



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

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No. C-321/HIDCO/Admin-3874/2021

Date: 30.12.2021

NOTICE FOR e-AUCTION(2ND CALL)

[e-Auction ID: 2021_WB_2125]

E-AUCTION FOR ALLOTMENT OF 6 (SIX) COTTAH LAND IN PLOT NO. CB-216/1 IN ACTION AREA IC OF NEW TOWN, KOLKATA, ON 99 YEARS' LEASEHOLD BASIS FOR "NON-RESIDENTIAL" USE.

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 or any Individual for allotment of **6 COTTAH LAND** in **PLOT NO. CB-216/1** in Action Area IC of NEW TOWN, KOLKATA ON 99 YEARS' LEASEHOLD BASIS FOR "**NON-RESIDENTIAL**" USE 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 07.02.2022 (Monday) from 14.00 HRS onwards.

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 for the plot. Any change in land use pattern will not be allowed. Construction should be started within 6 (six) months from the delivery of possession and construction may be completed within 3 years.

Earnest Money for this plot of land is Rs. 4,89,572.00 (Rupees Four Lakhs Eighty Nine Thousand Five Hundred and Seventy Two) only and is to be deposited on or before **14.00 hrs. of 28.01.2022** 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 |

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 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 in 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. E-Auction will be started on 07.02.2022 from 14:00 hrs onwards up to 17:00 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 setup 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.

New Town, Kolkata – A SMART Green Intelligent Future City.

- I. New Town Kolkata is a sparkling new township destined to be the smart futuristic face of tomorrow with a remarkable confluence of infrastructure, information technology and social infrastructure that's expected to make a significant impact on the growth and prosperity of the region.
- II. The New Town, Kolkata is planned on 3075 Ha. of land situated in the North Eastern Fringes of Kolkata and is fast emerging as one of India's latest and fastest-growing planned new cities. It is situated 10 km from Kolkata's Central Business District and adjacent to Salt Lake City and is in close proximity to the Netaji Subhas Chandra Bose International Airport, Kolkata. A super-fast metro rail connection is on the anvil. Its Major Arterial Road is equipped with Wi-Fi corridor. Surface Water, LED lights, parks, gardens, and markets are available. The 480 acre Eco park, Biswa Bangla Convention Centre, Biswa Bangla Gate, Café Ekante, Mother's Wax Museum, Urban Eco Village, Rabindra Tirtha, Nazrual Tirtha, Seniors' Park all are within the town.
- III. The town has a planned population of 1 million with a proposed 0.5 million additional floating population. Around 12,000 dwelling units have already been constructed and a further 16,000 dwelling units are under construction. It is expected that the town shall have around 2,00,000 dwelling units catering to the housing needs of the planned population in due course.
- IV. The town has already attracted investments from leading players such as TCS, WIPRO, DLF, Ambuja, Bengal Unitech etc. With the completion of balance infrastructure development over the next 2-3 years, the area is expected to be

- one of the most sought after investment region in the proximity of Kolkata.
- V. The town is being developed in a highly planned manner with strong infrastructure. It is also being backed up by significant investment in supporting infrastructure.
- VI. Plots of land for Health sector have also been allotted in favour of renowned Organizations viz. TATA Medical Centre, Sankara Netralaya, Ohio Hospital and such others.
- VII. WBHIDCO is presently implementing a Financial & Legal Hub in New Town, Kolkata and plots have been allotted and taken by the leading Public Sector Banks, Insurance Companies etc. Kolkata being the Gateway to the North Eastern States and New Town with its proximity to the Kolkata Airport, the Financial Hub is well placed to serve the North Eastern States. Government of India stressed the importance of the project with relation to Government of India's Look East Policy.
- VIII. A Bengal Silicon Valley Tech Project is also coming up for over 200 acres of land.

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 or any Individual for allotment of **6 (SIX) COTTAH LAND** in **PLOT NO. CB-216/1** in ACTION AREA IC of NEW TOWN, KOLKATA ON 99 YEARS' LEASEHOLD BASIS FOR **"NON RESIDENTIAL"** Use 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 07.02.2022 (Monday) from 14.00 Hrs. onwards UPTO 17.00 Hrs. Subject to auto extension [e-Auction ID: 2021_WB_2125].

TERMS & CONDITIONS

1. Allotment of the said plot of land may be made on long term basis for 99 years for setting up an Institute or Office or Training Center etc. Under "Non-Residential" use.
2. The intending bidders may be corporate bodies registered under Companies Act or registered trust/societies or any individual.
3. The EMD of the said e-auction has been fixed at Rs. 4,89,572.00 (Rupees Four Lakhs Eighty Nine Thousand Five Hundred and Seventy Two) only.
4. The starting bid price has been fixed at Rs. 2,44,78,560.00 (Rupees Two Crore Forty Four Lakhs Seventy Eight Thousand Five Hundred and Sixty) only.
5. E-Auction will be held through e-auction portal of GoI in <https://www.eauction.gov.in>. The abridged version of e-auction notice may be published in three daily newspaper viz. Anandabazar, Millennium Post, and Sanmarg in addition to its display in the official website of WBHIDCO

6. The Bidder should be a single entity. No consortium or joint venture is allowed.
7. No bidder shall be represented by any Broker or Agent.
8. E-Auction bids are invited for getting allotment of above mentioned plot of land on lease hold basis for 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 is the LESSOR of the plot.
11. Use of the plot of land for purposes other than the purpose of the instant allotment is Not allowed. Construction should be started within 6 (six) months from the delivery of possession.
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 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.
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 Cottah of land in Plot No. **CB-216/1 In Action Area IC NEW TOWN, KOLKATA.**
18. **Contact Persons of WBHIDCO:**
General Manager (Commercial)
WBHIDCO Limited, HIDCO Bhaban, Major Arterial Road, 3rd Rotary, New Town,
Kolkata-700156 Telephone: 033-2324-6032/6035/6030/6037/6038
Email: info@wbhidco.in; rk.maity@wbhidco.co.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 e-Auction website <https://eauction.gov.in>. Registration shall involve filling up an online form and submission of necessary documents with WBHIDCO Ltd. All documents pertaining to this e-Auction must be uploaded **by 14.00 hrs of**

28.01.2022. 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. ***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 WBHIDCO website by 10.01.2022. Bidders are advised to consult such amendments/corrigendum, if any, before such e-Auction.***

The bidder has to obtain user ID and Password free of cost and can get training for e- Auction from NIC. Guidelines to Bidders on the operations of 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 WBHIDCO's e- Auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-tendering.

The duly filled bid as instructed 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 last three years upto 31.03.2020.

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

20.6 PAN Card of the Applicant-Organization.

20.7 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 28.01.2022 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 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.

22. **Bidding Methodology**

On the day of the e-Auction, which will be started on **07.02.2022 (Monday) from 14.00 HRS onwards upto 17.00 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 for the plot shall be in whole Rupee in nearest lakhs. The **incremental value is Rs.1,00,000 /- (one 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.) rectify their bid (if required) before submitting their Bid into the live e-Auction floor by clicking the 'Bid' Button

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

All intending Bidders have to deposit Earnest **Money Deposit (EMD) for Rs. 4,89,572.00 (Rupees Four Lakhs Eighty Nine Thousand Five Hundred and Seventy Two) only**. Deposit of such EMD and uploading of documents of the same should be completed by 14.00 hrs of 28.01.2022. **Submission of EMD should be in favor of WBHIDCO LTD., KOLKATA**, only through NEFT/ RTGS in the **UNION BANK of INDIA, SALT LAKE, KOLKATA-700091**. Branch on or before **14:00 hrs. of 28.01.2022**. 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, Lake Branch | Salt | 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 quick refund of EMD to unsuccessful bidders, all the bidders are requested to attach a copy of cancelled check of their respective bank account in which they intend to get the refund of 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 BUYER'S A/C

24. Forfeiture of Earnest Money Deposit (EMD)

The highest bidder shall be notified by email. Hence, bidders are advised to keep their email account 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 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 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 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 installment as specified in para 26 below. However, in case of last day being holiday, it will be extended automatically to next working day.

25. Bid Starting Price

There is a 'Start Price' for e-bidding for this plot, which is Rs. 2,44,78,560.00 (Rupees Two Crore Forty Four Lakhs Seventy Eight Thousand Five Hundred and Sixty) only with an incremental bid value of Rs. 1,00,000/- (one lakh) only for the entire plot having an area of 6 Cottah). Bidders have to bid above start price.

26. **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 selection of the Bidder by WBHIDCO Ltd.
- b. The balance 75% amount of the lease premium will have to be deposited within 90 days from the date of declaration regarding selection of the Bidder by WBHIDCO Ltd.
- c. The Deed of Lease shall be executed only after 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 would be executed in favour of the "Successful Bidder".
- d. 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(s).

27. **Default in Payment by the Successful Bidder**

In case the lease premium amount is not paid as per 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 future on behalf of WBHIDCO. 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 installment 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.

28. **Other Conditions**

- 28.1 The allotment of plot would be made in favour 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.
- 28.2 The allotment would be made on lease hold basis for 99 years.
- 28.3 The Successful Bidder will have to pay an Annual Lease Rent of 0.25 % of the Lease Premium per annum excluding service tax and other rates and taxes during the lease period, besides making payment of the lease premium.
- 28.4 The plot of land so offered is for "**NON RESIDENTIAL**" use in conformity with guidelines of Building Rules in India / 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, if any, on as is where is basis.
- 28.5 Construction on this plot of land would have to be done as per plan approved by the New Town Kolkata Development Authority (NKDA). Construction should be started within 6 (six) months from the delivery of possession.
- 28.6 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.**

- 28.7 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).
- 28.8 The building/structure constructed on the plot / or any part there of or the structure constructed there on may be allowed for sub-leasing/sub-letting by the WBHIDCO, in principle, on receipt of specific proposal keeping the principal use unchanged.
- 28.9 The lessee is not entitled to assign his leasehold interest, whether in full or in part, without 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 leasehold interest the assignee concerned shall have to obtain fresh lease after 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.
- 28.10 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 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.
- 28.11 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.
- 28.12 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.
- 28.13 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, 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.
- 28.14 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 incur due to such cancellation.
- 28.15 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.
- 28.16 Other document to be provided.

28.16.1 Report from bidders on proposed amount of

investment to be made to the project.

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

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

28.16.4 The Detailed Project Report (DPR) of the proposed project.

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

29. **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 labour acts, 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.

30. **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.

31. **Resumption of Land**

WBHIDCO Ltd. shall be entitled to re-enter into or upon the said plot 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 the 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 buildings standing thereon upon the said plot.

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

If the allottee commits 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.

32. Compensation upon Resumption of Land

In case of resumption of 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 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% |

33. Sealant features:

| | | |
|---|-----------------------|---|
| 1 | Plot No: | Plot No : CB-216/1 inAA-IC |
| 2 | Area | 6 COTTAH |
| 3 | Principal Use | Non-Residential Use |
| 4 | EMD | Rs. 4,89,572.00 (Rupees Four Lakhs Eighty Nine Thousand Five Hundred and Seventy Two) only |
| 5 | Starting Bid Price | Rs. 2,44,78,560.00 (Rupees Two Crore Forty Four Lakhs Seventy Eight Thousand Five Hundred and Sixty) only |
| 6 | Bid Incremental Value | Rs.1,00,000/- (one lakh) only |
| 7 | Lease Period | 99 years |
| 8 | Construction Period | 3 years. |

34. Schedule of Dates:

| No. | Activity | Date & Time |
|-----|---|-------------------------------|
| 1. | Auction Publication Date & Time | 30.12.2021, 17:00 Hrs. |
| 2. | Bid documents submission Start Date & Time | 31.12.2021, 10:00 Hrs. |
| 3. | Bid documents submission End Date & Time | 28.01.2022, 14:00 Hrs. |
| 4. | Document/Payment Approval Start Date & Time | 28.01.2022, 15:00 Hrs. |
| 5. | Document/Payment Approval End Date & Time | 07.02.2022, 12:00 Hrs. |
| 6. | Auction Start Date & Time | 07.02.2022, 14:00 Hrs. |
| 7. | Auction End Date & Time | 07.02.2022, 17:00 Hrs. |

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 atomically 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.

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 Leasing Out of **6 COTTAH LAND IN PLOT NO. CB-216/1 in Action Area IC of NEW TOWN, KOLKATA** 'Lease-Hold' basis for 99 years for **"NON RESIDENTIAL" Use.**

Ref: Your notice for e-Auction issue under No. C-321/HIDCO/Admin-3874/2021 dated 30.12.2021

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 plot no. CB-216/1 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 31.03.2020.
- 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

Organization Details of the Bidder

E-AUCTION FOR ALLOTMENT OF 6 Cottah LAND IN PLOT NO. CB-216/1, IN Action Area IC of NEW TOWN, KOLKATA ON 99 YEARS' LEASEHOLD BASIS FOR "NON-RESIDENTIAL" USE.

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 Authorised 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.

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

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 plot of
land (CB-216/1), 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-
321/HIDCO/Admin-3874/2021, dated 30.12.2021.

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.



NEW TOWN, KOLKATA
 ACTION AREA - I
 DWG.NO.HIDCO/PLG/AA-1C/L-252
 Title: Location Of Plot No. CB/216/1 ,Premises No. 02-0189.

Scale - Date:23.09.2021

Arto *[Signature]* *[Signature]*
 Drawn by AGM(P) Chief Planner

HIDCO
 HIDCO BHABAN, 35-1111(MAR), NEW TOWN, KOLKATA-700156