



West Bengal Housing Infrastructure Development Corporation Limited
(A Govt. of West Bengal Undertaking)

HIDCO BHABAN, Premises No.35-1111, Biswa Bangla Sarani, 3rd
Rotary, New Town, Kolkata-700156

Telephone No. (033) 2324-6037/38

e-mail: info@wbhidco.in website: www.wbhidcoltd.com

No. C-287/HIDCO/Admn-4046/2022

Date:.01.09.2023

NOTICE FOR e-AUCTION

[e-Auction ID: 2023_WB_3429]

E-AUCTION FOR ALLOTMENT OF 5.00 ACRES (20234.28 Sq.mtr) LAND IN R S PLOT NO. 351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) MOUZA BOINCHTALA, J L NO. 4, PREMISES NO. 10, J.B.S HALDANE AVENUE, KOLKATA – 700039, POLICE STATION PRAGATI MAIDAN, DISTRICT SOUTH 24 PGS., UNDER KOLKATA MUNICIPAL CORPORATION (KMC) WARD NO. 58 ON 99 YEARS' LEASEHOLD BASIS FOR USE AS BUDGET HOTEL IN MINIMUM 50% BUILT UP AREA GENERATED AND REST AREA AS COMMERCIAL OR RESIDENTIAL OR A MIX OF BOTH.(2nd Call)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. (WBHIDCO), an enterprise under the U D & M A Department, Govt. of West Bengal, invites offers from eligible Corporate Bodies registered under the Companies Act or Registered Trust / Registered Society, including Joint Venture Companies and Consortium (represented by a lead partner), for allotment of 5.00 acres (20234.28 Sq.Mtr) land In R S plot no.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) Mouza Boinchtala, J L No. 4, Premises No. 10, J.B.S Haldane Avenue, Kolkata – 700039, Police Station Pragati Maidan, District South 24 Pgs., under Kolkata Municipal Corporation (KMC) Ward no. 58 on 99 Years' Leasehold Basis for use as 50% Budget Hotel and rest area as Commercial Or Residential or a mix of both. The intending organizations will have to submit their offer with a Preliminary Project Proposal on their proposed use of land under the said land parcel.

The offer should be submitted through **e-Auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Govt. of India as described fully herein below.

E-Auction will be held on 10.10.2023 (Tuesday), from 12:00 hrs. onwards up to 15:00 hrs, subject to auto extension.

The allotment will be made to the bidder bidding the highest bid in such e-Auction process provided that the highest bid so obtained is higher than the **"Reserve Price"** fixed by the Government for the plot. Any deviation from permissible land use will not be allowed. Construction should be started within 1 (one) year from the delivery of possession and may be extended upto 2 (two) years and construction should be completed within 5 (five) years unless extended as per the decision of the competent authority.

For clarity on land use and all other issues related to the e-auction process a **Pre-Bid meeting** with the intending bidder organizations will be held in Conference Hall (3rd floor) of HIDCO Bhaban, Premises No. 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata- 700156 on 08.09.2023 at 17:00 hrs. The intending organization may also participate in the said meeting through a video conferencing facility using Zoom link. The meeting ID and passcode will be provided for this purpose on demand.

2. **Earnest Money**

Earnest Money for this plot of land is 6.2061 Crore (Six crore twenty lakh sixty-one thousand) only and is to be deposited on or before **14:00 hrs. of 29.09.2023** only through NEFT/ RTGS in WBHIDCO's Account in UNION BANK OF INDIA, SALT LAKE BRANCH, KOLKATA - 700091, details of which are given herein below.

Bank Name & Branch Name	A/C Name	A/C No.	A/C Type	IFS Code
UNION BANK OF INDIA, Salt Lake Branch	WBHIDCO LTD.	102311011000134	Current Account	UBIN0810231

Bidders should take utmost care to ensure that the EMD deposit are made correctly. EMD deposited elsewhere will not be considered for participation in this e-Auction. No interest will be payable on the EMD.

EMD of the unsuccessful bidders would be returned by WBHIDCO Ltd. after completion of the bidding process. For quick refund of EMD to unsuccessful bidders, all the bidders are requested to attach a copy of cancelled cheque of their respective bank account in which they intend to get the refund of the EMD amount with their bid documents.

The EMD of the Successful Bidder shall be automatically retained. In case the bid is accepted, and the bidder refuses/fails to make further payment towards the balance lease premium, the EMD shall be forfeited without prejudice to the rights of WBHIDCO to claim such further damages in this regard without further reference to the bidder.

BANK TRANSFER CHARGES EITHER WAY WOULD BE ON INTENDING BIDDERS A/C

E-Auction will be started on 10.10.2023 from 12:00 hrs onwards up to 15:00 hrs subject to auto extension.

It is notified for information of the Bidders that the instant offer is subject to the scrutiny/and approval of the State Government.

3. INTRODUCTION ABOUT WBHIDCO

West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO) was set up as a Government Company in April 1999. Though this Corporation has a state-wide mandate, its immediate focus area is the development of a planned town near the City of Kolkata viz. New Town, Kolkata. It has now also been entrusted with the responsibility of development of some other areas in Kolkata by the Government of West Bengal.

4. MAJOR TERMS & CONDITIONS.

- 4.1 The said parcel of land will be allotted to the successful bidder in the e-auction process on 99 years' leasehold basis for the purpose of its development and use of land within that land parcel. WBHIDCO may consider renewal/extension of the period of the lease beyond 99 years as per the land allotment policy of govt. of W.B vide no. 6686-LP/1A-18/2012 Dt. 26.12.2012 and the SOP issued by Finance Department vide no. 2084-F(Y) dated 27.04,2023 with renewed terms and conditions as may be fixed by the Govt.
- 4.2 The intended bidder should be Corporate Bodies/Organizations registered under the Companies Act including Joint Venture Companies or registered Trust/Societies, having an average annual business turnover of at least Rs. 100 (One Hundred) Crore during the last three financial years ending on 31.03.2021. Consortium will also be allowed to participate, and Joint Venture shall have to be formed by the successful consortium members after selection through e-Auction. For Consortium, annual turnover criteria can be met by considering the individual turnover figures for all the members of the consortium.
- 4.3 No bidder shall be represented by any Broker or Agent.
- 4.4 The EMD has been fixed Rs. 6.2061 Crore (Six crore twenty lakh sixty-one thousand) only.
- 4.5 The Starting Bid Price of the said e-auction has been fixed at Rs. 310.30304 Crore (Three hundred ten crores thirty lakh thirty thousand four hundred) only.
- 4.6 The allotment of the above mentioned parcel of land will be made to the successful bidder through E-Auction on a leasehold basis for 99 years on 'As Is Where Is', 'Caveat emptor' and 'No Complaint' basis only. WBHIDCO will be the LESSOR of the plot.
- 4.7 The successful bidder will have to pay an Annual Lease Rent of Rs. 1000 (one thousand) only per acres and such taxes as applicable during the lease period, besides making payment of the Lease Premium. The highest bid offered by the bidder in the e-auction process, if found successful and finally accepted by the Government of West Bengal, will be treated as lease premium for this parcel of

land. GST on the lease premium amount is not applicable. However, GST@18% will be applicable on annual lease rent.

- 4.8 The FAR, ground coverage etc. relating to the construction of project building in that land parcel will be as per existing Building Rules of Kolkata Municipal Corporation (KMC) and Land Use Development and Control Plan (LUDCP) of that area.
- 4.9 Possession of land to the successful bidder after e-Auction process will be handed over within 30 days on receipt of full payment. Construction work should be started within 1(One) year from the delivery of the possession of land to the successful bidder after e-Auction process which may be extended up to 2(Two) years and construction work should be completed within 5 (five) years unless extended as per the decision of the competent authority.
- 4.10 The word SUCCESSFUL BIDDER wherever appearing means, the highest bidder whose rate has been accepted by WBHIDCO with the approval of the State Government.
- 4.11 This e-Auction is governed by the TERMS & CONDITIONS as contained herein and in accordance with the conditions for e-Auction through the portal of the National Informatics Centre (NIC), Government of India as well as the general financial norms of the Government of West Bengal.
- 4.12 E-Auction opening time, closing time, and other dates & times mentioned in the e-Auction catalogue may be treated as (IST) Indian Standard Time only.
- 4.13 The bidders who are interested to get the allotment of the above plot through e-Auction should get themselves registered with NIC for participating in this e-Auction process at least three days before the date of submission of bid documents of e-auction. Bidders are also requested to note that only digitally signed bids shall be accepted in the e-Auction. Hence, they should equip themselves with Class II or Class III Indian Digital Signature Certificates before such registration.
- 4.14 It is notified for the information of the bidders that the instant offer is subject to the scrutiny and approval of the Government of West Bengal.

5. **Key Features of The Land Parcel**

- Total 5.00 acres of land parcel is in a key location in the eastern part of the city of Kolkata.
- The land will be allotted on **leasehold basis**.
- The use of land shall be as 50% Budget Hotel and rest area as Commercial or Residential or a mix of both.
- Facilities surrounding the location:

- E M Bypass is connected by an approach road.
- Upcoming Metro station is right across the land parcel.
- Science City is in close proximity.

6. **Schedule of Property**

All that piece and parcel of property measuring 5.00 acres (20234.28 sq. mtr) land in plot no.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) of Mouza Boinchtala, J L No. 4, Premises No. 10, J.B.S Haldane Avenue, Kolkata – 700039, Police Station Pragati Maidan, District South 24 Pgs., under Kolkata Municipal Corporation (KMC) Ward no. 58 in Kolkata. A map (**Annexure D**) is annexed hereto.

7. **BIDDERS REGISTRATION**

Intending bidders shall have to register themselves with the National Informatics Centre, Govt of India on <https://eauction.gov.in>. Such registration process should be completed at least three days before the date of submission of bid documents of e-auction. Details regarding registration, e-Auction process, terms and conditions of e-Auction etc. are available on the website of WBHIDCO / NIC. Bidders are also requested to note that **only digitally signed bids shall be accepted in e-Auction. Hence, they should equip themselves with Class II or Class III Indian Digital Signature Certificates before the date of e-Auction.**

All documents pertaining to this e-Auction must be uploaded **by 14:00 hrs of 29.09.2023**. On receipt of all the documents, the bidder's registration shall be activated by WBHIDCO Ltd and only thereafter a bidder can log into the website. **Participation in this e-Auction is not possible without a valid registration.**

In case there is any amendment/corrigendum in this document, the same will be uploaded in the website by 22.09.2023. Bidders are advised to consult such amendments/corrigendum, if any, before such e-Auction.

The bidder has to obtain a User ID and Password and can get training for e-Auction from NIC. Guidelines to Bidders on the operations of the Electronic Auction System can be obtained from <https://eauction.gov.in>. The bidders interested in participating in the above Auction, using the Electronic Auction System are required to create a User ID. The duly filled bid as instructed be submitted online on <https://eauction.gov.in>

8. **DOCUMENTS TO BE FURNISHED:**

- 8.1 Identity & particulars of the Applicant as in the Proforma attached herein (Annexure- A & Annexure – B).
- 8.2 Valid Incorporation / Registration Certificate.
- 8.3 Memorandum of Association/ Registered Deed of the Trust (if applicable)
- 8.4 Annual Accounts for last three years up to 31.03.2021. An auditor's certificate regarding turnover during the last three years should be submitted separately.
- 8.5 Power of Attorney in the Proforma as in this document (Annexure – C). In

case of Consortium, only the lead partner can participate in the said e-auction process and Power of Attorney in favour of the authorised signatory of that lead partner, duly attested by all the constituent members of the Consortium, should be submitted.

- 8.6 PAN Card of the Applicant-Organization (Lead Bidder and all constituent members for Consortium)
- 8.7 Document showing payment of Earnest Money.

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents i.e., by 14:00 hrs of 29.09.2023 for getting access to the live e-Auction field on the day of e-Auction. The Bidders should upload a single document of a compressed file containing multiple documents (i.e., scan copy of EMD particulars, and all other documents) against this NIA.

9. **Use and Protection of User ID, Password and Digital Signature Certificate.**

The bidders are advised to keep their User ID and Password secret and not share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. NIC/WBHIDCO shall not be responsible for any misuse/ abuse / unauthorized use of the password of any bidder and no representation in this regard from any bidder shall be entertained by NIC/ WBHIDCO. A bid recorded in this e-Auction against any password will be deemed to have been submitted by the owner of the password only.

Bidders shall require Class II or Class III Digital Signature Certificate (DSC) to participate in this e-Auction. The bidder shall have to set the parameters of his computers so that the DSC is operational. NIC / WBHIDCO shall not be responsible for any malfunctioning or non-functioning of any bidder's computer either on account of DSC or for any other reason.

Bids submitted by a bidder after signing with his/her DSC signifies non-repudiation by the bidder. Thus, a bidder after submitting a bid, cannot disown it. A bidder shall be fully and solely responsible for the bid recorded against his/her name to be identified by the set of User ID, Password and DSC.

10. **BIDDING METHODOLOGY**

On the day of the e-Auction, which will be started on **10.10.2023 (Tuesday) from 12:00 hrs. onwards up to 15:00 hrs. subject to auto extension**, the bidder has to visit the Government e-Auction website <https://eauction.gov.in> and click on the link for WBHIDCO e-Auctions. He/she has to login with his/her User ID and Password. In the next page, the bidder has to click on the link "View Live e-Auctions" and click on the link with the e-Auction number for this e-Auction. The bidder shall be required to sign his acceptance of e-Auction terms and conditions

with his DSC and then only the bidder can have access to the bidding area.

The bidding or the plot shall be in whole Rupee in nearest lakhs. The minimum **incremental value is Rs.10,00,000/- (ten lakh) only. Thus, to bid an amount of Rs 1,00,00,000/-(one crore), a bidder needs to type 10000000** in the space provided for bidding and click on the BID button. On clicking the BID button, the bid has to be signed by the bidder with his DSC.

CAUTION IN SUBMISSION OF BID:

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by NIC /WBHIDCO in this regard. Hence Measurement etc.) and rectify their bid (if required) before submitting their Bid on the live e-Auction floor by clicking the 'Bid' Button.

11. BID STARTING PRICE

There is a 'Starting Bid Price' for e-bidding for this plot, which is at Rs.310.30304 Crore (Three hundred ten crores thirty lakh thirty thousand four hundred) only with an incremental bid value of Rs. 10,00,000/- (ten lakh) only, for the entire plot having an area of 5.00 Acres. Bidders will have to bid above the start price.

12. PAYMENT SCHEDULE

- 12.1 25% of the lease premium shall be deposited by the Highest Bidder, so declared as Successful, with WBHIDCO within 30 days from the date of issue of letter of allotment to the successful Bidder by WBHIDCO Ltd.
- 12.2 The balance 75% amount of the lease premium will have to be deposited within 90 days from the date of issue of letter of allotment to the successful Bidder by WBHIDCO Ltd.
- 12.3 The Deed of Lease shall be executed only after the entire amount of lease premium is credited into WBHIDCO's account and after the joint measurement of that particular plot of land is completed. The lease deed will be executed in favour of the "Successful Bidder". Draft lease deed is provided in Annexure E for reference.
- 12.4 All taxes/duties/levies, etc. and expenses, if any as applicable and related to the lease of the plot of land on offer, shall be entirely paid by the Successful Bidder.

13. DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER

In case the lease premium amount is not paid as per the Payment Schedule given above by the Successful Bidder, the offer of allotment of the particular plot of land

to the concerned Successful Bidder would stand cancelled and the Earnest Money Deposit and subsequent payment made if any by the Successful Bidder will automatically stand forfeited. In addition to such forfeiture of EMD, the defaulting bidder may not be allowed to take part in any e-Auctions or any of the auctions which may be held in the future on behalf of WBHIDCO. A decision in this regard shall be taken exclusively by WBHIDCO and shall be final and binding on the bidders. For the sake of clarity, it is notified that there shall not be any extension of the last date fixed for payment of each of the instalments as specified above in the Payment Schedule. However, in case of last day being a holiday, the date will stand extended automatically to the next working day.

14. **OTHER TERMS AND CONDITIONS**

- 14.1 The allotment of the plot would be made in favour of a single successful bidder, who has quoted the highest rate above the start price and who has been found to have fulfilled all conditions of allotment as stated in these documents, subject to the approval of the State Government.
- 14.2 Plot of land so offered is for use as budget hotel in minimum 50% built up area generated and rest area as commercial or residential or a mix of both, in conformity with guidelines of Land Use Development and Control Plan (LUDCP) of that area and Building Rules of Kolkata Municipal Corporation (KMC). If at any point of time it is detected that such condition has been violated, WBHIDCO shall have the right to terminate the lease and to take back possession of the said plot of land along with structures thereon, if any, on "as is where is basis".
- 14.3 The Successful Bidder has to execute the Deed of Lease with WBHIDCO for that particular plot of land and the said plot would only be used for the purpose as stated and in case of any violation concerned Planning / Development Authority would take action as per relevant rules.
- 14.4 The allottee/lessee may be allowed to mortgage the leasehold interest only (and not the demised plot of land itself) on the instant plot under allotment for obtaining loans and/or assistance from any Reserve Bank of India recognized Bank/Financial Institutions (not NBFCs), either in full or part, only with the prior written permission of WBHIDCO (lessor).
- 14.5 The lessee is not entitled to assign his leasehold interest, whether in full or in part, without prior written approval of WBHIDCO. There will be no assignment charges and the assignee shall hold the same on the same terms and conditions as in the original lease and to such other terms and conditions, as may be considered to be imposed by the lessor while granting such approval. In case of such assignment of leasehold interest the assignee concerned shall have to obtain a fresh lease after the expiry of the unexpired period of the lease on payment of such consideration money and annual rent based on the prevailing market value as may then be fixed by the lessor in

- granting such lease.
- 14.6 All statutory clearances/ licenses/ permissions shall be obtained by the allottee within the time frame as stated herein. All bids shall remain valid for 180 (one hundred eighty) days from the date of closing of e-Auction, excluding the date of closing. In case the 180th day falls on a holiday or remains closed for WBHIDCO, such bids will be deemed to be automatically extended to be valid up to the next working day of WBHIDCO.
- 14.7 It would be deemed that by participating in the bidding process through this e-Auction method, the bidder has made a complete and careful examination of the terms and conditions for the instant bid, received all relevant information required for submission of the bid either from WBHIDCO or by its own diligence and understood that it would have no recourse to WBHIDCO, post transfer of leasehold rights of the concerned property.
- 14.8 By bidding in this e-Auction, the bidders confirm that they have thoroughly satisfied themselves with the nature, conditions and quality of the assets and its physical condition and that they have no complaints about the same.
- 14.9 By bidding in this e-Auction, the bidders undertake to abide by these terms and conditions of e-Auction and further undertake that on being declared as Successful Bidder, they will make full payment towards lease premium and if they fail to do so they will have no objection to their EMD being fully forfeited by WBHIDCO.
- 14.10 WBHIDCO reserves the right to cancel the e-Auction at any stage prior to the signing of the Lease Deed. WBHIDCO shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- 14.11 It is notified for information of the Bidders that the instant offer, as well as selection of successful bidder is subject to the scrutiny and approval of the State Government.
- 14.12 Other documents to be provided:
- 14.12.1 Report from bidders on the proposed amount of investment to be made for the project.
- 14.12.2 Proposed total number of employment (skilled and unskilled) to be generated from the project.
- 14.12.3 Names of the members in the Board of Directors as per the record with the Registrar of Companies (ROC) of the proposed bidder.
- 14.12.4 The Preliminary Project Report (PPR) of the proposed project.
- 14.12.5 Declaration/statement regarding target period for completion of construction work and commissioning of the proposed project.
- 14.13 Exemption under "UL(C&R)" act may be granted by the competent authority on application by the allottee on a priority basis.

15. **FORCE MAJEURE**

Either party shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, earthquake, war, riots, epidemics, pandemic, political upheavals, Governments actions, civil commotion, or otherwise or any other cause or conditions beyond the control of both the parties. It will be at the sole discretion of WBHIDCO to extend the time of performance by such period as may be necessary to enable WBHIDCO 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.

16. **DISPUTE RESOLUTION**

The entire bidding process shall be governed by, and construed in accordance with, the laws of India and Courts in Kolkata, India, shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the bidding process, the subsequent lease and the entire transaction, to the exclusion of all other Courts in the world.

17. **RESUMPTION OF LAND**

WBHIDCO Ltd. shall be entitled to re-enter into or upon the said plot after allowing a cure period of 3 (three) months and resume possession thereof under any of the following conditions:

a. Upon non utilization of the land that is if it is kept vacant and/or non-operational:

If the allottee fails to comply with the timeframe of setting up Project Building as described in aforementioned clauses, the allotment made shall be liable to be cancelled and the WBHIDCO Ltd. shall have a right to resume possession of the said plot and also of the building thereon upon the said plot.

b. Upon breach of any of the covenants of the Allotment Agreement:

If the allottee commits a breach of any conditions, the allotment of land shall stand cancelled, and the agreement will be terminated without any notice and WBHIDCO Ltd. shall have a right to resume possession of the said plot and also of the buildings standing thereon upon the said plot.

18. **COMPENSATION UPON RESUMPTION OF LAND**

In case of resumption of the plot from the allottee, refund of the cost of the plot paid by the allottee will be made as follows:

The lease premium paid by the allottee deducting the arrear lease rent (if any) together with the occupation charges to be deducted cumulatively on the cost of the original allotment taking the period of occupation of the said plot into account as under noted.

Occupation period (No. of years from the date of	% of lease premium to be deducted per annum or part thereof, cumulatively
Up to 1 year	1%
2 years	1%+1%=2%
3 years	1%+1%+1%=3%
4 years	1%+1%+1% + 1%=4%
5 years	1%+1%+1% + 1% + 1%=5%

19. **SALIENT FEATURES:**

1	Plot Details:	All that piece and parcel of property measuring 5.00 acres (20234.28 sq. mtr) land in plot no.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) of Mouza Boinchtala, J L No. 4, Premises No. 10, J.B.S Haldane Avenue, Kolkata – 700039, Police Station Pragati Maidan, District South 24 Pgs., under Kolkata Municipal Corporation (KMC) Ward no. 58 in Kolkata.
2	Area	5.00 ACRES
3	Principal Use	For use as budget hotel in minimum 50% built up area generated and rest area as commercial or residential or a mix of both.
4	EMD	Rs. 6.2061 Crore (Six crore twenty lakh sixty-one thousand) only
5	Starting Price	Rs.310.30304 Crore (Three hundred ten crore thirty lakh thirty thousand four hundred) only
6	Bid Incremental Value	Rs.10,00,000/- (ten lakh) only
7	Lease Period	99 years
8	Construction Period	5 years from possession date.

20. **SCHEDULE OF DATES**

No.	Activity	Date & Time
1.	Auction Publication Date & Time	01.09.2023 at 18:00 hrs.
2.	Bid documents submission Start Date & Time	02.09.2023 at 12:00 hrs.
3.	Pre-bid meeting date and time	08.09.2023 at 17:00 hrs.
4.	Bid documents submission End Date & Time	29.09.2023 at 14:00 hrs.
5.	Document/Payment Approval Start Date & Time	29.09.2023 at 14:30 hrs.
6.	Document/Payment Approval End Date & Time	10.10.2023 at 11:00 hrs.
7.	Auction Start Date & Time	10.10.2023 at 12:00 hrs.
8.	Auction End Date & Time	10.10.2023 at 15:00 hrs.

Closing of e-Auction: - The e-Auction will be closed at the given time. However, if there is any bid within 10 minutes of closing time the closing time shall automatically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minutes unless there is no bid within such extended time.

Contact Persons of WBHIDCO:

General Manager (Commercial)

WBHIDCO Limited, HIDCO Bhaban, Major Arterial Road, 3rd Rotary, New Town, Kolkata-700156. Telephone: 033-2324-6032/6037/6038

email: info@wbhidco.in; rk.maity@wbhidco.in

Annexure – A

Letter of Bid and Intent

(Letter head of the Bidder including full Postal Address, Telephone No., Fax No. and Email ID) (as applicable)

Date:

To

West Bengal Housing Infrastructure Development Corporation Ltd,

'HIDCO BHABAN',

Premises no. 35-1111, Biswa Bangla Sarani,

3rd Rotary, New Town,

Kolkata - 700156

Subject: E-AUCTION FOR ALLOTMENT OF 5.00 ACRES (20234.28 Sq.mtr) LAND IN R S PLOT NO.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) MOUZA BOINCHTALA, J L NO. 4, PREMISES NO. 10, J.B.S HALDANE AVENUE, KOLKATA – 700039, POLICE STATION PRAGATI MAIDAN, DISTRICT SOUTH 24 PGS., UNDER KOLKATA MUNICIPAL CORPORATION (KMC) WARD NO. 58 ON 99 YEARS' LEASEHOLD BASIS FOR USE AS 50% BUDGET HOTEL AND REST AREA AS COMMERCIAL OR RESIDENTIAL OR A MIX OF BOTH.(2nd Call)

Ref: Your notice for e-Auction issued under No. C-287/HIDCO/Admn - 4046/2022 dated 01.09.2023

Sir,

1. Being duly authorized to represent and act for and on behalf of _____ (herein the Bidder), and having studied and fully understood all the information provided in the instant e-bid Document, I,, the undersigned hereby intends to participate in the e-bidding process for leasehold allotment of WBHIDCO Plot of Land being R S Plot No. 351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) Mouza Boinchtala, J L NO. 4, Kolkata – 700039 according to the terms and conditions of the offer made by WBHIDCO, as detailed in the e-bid document.
2. Bids will be quoted online and duly confirmed through the Digital Signature Certificate (DSC). I do hereby enclose the documents as stated below
3. That the Bidder organization is a Corporate Body registered under the Companies Act or Registered Trust / Registered Society, including Joint Venture Companies or a Consortium, where the signatory is the authorised representative. WBHIDCO is hereby authorized to conduct any inquiries/investigations to verify the statements, documents and information submitted in connection with the Bid.
4. WBHIDCO and its authorized representatives may contact the following persons for such enquiry as may be required: -

Name of the person/s:

Address

Phone No.:

e-Mail ID.:

5. This participation in the e-bidding process is made with full understanding that:
 - a. WBHIDCO reserves the right to reject or accept any Bid, modify/ cancel the bidding process, and/or reject all or any of the Bids.
 - b. WBHIDCO shall not be liable for any of the above actions and shall be under no obligation to inform the Bidder of the same.
6. I, the undersigned do hereby declare that the statements made, and the information provided herein are complete, true and correct in every aspect.
7. We have read the terms and conditions of the offer detailed in the e-Auction Notice and are willing to abide by them unconditionally.
8. The offer made by us is valid for 180 days from the online Bid Submission Date. We understand that WBHIDCO may require us to extend the validity of the bid for such period as may be determined by WBHIDCO at its discretion.
9. In case our offer is accepted and if we fail to pay the amount in the manner specified by WBHIDCO, the amount of Earnest Money and any further instalments paid by us under this offer shall stand absolutely forfeited by WBHIDCO.
10. The decision of WBHIDCO concerning this transaction shall be final and binding on us.

We hereby declare that the information stated herein above is complete and correct and any error or omission therein, accidental or otherwise, will be sufficient justification for WBHIDCO to reject our Bid and/or to cancel the award of Lease, at any point of time.

Yours faithfully

For and on behalf of

(Name of Bidder)

Name of the Signatory_____

Enclosures: - Copy of the following documents.

- 1) Identity & particulars of the Applicant as in the Proforma attached herein.
- 2) Valid Incorporation / Registration Certificate
- 3) Memorandum of Association/Copy of Trust Deed (if applicable)
- 4) Annual Accounts for last three years up to 31.03.2021. An auditor's certificate regarding turnover during last three years should be submitted separately.
- 5) Power of Attorney in the Proforma as in this document (in original).
- 6) PAN Card of the Applicant-Organization
- 7) Document showing payment of Earnest Money

Annexure - B

Organisation Details of the Bidder

E-AUCTION FOR ALLOTMENT OF 5.00 ACRES (20234.28 Sq.mtr) LAND IN R S PLOT NO.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) MOUZA BOINCHTALA, J L NO. 4, PREMISES NO. 10, J.B.S HALDANE AVENUE, KOLKATA – 700039, POLICE STATION PRAGATI MAIDAN, DISTRICT SOUTH 24 PGS., UNDER KOLKATA MUNICIPAL CORPORATION (KMC) WARD NO. 58 ON 99 YEARS' LEASEHOLD BASIS FOR USE AS BUDGET HOTEL IN MINIMUM 50% BUILT UP AREA GENERATED AND REST AREA AS COMMERCIAL OR RESIDENTIAL OR A MIX OF BOTH.(2nd Call)

1. Particulars of the Bidder (for Consortium, each member needs to provide the details separately as per the format provided):

a. Name:

b. Address of the corporate headquarters and its branch office(s), if any, in India (as applicable):

c. Date of incorporation and/or commencement of business with CIN No (as applicable):

d. Status of the organization: Corporate Body registered under the Companies Act or Registered Trust / Registered Society, including Joint Venture Companies / Consortium (Please strike out whichever is not applicable)

e. Copy of the following documents are to be provided:

Particulars		Details
i.	Latest audited Balance sheet	
ii.	Permanent Account Number Certificate	

f. Is Lead Bidder? (Applicable only for Consortium, where only one party can be lead bidder): Yes / No (strike out whichever is not applicable)

2. Details of Authorised Signatory of the Bidder (should be from Lead Bidder for Consortium):

- Name
- Designation (as applicable)
- Address
- Telephone No. / Fax no:
- Email Address

We further acknowledge and agree that: -

- In case our offer is accepted and if we fail to pay the amount in the manner specified by WBHIDCO, the amount of Earnest Money and any further instalments paid by us under this offer shall stand absolutely forfeited by WBHIDCO.
- I/We have read and understood the terms and conditions of the e-Auction notice and documents and hereby unequivocally and unconditionally accept the same.
- The decision of WBHIDCO concerning this transaction shall be final and binding on us.

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental, or otherwise, will be sufficient justification for WBHIDCO to reject our Bid and/or to cancel the award of lease.

Dated Signature, Full Name & Designation of the Bidder and the Organization

Annexure - C

FORMAT FOR POWER OF ATTORNEY FOR PARTICIPATION IN THE E- AUCTION

(On a Stamp Paper of relevant value)

POWER OF ATTORNEY

Know all men by these presents, that we (Name and address of the registered office) do hereby constitute, appoint and authorize Mr./Ms (Name and address of residence) who is presently employed with us and holding the position of.....as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our e-Bid which may be given online through e-Auction process for allotment on 99 years leasehold basis of R S Plot No. R S PLOT NO.351(P), 356(P), 410(P), 445(P), 446(P), 447, 448, 449, 450, 451, 452, 453, 454, 455(P) MOUZA BOINCHTALA, J L NO. 4, PREMISES NO. 10, J.B.S HALDANE AVENUE, KOLKATA – 700039 KMC Ward no. 58 including signing and submission of all documents and providing information / responses to WBHIDCO, representing us in all matters before WBHIDCO, and generally dealing with WBHIDCO in all matters in connection with our said e-Bid in reference to WBHIDCO's notice for e-Auction issue under No. C-287/HIDCO/Admn-4046 /2022 dated 01.09.2023

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

(Signature of the Executant) I Accept

..... (Signature)

(Name Title and Address of the Attorney)

- To be executed by the Sole Bidder or Lead Bidder (in case of Consortium).
- Mode of execution of this Power of Attorney shall be the standard one as per applicable laws on affixation of the Common Seal of the Company.

Annexure – D

