- (1000+18%GST) to activate their registration. Bidder can generate challan for registration fees Rs. 1180/- through their login and can pay.

10) After completion of the above formalities, login of the buyers will be activated and they may login with their USERNAME and PASSWORD and witness a host of opportunities.

11) Bidder login is OTP based.

12) Bidder can reset his password in cast of he forgot password through "Forgot password" option given on login page.

EMD Payment:

- 1) Requisite EMD amount is required in EMD ledger of Bidder on MSTC Realty Portal to participate in the auction.
- 2) Buyer can generate challan through link “Pay Prebid EMD” through his password protected login on MSTC realty Portal to pay EMD amount.

Welcome to Bank MSTC Realty Auction Portal

Welcome [Redacted] Your last logged in time :: 01-02-2025 12:45:03

Home Logout

Menu

- My Profile
- My Mailbox
- Change Password
- Upcoming Auctions
- Properties of Interest
- Bid Floor
- Pay Pre Bid EMD
- EMD Refund
- EMD Ledger
- Auction Result
- Upload Bank Mandate Form/Cancelled Cheque
- General T & C

Pre Bid EMD Payment

Online Payment option has been temporarily disabled

Prebid EMD fee :

Select Payment Type: NEFT/RTGS Online Payment(Disabled)

Proceed To Payment

FAQ's for Global EMD

Note:

1. Bidders must pay pre-bid EMD as per the procedure / through the link only if it is mentioned in the Auction Catalogue.
2. Fresh Pre-bid EMD challan should be generated for every new payment.
3. Payment should be made within 3 days after generating Challan for NEFT/RTGS otherwise the challan will become invalid.
4. For PNB customers, transfer to MSTC PNB account can be done by using SBI and other banks account excluding PNB account by generating challan from the MSTC portal.

In case of any difficulty for the same bank transfers, the buyer may use other banks challan for smooth flow of transaction.
For any clarification, kindly mail to globalemd@mstcindia.co.in

- 3) Fill the amount as per advertisement of property details on the portal and click on proceed for payment.
- 4) On next page, system will ask bank account details of bidder. Bidder is required to pay EMD amount through his Bank account only.

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RTGS/NEFT Transaction Fees (To be Filled by Applicant For Bank Details)

Date : 01/03/2025

Bank Name :

Address 1 :

Address 2 :

Address 3 :

City :

Pin Code :

Account Title :

Debit Account No :

Account Type : Savings

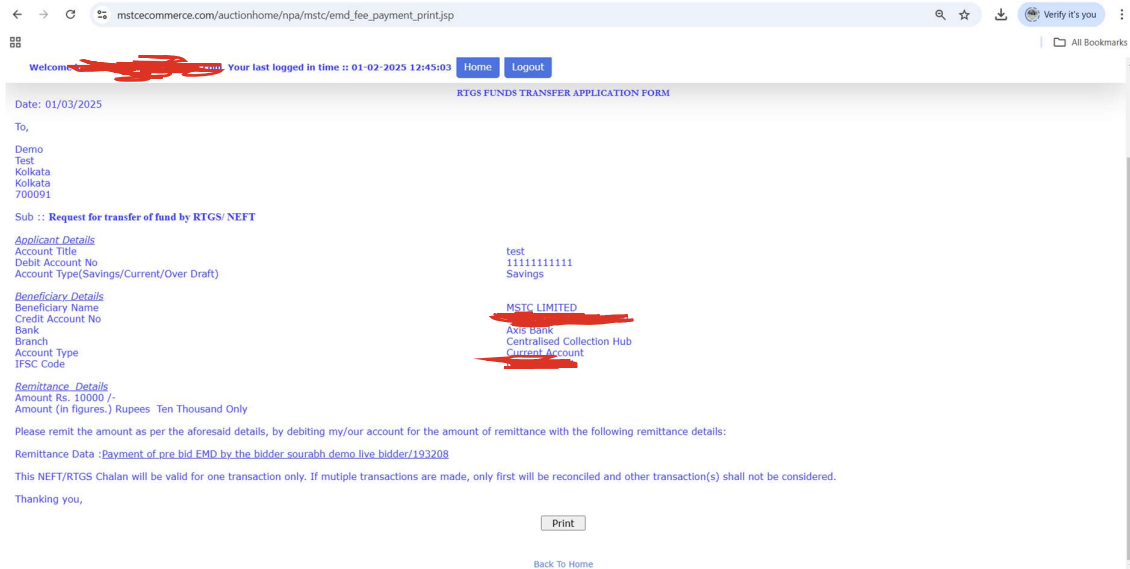
Amount (In figures.) : 10000

SBI PNB Axis Bank BOB

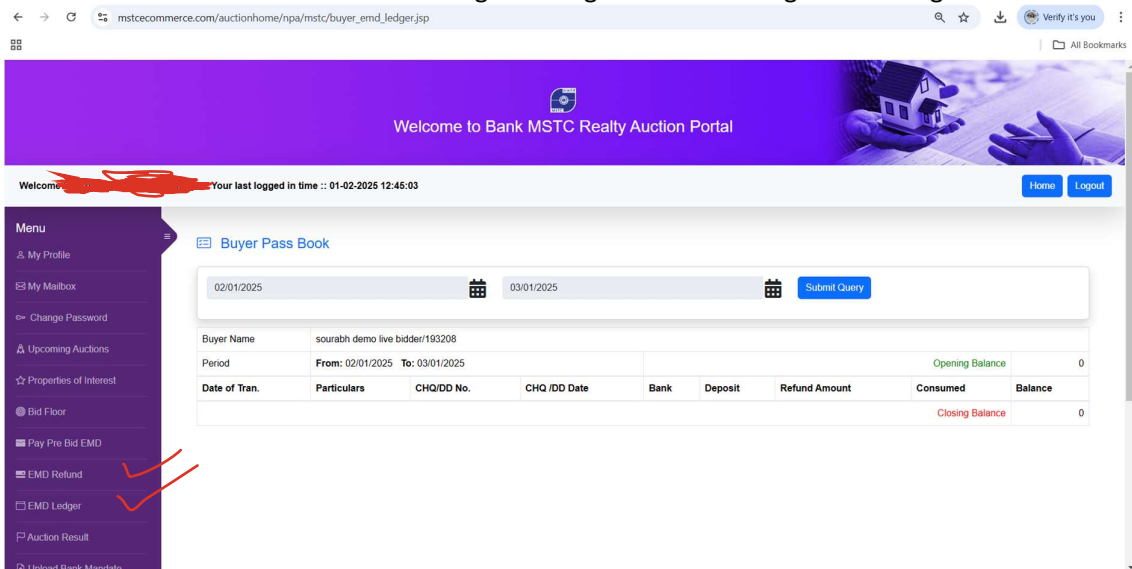
Generate Challan

Back To Home

- 5) Select any of bank SBI, PNB, AXIS, BOB of MSTC and click Generate challan.
- 6) Challan will be generated, and bidder will get MSTC bank account details for payment.



- 7) The bank account details of MSTC in challan is dynamic in nature which changes on each and every challan generation.
- 8) Please generate challan for each and every EMD payment. Please don't use old challan for EMD payment.
- 9) Credit of Pre-bid EMD shall be given to the bidder only after receipt of payment in specific Bank account of MSTC and after updation of such information in the e-Auction website. This may take some time as per banking process and hence bidders, in their own interest, are advised to submit the pre-bid EMD amount well in advance to avoid any last-minute problem.
- 10) Bidder can check EMD amount in his ledger through link "EMD Ledger" in his login.

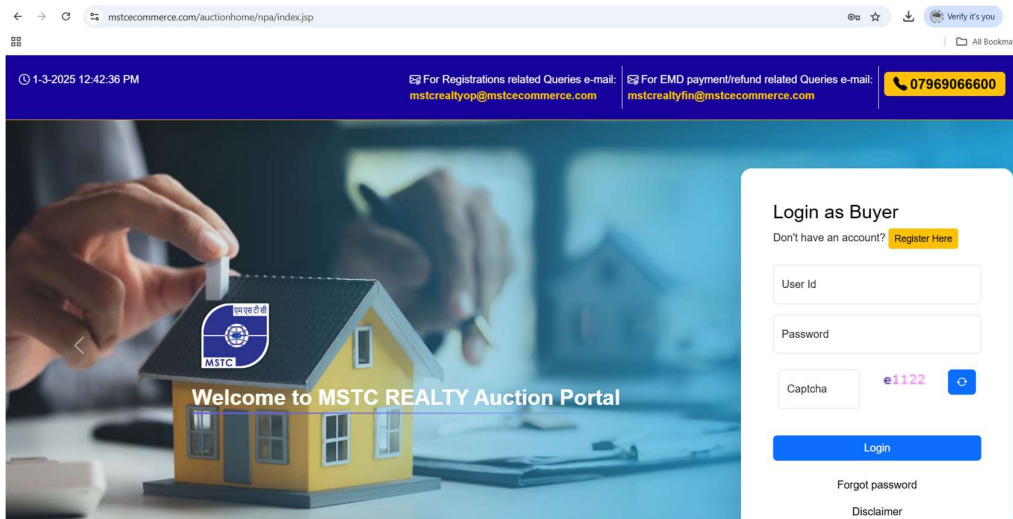


- 11) Bidder can apply for refund of EMD through link "EMD Refund" link. System will ask for amount for refund. On successful refund request, the amount will be refund to bidder's verified Bank account.

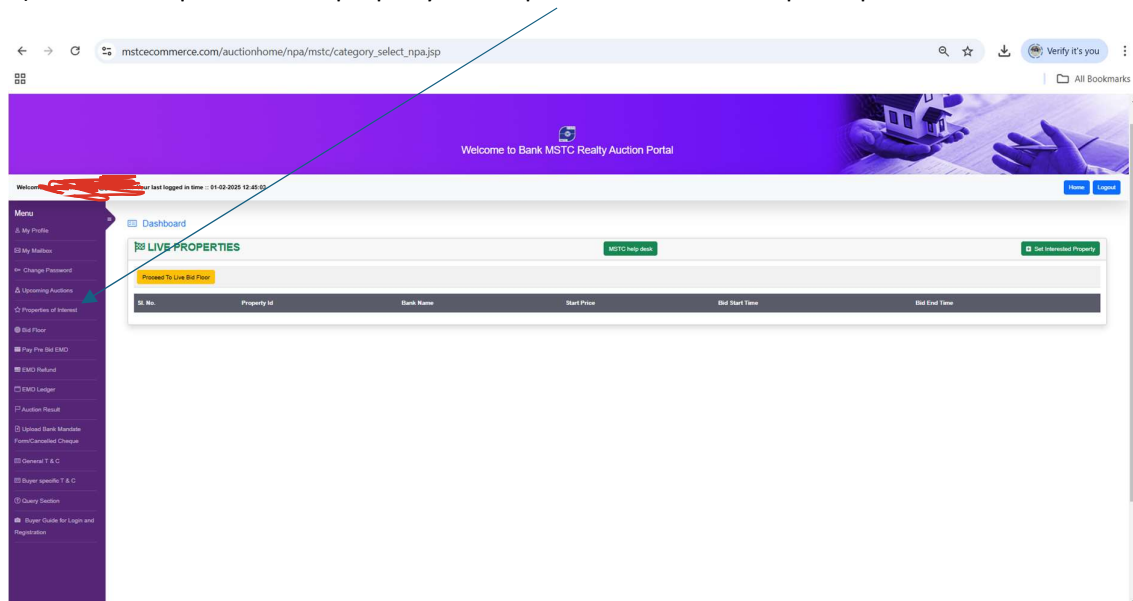
12) In case Bank account is not verified, he may upload cancelled cheque or RTGS mandate form through his login. MSTC admin will check the document and verify bank details. After that he may be able to apply for refund.

Bidding Process:

1) To participate in this e-auction process, intending buyers need to login as Buyer at website <https://www.mstcecommerce.com/auctionhome/npa/index.jsp> with their 'USERNAME' and 'PASSWORD'.



2) Bidder is required to add property in "Properties of Interest" to participate in auction.



3) Bidder can search property by property ID or Bank wise. The property will show on the page.

Check the selection box of desired property and click on “Submit property of Interest”.

Welcome [redacted] Your last logged in time :: 01-02-2025 12:45:03

Search By: Property Id Bank

Enter Property Id:

Note: Property Id will be available for adding only one day prior to the date of auction. E.g. if the scheduled date of auction is 28.02.2020, the properties will be available in MSTC's portal only after 5pm on 27.02.2020. Therefore bidders should try to add the properties only after 5pm of the prior day of the date of auction.

Add Property Details

Select	Property Id	Property Address	Auction Start Time	Auction Close Time	Emd Amount(In Rs.)
<input checked="" type="checkbox"/>	AUC008	Near Rajasthan Temple, Shadipur,South Andaman,Shadipur,Andaman and Nicobar Islands	26-03-2025 11:00:00	26-03-2025 12:00:00	1116008

4) System will show you property is added in property of interest.

Welcome [redacted] Your last logged in time :: 01-02-2025 12:45:03

Add Property Details

Select	Property Id	Property Address	Auction Start Time	Auction Close Time	Emd Amount(In Rs.)
<input checked="" type="checkbox"/>	AUC008	Near Rajasthan Temple, Shadipur,South Andaman,Shadipur,Andaman and Nicobar Islands	26-03-2025 11:00:00	26-03-2025 12:00:00	1116008

View Property Details

Sl No.	Property Id	Property Address	Auction Start Time	Auction Close Time	Emd Amount(In Rs.)	Action
1	AUC008	Near Rajasthan Temple, Shadipur,South Andaman,Shadipur,Andaman and Nicobar Islands	26-03-2025 11:00:00	26-03-2025 12:00:00	1116008	<input type="button" value="Deactivate"/>

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5) To participate in auction, click “Bid Floor”. Live bid floor will open.

Current Time : 01/03/2025 16:21:51

EMD Left (in Rs.) : 0,000

By submitting a bid, a bidder acknowledges its unconditional acceptance of the terms and conditions of sale as notified by the Seller. A bidder further agrees that a bid submitted can not be recalled, withdrawn, modified, amended, deleted, rescinded, annulled or cancelled.

SI No.	Property Id	Bid Close Time	Start Price (Rs)	Increment value (Rs)	Last Bid (Rs)	Bid (Rs)/UNIT	Bid	Bid Details
<input type="text" value="Search Property: Enter Valid keyword Like Property Id To Search Property."/>								

6) The properties added in properties of Interest will appear on live bid floor at scheduled auction time.

Current Time : 01/03/2025 16:21:51

EMD Left (in Rs.) : 0,000

By submitting a bid, a bidder acknowledges its unconditional acceptance of the terms and conditions of sale as notified by the Seller. A bidder further agrees that a bid submitted can not be recalled, withdrawn, modified, amended, deleted, rescinded, annulled or cancelled.

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<input type="text" value="Search Property: Enter Valid keyword Like Property Id To Search Property."/>								

7) The e-Auction is a forward type of auction. On live floor, bidder may bid a value higher than or equal to the start price displayed provided that requisite EMD amount of the property is available in EMD ledger of bidder. Bidders may increase bid value in multiple of increment value. Scheduled closing time is displayed on screen. System will deduct EMD amount from ledger after bid submission.

8) The closing time of the auction is system controlled. If any market-leading bid (bid higher than the highest at the point in time) is received within the last 10 minutes of closing time for a property, the bidding time will be extended automatically by 10 minutes. In case, there is no bid in the extended 10 minutes, the auction of that particular property shall get closed automatically without any extension. If no incremental bid comes within the last 10 minutes of scheduled bidding time, then also the auction for that particular property will close once the designated timing is over.

- 9) On closing of e-Auction, H1 bidder will get an email Sale Intimation Letter from MSTC with bid details and status of property.
- 10) Acceptance of all the bids is subject to approval (STA) of the Seller. The Seller has the absolute right to postpone or cancel the process without assigning any reasons thereto.
- 11) On approval of H-1 price, H-1 bidder will get Sale Confirmation Letter.
- 12) Bidder can also check status of property through link "Auction Result". Bidders are advised to keep checking auction result.