



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

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

**TelephoneNo. (033) 2324-6037/38**

**e-mail: [info@wbhidco.in](mailto:info@wbhidco.in) website: [www.wbhidcoltd.com](http://www.wbhidcoltd.com)**

No. 1003/HIDCO/ADMN-3934/2022

Date: 12.05.2022

**NOTICE FOR e-AUCTION**

**[e-Auction ID: 2022\_wb\_2399]**

**E-AUCTION FOR ALLOTMENT OF 6.290 ACRES (25454.74 SQ.M) LAND ALONGWITH SEMI-FINISHED STRUCTURES (6,50,658.22 SQ. FT. AREA) ERECTED THEREON IN PREMISES NO. 34, MAJOR ARTERIAL ROAD, IN STREET NO. 165, ERSTWHILE PLOT NO. BB/1 IN BLOCK NO. BB IN NEW TOWN KOLKATA UNDER P.S. NEWTOWN (ERSTWHILE RAJARHAT) IN THE DISTRICT OF NORTH 24 PARGANAS, ON 99 YEARS' LEASEHOLD BASIS FOR RESIDENTIAL USE UNDER SANKALPA HOUSING PROJECT**

***WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION***

**LTD.** (WBHIDCO), an enterprise under the Housing Department, Govt. of West Bengal, invites offers from eligible Corporate Bodies registered under the Companies Act or Registered Trust/ Registered Society/ Consortium or any Individual for allotment of **6.290 ACRES (25454.74 Sq.M)** land along with semi-finished structure (6,50,658.22 SQ.FT.) erected thereon in **PREMISES NO. 34, MAJOR ARTERIAL ROAD**, in Street no. 165, erstwhile plot no. BB/1 in block no. BB in New town Kolkata under P.S. New Town (erstwhile Rajarhat) in the district of North 24 Parganas, on 99 years' leasehold basis for residential use, with provision of extension of the period of lease for further period of 99 years, under the "**Sankalpa Housing Project, Site-1**" 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 27.06.2022 (Monday) from 12.00 Hrs. to 15.00 Hrs. onwards.**

The allotment will be made to the bidder bidding the highest bid in such an e-Auction process provided that the highest bid so obtained is higher than the Reserve Price fixed by the Government for the said land and semi-finished structure. **Any change in land use pattern will not be allowed.** Re-Construction should be started within 6 (six) months from the delivery of possession and re-construction as well as commissioning of the project should be completed within 5 (five) years. There will be a **pre-bid meeting** at Conference Room, 3<sup>rd</sup> floor, HIDCO Bhaban, Premises No. 35-1111, Biswa Bangla Sarani, 3<sup>rd</sup> Rotary, New Town, Kolkata-700156 on **23<sup>rd</sup> May, 2022 at 15.00 Hrs.**

**Earnest Money for this semi-finished structure is Rs. 3.61 crores (three crores sixty-one lakhs) only** and is to be deposited on or before **12.00 Hrs. on 13.06.2022** only through NEFT/ RTGS in WBHIDCO's Account in UNION BANK OF INDIA, SALT LAKE BRANCH, KOLKATA-700091, details of which are given hereinbelow.

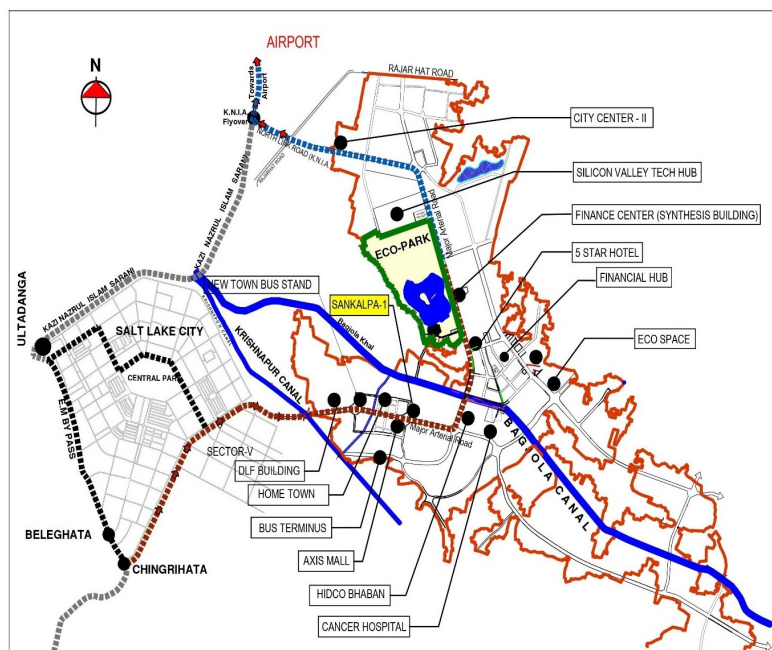
Bank Name & Branch Name	A/C Name	A/C No.	A/C Type	IFS Code
UNION BANK OF INDIA, Salt Lake Branch	WBHIDCO LTD.	102311011000134	Current Account	UBIN0810231

Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on <https://eauction.gov.in>. Such registration process should be completed at least 3 (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 the e-Auction. E-Auction will be started on 27.06.2022 (Monday) 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.

**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 been entrusted with the responsibility of disposing of the semi-finished **"SANKALPA HOUSING PROJECT, SITE-1"**. Its location map is given below-



## **ADVANTAGES OF NEW TOWN**

Buying a home in New Town provides a host of advantages not found anywhere else in Kolkata. While other locations offer some benefits, New Town carries the near-perfect combination of all the key merits one seeks while choosing a suitable location. From nature to infrastructure, residential apartments in New Town provide the ideal world to live in with family. The following features make Sankalpa a superb location for a dream home.

### **New Town – Platinum Rated Green City**

New Town, Kolkata, has recently been awarded the Green Cities Platinum Certification by CII's Indian Green Building Council (IGBC). New Town is a unique blend of sustainable development practices and state-of-the-art technological innovations.

### **Residential apartments in New Town**

Affordability is the present theme that is redefining the real scenario in Kolkata. New Town is a fast-growing satellite township – and the locality is categorized as a Smart Green City. Affordable luxury homes have become the preferred choice in New Town. There are flats, duplexes & penthouses in the project. Compared to other posh areas in Kolkata, there are premium residential options for the higher income group available.

### **IT and Business Hubs**

New Town is where several IT companies, big corporate offices, and major financial institutions are situated. Top-ranking companies such as Wipro, Cognizant, Unitech, DLF, Tech Mahindra, IBM, Genpact, and Hewlett-Packard have set up their offices in New Town. The presence of corporate offices makes it beneficial for employees to settle in the same locality, saving commute time and travel costs. Employees stay healthier and remain more productive at work. The presence of offices and business establishments creates a regular influx of people, making New Town buzz with activity and traffic.

### **Infrastructure and Smart City Features**

The presence of multi-specialty hospitals addresses medical needs during emergencies. Staying in a locality where the best medical facilities are available 24×7 is a wise choice. Senior members and children need medical attention from time to time. New Town is likely to get its first e-health center fully equipped with world-class facilities. Residential apartments in New Town are in demand because of advanced medical facilities available in the nearby areas such as EM Bypass and Salt Lake. The names range from Shankar Nethralaya Eye Hospital and Chittaranjan National Cancer Institute to Tata Medical Centre and Disha Eye Hospital.

Entertainment is essential to beat stress in daily life. There are amusement parks for families, supermarkets, multiplex halls, shopping malls, fancy restaurants, star-rated hotels, spas, cultural hotspots, and private clubs to offer multiple options for families to spend the weekend and chill out. Residential apartments in New Town have become a popular choice with the millennial generation because their lifestyle needs get fulfilled here.

Settling in New Town is beneficial for the education of children. There are reputed schools such as DPS in New Town. Besides, there are prestigious academic institutions such as St. Xavier's University, Presidency University, and Rabindra Bharati University. With leading schools and colleges located in New Town, the education needs are taken proper care of. Students do not have to travel far and waste valuable time. It helps them stay fresh and concentrate better to deliver better results.

### **Places of Attraction**

- 480 Acre **Eco-Park** with its 110 Acre Lake in proximity
- Business clubs and cultural centers like **Nazrul Tirtha and Rabindra Tirtha**
- **20 km of existing cycle tracks** and plans for another 70 km extension in the future – among the top cycle-friendly cities of India
- **Biswa Bangla Gate** called as "Gateway of Kolkata"
- Several "**Working Pods**" to enjoy working life.

### **Connectivity**

The well-planned apartments in New Town, Kolkata, take care of all the transportation woes. Here's what this region has to offer in terms of connectivity:

- **Upcoming metro line** for a quicker commute at 1 **min walk** from the gate of the property
- **AC buses and shuttles** are available in plenty **right at the gate** of the property
- **NSC Bose Airport** nearby.
- Connected via various roads and highways

### **Surroundings and Environment**

Fresh and clean air is vital for healthy living. Residential flats in New Town offer an oasis of serenity. With plenty of trees and greenery all around, living in New Town becomes pleasant for all. Children grow up in a nature-friendly green-zone environment and the elderly also find it nourishing and healing.

### **Future Trends**

Being the most prime development location, New Town has a promising future in terms of capital appreciation for home buyers. With the NRI community showing interest in residential projects in New Town, the prices of premium residential apartments are already moving north. The availability of other options such as plots and offices, apart from residential units, makes it an attractive destination for investors and end-users

## **THE OFFER**

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**, (WBHIDCO), an enterprise under the Housing Department, Govt. of West Bengal, invites offers from eligible **Corporate Bodies registered under the Companies Act or Registered Trust/ Registered Society/ Consortium or any Individual** for allotment of **6.290 ACRES (25454.74 SQ.M) land along with semi-finished structures (6,50,658.22 SQ.FT.) erected thereon (as described broadly in Schedule-1) in PREMISES NO. 34, MAJOR ARTERIAL ROAD**, in Street no. 165, erstwhile plot no. BB/1 in block no. BB in New town Kolkata under P.S. New Town (erstwhile Rajarhat) in the district of North 24 Parganas, on 99 years' leasehold basis for residential use, with the provision of extension of the period of lease a for a further period of 99 years under the "**Sankalpa Housing Project, Site-1**" through the 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

## **TERMS & CONDITIONS**

1. The said land along with semi-finished structures should be restricted for its development **for Residential use & as per existing NKDA rules, 25% of commercial activity is allowed** as a part of "**SANKALPA HOUSING PROJECT, SITE-1**".
2. The intending bidder should be Corporate Bodies registered under the Companies Act or registered trusts/Societies/Consortium or any individual 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.
3. The EMD has been fixed at Rs. **3.61 crores** (three crores sixty-one lakhs) only.
4. The Starting Bid Price of the said e-auction has been fixed at **Rs. 181 crores** (one hundred eighty-one crore) only.
5. The e-auction is floated through <https://eauction.gov.in> with the wide circulation of abridged notice in some leading English, Bengali, and Hindi daily newspapers published from Kolkata as well as on the official website of WBHIDCO in [www.wbhidcoltd.com](http://www.wbhidcoltd.com)
6. The Bidder can be a single entity, or a joint consortium is even allowed.
7. No bidder shall be represented by any Broker or Agent.
8. E-Auction bids are invited for allotment of the above-mentioned land along with semi-finished structures on a leasehold basis for 99 years with provision for extension of the lease for a further period of 99 years, on 'As Is Where Is', 'Caveat emptor' and 'No Complaint' basis only.
9. The successful bidder would have to pay an **Annual Lease Rent of 0.25 %** of the Lease Premium per annum and such taxes as applicable during the lease period, besides making payment of the Lease Premium.
10. WBHIDCO will be the LESSOR of the plot and structures.
11. Use of the land along with semi-finished structures for purposes other than the purpose

of the instant allotment is not allowed.

12. The word SUCCESSFUL BIDDER wherever appearing means, the highest bidder whose rate has been accepted by WBHIDCO with the approval of the State Government.
13. 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.
14. 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.
15. The bidders who are interested to get an allotment of the above plot through e-Auction should get themselves registered with NIC for participating in this e-Auction process at least 3 (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.
16. **It is notified for information of the Bidders that the instant offer is subject to the scrutiny and approval of the Government of West Bengal.**

17. **Schedule of Property**

All that piece and parcel of property measuring **6.290 Acres (25454.74 Sq.M)** of land with semi-finished structures (**6,50,658.22 SQ. FT.**) erected thereon (as described broadly in Schedule-1) in **PREMISES NO. 34, MAJOR ARTERIAL ROAD**, in Street no. 165, erstwhile plot no. BB/1 in block no. BB in New town, Kolkata under P.S. New Town (erstwhile Rajarhat) in the district of North 24 Parganas, on 99 years' leasehold basis for residential use, with provision of extension of the period of lease for further period of 99 years under the "**Sankalpa Housing Project, Site-1**"

18. **Contact Persons of WBHIDCO:**

General Manager (Marketing)

WBHIDCO Limited, HIDCO Bhaban, Major Arterial Road, 3<sup>rd</sup> Rotary, New Town, Kolkata-700156 Telephone: 033-2324-6035, Email: [info@wbhidco.in](mailto:info@wbhidco.in); [gm.mktg@wbhidco.in](mailto:gm.mktg@wbhidco.in)

19. **Registration**

All those who wish to participate in this e-Auction and who fulfill the eligibility conditions as stated above shall have to register with the Government Auction Portal <https://eauction.gov.in>. Registration shall involve filling up an online form and submitting necessary documents with WBHIDCO Ltd. All documents pertaining to this e-Auction must be uploaded **by 14.00 hrs. of 13.06.2022**. On receipt of all documents, the bidder's registration shall be activated by WBHIDCO Ltd and only thereafter a bidder can log into the website for bidding. **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 to the WBHIDCO website by 27.05.2022. Bidders are advised to consult such amendments/corrigendum, if any, before such an e-Auction.**

The bidder must obtain a user ID and Password free of cost 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 User ID.

Agencies/ Bidders who are interested in participating in WBHIDCO's e- Auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-Auction.

The duly filled bid as instructed should be submitted online on <https://eauction.gov.in>

## **20. Documents to be furnished:**

20.1 Identity & particulars of the Applicant as in the Proforma attached herein

(Annexure- A & Annexure - B).

20.2 Valid Incorporation / Registration Certificate.

20.3 Memorandum of Association/ Registered Deed of the Trust.

20.4 Annual Accounts for the last three years up to 31.03.2021.

20.5 Declaration/ Statement on year-wise Annual Financial Turnover of the organization for the last 3 years ending 31.3.2021 duly signed by the Auditor Firm.

20.6 Power of Attorney in the Proforma as in this document (Annexure - C).

20.7 PAN Card of the Applicant-Organization.

20.8 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 13.06.2022 for getting access to the live e-Auction field on the day of e-Auction. The Bidders can 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.**

## **21. 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 nonfunctioning 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 signify nonrepudiation 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.

### **Bidding Methodology**

On the day of the e-Auction, which will be started on **27.06.2022 (Monday) from 12.00 Hrs. 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 log in with his/her User ID and Password. On the next page, the bidder must click on the link "View Live e-Auctions" and click on the link with the e-Auction number for 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 for the structure shall be in the whole Rupee in the nearest lakhs. The minimum **incremental value is Rs. 10.00 lakh (ten lakh) only. Thus, to bid an amount of Rs 1,00,00,000/- (one crore), a bidder needs to type 1000000** 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 Bidders must be careful to check (the Bid Amount/ No. of Zeros/ No. of Digits/ Unit of Measurement etc.) and rectify their bid (if required) before submitting their on into the live e-Auction floor by clicking the 'Bid' Button

## **22. Earnest Money Deposit (EMD)**

All intending Bidders have to deposit **Earnest Money Deposit (EMD) for Rs. 3.61 crores (three crores sixty-one lakhs)** only. Deposit of such EMD and uploading of documents of the same should be completed by **12.00 hrs. of 13.06.2022**. Submission of EMD should be in favor of WBHIDCO LTD., KOLKATA, only through NEFT/ RTGS in the UNION BANK of INDIA, SALT LAKE BRANCH, KOLKATA-700091, on or before 12.00 Hrs. of 13.06.2022. EMD in form of DD/ PO shall not be accepted.



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 and intimation 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 a quick refund of EMD to unsuccessful bidders, all the bidders are requested to attach a copy of the 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 a 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 BIDDER'S A/C**

**23. Forfeiture of Earnest Money Deposit (EMD)**

The highest bidder shall be notified by email. Hence, bidders are advised to keep their email accounts active and monitor the same carefully. In case of non-receipt of email, the bidder may contact WBHIDCO Ltd.

**In case the lease premium consideration is not paid as specified in the subsequent paragraphs by the Successful Bidder, the offer of allotment of the land along with the semi-finished structure 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 as stated above the defaulting Bidder may not be allowed to take part in any of the bids which may be held by WBHIDCO in the future.**

**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 installments as specified in para 25 below. However, in case of last day being holiday, it will be extended automatically to next working day.**

**24. Bid Starting Price**

**There is a 'Start Price' for e-bidding for the said land along with semi-finished structure, which is Rs. 181 Crores (One hundred eighty-one crores) only with**

**a minimum incremental bid value of Rs. 10.00 lakh (ten lakh) only for the said entire land having an area of 6.290 Acres (25454.74 SQ.M.) and semi-finished structures (6,50,658.22 SQ.FT.). Bidders will have to bid above the start price.**

**25. Payment Schedule**

- a. 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 declaration regarding the selection of the Bidder by WBHIDCO Ltd.
- b. The balance 75% amount of the lease premium will have to be deposited within 180 days from the date of declaration regarding the selection of the Bidder by WBHIDCO Ltd.
- c. 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 the said land along with semi-finished structure is completed. The lease deed would be executed in favor of the "Successful Bidder".
- d. All taxes/ duties/ levies, etc., and expenses, if any as applicable and related to the lease of the said land along with the semi-finished structure on offer, shall be entirely paid by the Successful Bidder(s).

**26. 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 said land and structures 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 an extension of the last date fixed for payment of each of the installments as specified above in the Payment Schedule. However, in case of last day is a holiday, the date will stand extended automatically to the next working day.

**27. Other Conditions**

**27.1** The allotment of plot would be made in favor of a single successful bidder who has quoted highest rate above start price and who has been found to have fulfilled all conditions of allotment as stated in these documents, after the approval of the State Government is obtained.

**27.2** The allotment would be made on a leasehold basis for 99 years with provision for extension of the lease for a further period of 99 years with renewed terms & conditions.

**27.3** The Successful Bidder will have to pay an Annual Lease Rent of 0.25 % of the Lease Premium per annum plus service tax and other rates and taxes during the lease period, besides making payment of the lease premium.

**27.4** The said plot of land and structure so offered is for its development for Residential purpose and as per existing NKDA rules 25% of commercial activity is allowed under "**SANKALPA HOUSING PROJECT, SITE-1**". The use should be in

conformity with the guidelines of Building Rules of Appropriate Approving Authority and cannot be used for any other purpose. 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, on as is where is basis.

**27.5** Construction on the said land and structure would have to be done as per the plan approved by the New Town Kolkata Development Authority (NKDA) or as per re-sanctioned plan obtained at successful bidder's own cost. Construction should be started within 6 (six) months from the date of delivery of possession and re-construction as well as commissioning of the project should be completed within 5 (five) years.

**27.6** The Successful Bidder has to execute the Deed of Lease with WBHIDCO for the said land and structure and the same would only be used for the purpose as stated. In case of any violation, WBHIDCO as well as concerned Authorities would take action as per relevant rules.

**27.7** The lessee may be allowed to mortgage the leasehold interest-only (and not the demised plot of land and structure itself) on the instant plot and structure under lease for obtaining loans and/or assistance from any Reserve Bank of India recognized Bank/Financial Institutions (not Non-Banking Financial Corporations) either in full or part, only with the prior written permission of WBHIDCO (lessor).

**27.8** The building/structure constructed on the plot/ or any part thereof or the structure constructed thereon may be allowed for sub-leasing/sub-letting by the WBHIDCO, in principle, on receipt of a specific proposal keeping the principal use unchanged.

**27.9** The lessee is not entitled to assign his leasehold interest, whether in full or in part, without the prior written approval of WBHIDCO and payment of such amount as may be decided by WBHIDCO (lessor) on merit 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 a 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 may then be fixed by the lessor in granting such a lease.

**27.10** 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 the 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.

**27.11** 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.

**27.12** By bidding in this e-Auction, the bidders confirm that they have thoroughly

satisfied themselves of the nature, conditions, and quality of the assets and its physical condition and that they have no complaints about the same.

**27.13** 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 will make a 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.

**27.14** 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 be incurred due to such cancellation.

**27.15** 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.

**27.16** Other documents to be provided.

27.16.1 Report from bidders on the proposed amount of investment to be made to the project.

27.16.2 Proposed total number of employment (skilled and unskilled) to be generated from the project.

27.16.3 Names of the Members of the Board of Directors as per the record with the Registrar of Companies (ROC) of the proposed bidder.

27.16.4 The Detailed Project Report (DPR) of the proposed project

27.16.5 Declaration/statement regarding target period for completion of construction work and commissioning of the proposed project.

## **28. Force Majeure**

WBHIDCO shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labor, demand or otherwise or any other cause or conditions beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of WBHIDCO to extend the time of performance on the part of WBHIDCO 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.

## **29. 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.

**30. Resumption of Land**

WBHIDCO Ltd. shall be entitled to re-enter into or upon the said land and structure and resume possession thereof under any of the following conditions:

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

If the allottee fails to comply with the timeframe of setting up the Project as described in the aforementioned clauses, the offered lease shall be liable to be cancelled and the WBHIDCO Ltd. shall have a right to resume possession of the said land & structure and also of the buildings standing thereon upon the said plot.

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

If the allottee commits breach of any conditions, the offered lease of said land and structure 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 of the buildings standing thereon upon the said plot.

**31. Compensation upon Resumption of Land**

In case of resumption of said land and structure from the lessee, refund of the cost of the said land and structure paid by the lessee will be made as follows

The lease premium paid by the lessee deducting the arrear lease rent (if any) together with the occupation charge 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 possession)	% 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%

**32. Sailable features:**

1. Premises No.	34, Major Arterial Road, in Street no. 165, erstwhile plot no. BB/1 in Block no. BB in New town Kolkata under P.S. New Town (erstwhile Rajarhat) in the district of North 24 Parganas.
2. Structure Details	5 Towers (Described broadly in Schedule - 1 & can be seen at site)
3. Area	Land - 6.290 Acres (25454.74 Sq. M)

		Structure -(6,50,658.22 SQ. FT.)
4.	Principal Use	Development for Residential use & 25 % commercial activity as per existing NKDA rules.
5.	EMD	Rs. 3.61 crores (three crore sixty-one lakhs) only
6.	Starting Bid Price	Rs. 181 crores (one hundred eighty-one crores) only
7.	Bid Incremental Value	Rs.10,00,000/- (ten lakh) only.
8.	Lease Period	Initially for 99 years, with provision of extension of lease period for further 99 years with renewed terms and conditions.
9.	Construction Period	5 years.

### 33. **Schedule of Dates:**

No.	Activity	Date & Time
1.	Auction Publication Date & Time	<b>12.05.2022 at 18:55 hrs.</b>
2.	Bid documents submission Start Date & Time	<b>13.05.2022 at 12:00 hrs.</b>
3.	Pre-bid meeting in Conference room, HIDCO Bhawan	<b>23.05.2022 at 15:00 hrs.</b>
4.	Bid documents submission End Date & Time	<b>13.06.2022 at 14:00 hrs.</b>
5.	Document/Payment Approval Start Date & Time	<b>13.06.2022 at 14:30 hrs.</b>
6.	Document/Payment Approval End Date & Time	<b>27.06.2022 at 11:30 hrs.</b>
7.	Auction Start Date & Time	<b>27.06.2022 at 12:00 hrs.</b>
8.	Auction End Date & Time	<b>27.06.2022 at 15:00 hrs.</b>

Closing of e-Auction: - The e-Auction will be closed at 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.

## **SCHEDULE -1: Statement of Already Constructed Property**

**Plot No:** BB/1 in New Town

**Land -** 6.290 Acres (25454.74 Sq. M)

**Semi-Finished Structure** -(6,50,658.22 SQ. FT.)

**Boundary:** The subject property is located on the Major Arterial Road (MAR) or Biswa Bangla Sarani of Action Area I, New Town, Rajarhat. The site is bounded by roads on all four sides namely Street 165 in the North, Street No. 160 in the East, Street No. 144 in the West, and Biswa Bangla Sarani in the South. The site enjoys a frontage of about 700 feet on the MAR and is well accessible from the key transport arteries of New Town.

**Plan Sanction:** The building plan of the project was sanctioned in the year 2012 and thereafter renewed up to 17.02.2017 by New Town Kolkata Development Authority. Allowed FAR was 2.233 and the total net built-up area was 51016.49 sq. meters. Currently, the site is coming under metro corridor area, and as per amended building rules, 20% **extra FAR** on existing permissible FAR can be achieved. Accordingly, the current FAR works out to 2.6796 with a permissible built-up area of 68215.65 sq. meters. This additional built-up area of 17199.16 sq. meters (without parking exemption) may be partially accommodated over the yet-to-be-constructed Community Building (originally proposed G+4 structure with ground floor plate of 289.83 sq. meters). Bidders are advised to make their own assessment regarding the usage of this **additional FAR**.

**Construction Up to:** Considering the existing status of different components of the construction works e.g. i) Flooring Works, ii) Internal & external wall finishing work. (iii) electrical wiring with complete fittings, (iv) sanitary and plumbing works, (v) Installation of lift, (vi) finishing of car parking areas, (vii) completion of all amenities, (viii) electrical installation & Installation of generators etc., (ix) land Development, (x) Repair & renovation of existing structures etc., it may be assumed that about 65% of the work volume has been completed.

<b>Tower Description</b>						
<b>Type</b>	<b>Tower 1</b>	<b>Tower 2</b>	<b>Tower 3</b>	<b>Tower 4</b>	<b>Tower 5</b>	<b>Total</b>
	B+G+24	B+G+24	B+G+19	B+G+14	B+G+19	
HIG	00	00	50	38	50	<b>138</b>
Duplex	53	53	00	00	00	<b>106</b>
Penthouse	3	3	3	3	3	<b>15</b>
<b>Total Flats(nos.)</b>	<b>56</b>	<b>56</b>	<b>53</b>	<b>41</b>	<b>53</b>	<b>259</b>
<b>Total Saleable Area (in sq.ft)</b>						<b>566,476</b>

### **Area Statement of the Project:**

<b>Sl. No.</b>	<b>Description of Works</b>	<b>Total Built-up Area</b>
1	Apartment consisting of 259 flats (15 nos. Penthouse, 106 nos. Duplex and 138 HIG flats	5,31,039.19 sq. ft.
2	Basement	93,827.20 sq. ft.
3	Club House (G+2)	15,954.75 sq. ft.
4	Swimming Pool	6,237.08 sq. ft.
5	Sub-station 3 Nos.	3,600.00 sq. ft.
Total constructed area:		6,50,658.22 sq. ft.
Constructed area excluding Swimming Pool:		6,44,421.14 sq. ft.

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, 3<sup>rd</sup> Rotary, New Town,  
Kolkata - 700156

Subject: E-Auction for Leasing Out **OF 6.290 ACRES (25454.74 SQ.M) LAND ALONGWITH SEMI-FINISHED STRUCTURES (6,50,658.22 sq. ft) ERECTED THEREON IN PREMISES NO. 34, MAJOR ARTERIAL ROAD, IN STREET NO. 165, ERSTWHILE PLOT NO. BB/1 IN BLOCK NO. BB IN NEW TOWN KOLKATA UNDER P.S. NEWTOWN (ERSTWHILE RAJARHAT) IN THE DISTRICT OF NORTH 24 PARGANAS**, ON 99 YEARS' LEASEHOLD BASIS with provision for extension of lease period for further 99 years **FOR RESIDENTIAL USE UNDER SANKALPA HOUSING PROJECT SITE -1**

Ref: Your notice for e-Auction issued under No. 1003/HIDCO/ADMN-3934/2022 dated 12.05.2022

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 intend to participate in the e-bidding process for leasehold allotment of WBHIDCO LAND ALONGWITH SEMI-FINISHED STRUCTURES ERECTED THEREON IN PREMISES NO. 34, MAJOR ARTERIAL ROAD, IN STREET NO. 165, ERSTWHILE PLOT NO. BB/1 IN BLOCK NO. BB IN NW TOWN KOLKATA UNDER P.S. NEWTOWN (ERSTWHILE RAJARHAT) IN THE DISTRICT OF NORTH 24 PARGANAS, for residential use under Sankalpa Housing Project Site-1 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 or an Individual. WBHIDCO is hereby authorized to conduct any inquiries/ investigation 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.:

Fax No.:



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 installments 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 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, 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.
- 4) Annual Accounts for last three years up to 31.03.2021.
- 5) Declaration/ Statement on Annual Financial Turnover of business for last 3 years ending 31.3.2021 duly signed by the Auditor Firm.
- 6) Power of Attorney in the Proforma as in this document (in original).
- 7) PAN Card of the Applicant-Organization
- 8) Document showing payment of Earnest Money

## **Organization Details of the Bidder**

**E-AUCTION FOR ALLOTMENT OF 6.290 ACRES (25454.74 Sq.M) LAND ALONG WITH SEMI-FINISHED STRUCTURES (6,50,658.22 sq. ft) IN PREMISES NO. 34, MAJOR ARTERIAL ROAD, IN STREET NO. 165, ERSTWHILE PLOT NO. BB/1 IN BLOCK NO. BB IN NEW TOWN KOLKATA UNDER P.S. NEWTOWN (ERSTWHILE RAJARHAT) IN THE DISTRICT OF NORTH 24 PARGANAS, FOR RESIDENTIAL USE UNDER SANKALPA HOUSING PROJECT SITE-1, IN 99 YEARS' LEASEHOLD BASIS WITH PROVISION FOR EXTENSION OF LEASE PERIOD FOR FURTHER 99 YEARS.**

1. Particulars of the Bidder:

- 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 or an Individual (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

2. Details of Authorized Signatory of the Bidder:

- a. Name
- b. Designation (as applicable)
- c. Address
- d. Telephone No./ Fax no:
- e. Email Address

We further acknowledge and agree that: -

- 1. 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.
- 2. 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.
- 3. 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 sale.

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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 leasehold  
allotment of WBHIDCO land along with semi-finished structures in premises no. 34,  
Major Arterial Road, in street no. 165, erstwhile plot no. Bb/1 in block no. BB in New  
Town, Kolkata under P.S. Newtown (erstwhile Rajarhat) in the district of North 24  
Parganas, 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 issued under No.  
1003/HIDCO/ADMN-3934/2022 dated 12.05.2022. 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.
- 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.

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