



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

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No. M-1160/HIDCO/ADMN-3378/2017

Date: 08.12.2020

## **NOTICE FOR e-AUCTION of 2 (TWO) RESIDENTIAL PLOTS**

**E\_AUCTION for ALLOTMENT of 2 (two) RESIDENTIAL PLOTS of LAND in ACTION AREA IIB, NEW TOWN, KOLKATA, on 99 years 'LEASE HOLD' BASIS for "RESIDENTIAL" PURPOSE UNDER THE SCHEME AA-IIB/E-A/2017 THROUGH e-AUCTION PROCESS**

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**, (WBHIDCO), an enterprise under the Department of Urban Development & Municipal Affairs, Govt. of West Bengal, invites on-line offers from eligible **Individuals having Citizenship of India (both Resident and Non-Resident) and Persons of Indian Origin (PIO) subject to guideline of Reserve Bank of India (RBI)**, for allotment of 2 (two) RESIDENTIAL PLOTS of LAND in Action Area – IIB of New Town, Kolkata, on 'Lease-Hold' basis for 99 years for **residential purpose under the Scheme AA-IIB/E-A/2017**, as per terms & conditions as stated in the following pages of this notice, through **e-auction** process to be conducted in the e-Auction Portal of National Informatics Centre, Government of India as described fully herein below:

Sl.	Plot No.	Plot Size	E-Auction ID	E-Auction Date	E-Auction Time
1.	IIB-3251	300 Sqm.	2020_WB_1731	05.01.2021	12.00 – 14.00
2.	IIB-660	335 Sqm.	2020_WB_1732	06.01.2021	12.00 – 14.00

***There should be at least three eligible bidders, who have deposited EMD to start the e-auction process. The instant e-auction would be treated as cancelled if the number of bidders participating in the live e-auction is less than 3 (three).***

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 minimum Reserve Price fixed for the plot. Any change in land use pattern other than as specified will not be allowed. Construction should be completed within 5 (five) years from the date of execution of the deed of Lease.

***There is no Application or Processing Fee except Earnest Money Deposit (EMD).***

**Earnest Money Deposit (EMD) for participation in the e-auction for these plots is Rs. 5.00 lakh (Rupees Five lakh) only and is to be deposited within 18.00 hrs. of 29.12.2020 for all the plots through RTGS/NEFT in WBHIDCO's Account with Union Bank of India, New Town Branch, details of which are given hereinafter. A bidder may participate in the e-auction for both the 2 (two) plots on payment of single EMD of Rs. 5.00 lakh only, but the unsuccessful bidders will not be allowed the refund of such EMD till e-auction for both these 2 (two) plots are completed. But the applicant-bidder has to register himself/herself to upload the documents & the EMD payment receipt separately and individually for each of these 2 (two) numbers of e-auction IDs as shown in the bid document. In such event the highest bidder in an e-auction for a particular plot will stand debarred from taking part in the e-auction of the remaining plots under this scheme.**

Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on website : <https://eauction.gov.in>. Such registration process should be completed before payment of EMD i.e. before **18.00 hrs. of 29.12.2020. Bidders are requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, intended bidders should equip themselves with Indian Digital Signature Certificates before the registration. Uploading of documents as stated at paragraph 21 hereinafter including uploading of the payment particulars are required to be completed for each of all these plots before 18.50 hours of 29.12.2020, positively.** Details regarding registration, e-auction process, terms and conditions of e-auction etc. are available in the websites of WBHIDCO/NIC and West Bengal Government. E-auction will be started from 12 Noon onwards upto 14.00 hrs. as the case may be AND as shown in the Table above, subject to auto extension on each e-auction date as per above mentioned list.

## **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.**

### ***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 and State of Art Biswa Bangla Convention Centre are 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 200,000 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. A world class Convention Centre alongwith a minimum capacity of 3,000 is now under construction by WBHIDCO.

vi. New Town has been selected as the Satellite City of Kolkata under the scheme for Urban Infrastructure Development in Satellite Towns / Counter Magnets of Million Plus Cities. As per the scheme, Government of India shall support development of Water supply system, Sewerage and Sanitation system in the town. As a planned city, social infrastructure including schools for general education and/or sports/cultural courses are planned in various locations in the three Action Areas of the township.

vii. Plots of land for Health sector have also been allotted in favour of renowned Organisations viz. TATA Medical Center, Sankara Netralaya, Ohio Cardiology, Global Hospitals and such others.

viii. 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.

ix. The area itself is expected to require an investment of Rs. 2,50,000 crores for housing (200,000 dwelling units envisaged) and 2,00,000 crores for IT, Commercial and other Institutions.

### **THE OFFER**

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**, (WBHIDCO), an enterprise under the Department of Urban Development & Municipal Affairs, Govt. of West Bengal, invites on-line offers from eligible **Individuals having Citizenship of India (both Resident and Non-Resident) and Persons of Indian Origin (PIO) subject to guideline of Reserve Bank of India (RBI)**, for allotment of 2 (two) RESIDENTIAL PLOTS of LAND in Action Area – IIB of New Town, Kolkata on 'Lease-Hold' basis for 99 years for **residential purpose under the Scheme AA-IIB/E-A/2017**, as per terms & conditions as stated in the following pages of this notice, through **e-auction** process to be conducted in the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below. **E-Auction will be held for the following 2 (two) residential plots of land as per the schedule mentioned above from 12 Noon onwards upto 14.00 hrs. as the case may be AND as shown in the particular e-auction site, subject to auto extension.**

Sl.	Plot No.	Premises No.	Street No. & Width	Plot Size
1.	IIB-3251	05-0508	Street No. 508 & 12 Meters	300 Sqm.
2.	IIB-660	07-0542	Street No. 542 & 20 Meters	335 Sqm.

**(as in the layout approved plan of WBHIDCO as annexed hereto)**

## **TERMS & CONDITIONS**

- 1) The Bidder should be an Individual and must be a Citizen of India (both Resident and Non-Resident) and Persons of Indian Origin (PIO) subject to guideline of Reserve Bank of India (RBI). The Bidder must have completed 18 years of age as on 01.01.2020 and shall be competent to enter into a contract under the Indian Contracts Act, 1872.
- 2) PAN is mandatory for all Bidders excepting Non Resident Indians (NRI) and Persons of Indian Origin (PIO). Passport is mandatory for Non Resident Indians (NRI) Bidders and PIO Card is mandatory for the Bidders holding Persons of Indian Origin (PIO) status.
- 3) Those individuals who have been allotted residential plots in AA-IIB either in the lottery held in the month of June'2017 under scheme AA-II-B/L/2017 in response to the notice No. 268/HIDCO/Admn-3096/2016 dated 28.01.2017 or in the e-Auction held in the month of December' 2017 to February' 2018 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-4016/HIDCO/ADMN-3378/2017 dated 06.11.2017 or in the e-Auction held in the month of November' 2018 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-4246/HIDCO/ADMN-3378/2017 dated 06.09.2018 or in the e-Auction held in the month of June' 2019 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-685/HIDCO/ADMN-3378/2017 dated 06.03.2019 or in the e-Auction held in the month of September' 2019 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-1852/HIDCO/ADMN-3378/2017 dated 06.08.2019 are not eligible to participate in this bidding procedure.
- 4) There is no restriction for a bidder in participating in the instant bidding for multiple plots under this scheme on payment of single EMD for all the plots. However, in no case a bidder will be allotted more than one plot for his or her family under this scheme. Once a bidder becomes successful in e-auction for a particular plot in the present scheme he/she and her family members will automatically become ineligible for participating in the bidding process for remaining plots.
- 5) E-auction bids are invited for getting allotment of above mentioned plots of land on lease hold basis for 99 years on 'As Is Where Is', 'Caveat emptor' and 'No Complaint' basis only.
- 6) There is minimum 'Reserve Price' fixed for each of these plots. The highest Bid as may be obtained should be above such 'Reserve Price' to be successful. If such highest Bid is below the 'Reserve Price' the particular e-auction shall be cancelled.
- 7) The word SUCCESSFUL BIDDER wherever appearing means, the highest bidder whose rate has been accepted by WBHIDCO.
- 8) The successful bidder would have to pay an Annual Rent of Re. 1/- (rupee one only) and such taxes as applicable during the lease period, besides making payment of the Lease Premium.
- 9) WBHIDCO is the LESSOR of the plot.
- 10) No change of use other than the purpose of the instant allotment is allowed.
- 11) ***All plots are ready to offer and are ready for making construction and are likely to be handed over as soon as all payments are made and deed of Lease is registered. It is also required to complete construction within 60 (sixty) months from the execution of the deed of lease.***
- 12) **Construction on the allotted plots of land is to be completed within 60 (sixty) months from the date of execution of the deed of lease.**
- 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, inspection schedule and other dates & times mentioned in the e-auction catalogue may be treated as (IST) Indian Standard Time only.
- 15) Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on website : <https://eauction.gov.in>. Such registration process should be completed before payment of EMD i.e. before **18.00 hrs. of 29.12.2020. Bidders are requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, intended bidders should equip themselves with Indian Digital Signature Certificates before the registration. Uploading of documents as stated at paragraph 21 hereinafter including uploading of the payment particulars are required to be completed for each of all these plots before 18.50 hours of 29.12.2020, positively.** Details regarding registration, e-auction process, terms and conditions of e-auction etc. are available in the websites of WBHIDCO/NIC and West Bengal Government.

16) It is notified for information of the Bidders that a bidder may participate in the e-auction for both 2 (two) plots on payment of single EMD of Rs. 5.00 lakhs only, but the unsuccessful bidders will not be allowed the refund of such EMD till e-auction for both these 2 (two) plots are completed. But the applicant-bidder has to register himself/herself to upload the documents & the EMD payment receipt separately and individually for each of these 2 (two) numbers of e-auction IDs as shown in the bid document. In such event the highest bidder in an e-auction for a particular plot will stand debarred from taking part in the e-auction of the remaining plots under this scheme.

17) There should be at least three eligible bidders, who have deposited EMD, to start the e-auction process against a particular E-Auction ID. In absence of the same the instant e-auction would be treated as cancelled.

18) TELEPHONE HELP DESK / CONTACT PERSONS OF WBHIDCO:

Shri K. P. Dey, Special Officer (Mktg.) (Ph: 033-23246036)/ Shri Arjoon Mitra, System Information Officer (Ph: 033-23242287/6031) WBHIDCO Ltd, (or Enquiry- Ph: 033-23246037/6038), HIDCO Bhaban, Biswa Bangla Sarani, 3<sup>rd</sup> Rotary, New Town, Kolkata-700156. Email: [marketing@wbhidco.in](mailto:marketing@wbhidco.in)

19) ELIGIBILITY CONDITIONS FOR BIDDERS:

a) The Bidder should be an Individual and must be a Citizen of India (both Resident and Non-Resident) or Persons of Indian Origin (PIO) subject to guideline of Reserve Bank of India (RBI).

b) The Bidder must have completed 18 years of age as on 01.01.2020 and shall be competent to enter into a contract under the Indian Contracts Act, 1872.

c) PAN is mandatory for all Bidders excepting Non Resident Indians (NRI) and Persons of Indian Origin (PIO).

d) Passport is mandatory for Non Resident Indians (NRI) Bidders and PIO Card is mandatory for the Bidders holding Persons of Indian Origin (PIO) status.

e) **Those individuals who were allotted residential plots in AA-IIB either in the lottery held in the month of June'2017 under scheme AA-II-B/L/2017 in response to the notice No. 268/HIDCO/Admn-3096/2016 dated 28.01.2017 or in the e-Auction held in the month of December' 2017 to February' 2018 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-4016/HIDCO/ADMN-3378/2017 dated 06.11.2017 or in the e-Auction held in the month of November' 2018 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-4246/HIDCO/ADMN-3378/2017 dated 06.09.2018 or in the e-Auction held in the month of June' 2019 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-685/HIDCO/ADMN-3378/2017 dated 06.03.2019 or in the e-Auction held in the month of September' 2019 under the scheme AA-IIB/E-A/2017 in response to the notice No. M-1852/HIDCO/ADMN-3378/2017 dated 06.08.2019 are not eligible to participate in this bidding procedure.**

f) There is no restriction for a bidder in participating in the instant bidding for multiple plots under this scheme on payment of single EMD for all the auctions. ***A bidder may participate in the e-auction for these 2 (two) plots on payment of single EMD of Rs. 5.00 lakhs only, but the unsuccessful bidders will not be allowed the refund of such EMD till e-auction for both plots are completed. However, the applicant-bidder has to register himself/herself to upload the documents & the EMD payment receipt separately and individually for each of these 2 (two) numbers of e-auction IDs as shown in the bid document. In such event the highest bidder in an e-auction for a particular plot will stand debarred from taking part in the e-auction of the remaining plots under this scheme.***

g) However, in no case a bidder will be allotted more than one plot for his or her family under this scheme. Once a bidder becomes successful in e-auction for a particular plot in the present scheme he/she and her family members will automatically become ineligible for participating in the bidding process for remaining plots.

h) Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on website : <https://eauction.gov.in>. Such registration process should be completed before payment of EMD i.e. before 18.00 hrs. of 29.12.2020. ***Bidders are requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, intended bidders should equip themselves with Indian Digital Signature Certificates before the registration. Uploading of documents as stated at paragraph 21 hereinafter including uploading of the payment particulars are required to be completed for each of all these plots before 18.50 hours of 29.12.2020, positively.***

i) ***Application may be made jointly with the spouse of the First Applicant only (as in Annexure-A). But the registration and e-bidding should have to be done by the First Applicant only.***

j) ***There should be at least three eligible bidders, who have deposited EMD to start the e-auction process. The instant e-auction would be treated as cancelled if the number of bidders participating in the live e-auction is less than 3 (three).***

20) **REGISTRATION:**

All those who wish to participate in this e-auction and who fulfil the eligibility conditions as stated above shall have to register with the Government e-auction website <https://eauction.gov.in>. No fees are required to be paid for such registration as "Bidder". Once registered the bidder is not required to register again for each and every e-auction in this site. However, after such Registration a bidder has to enter the particular e-auction ID system for participating in the particular e-auction. This shall involve filling up online form and submission of necessary documents with WBHIDCO Ltd. On receipt of all documents and payment of EMD the bidder's registration shall be activated by WBHIDCO Ltd and only thereafter a bidder can log into and participate in the e-bidding process. 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 18.12.2020. Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.***

E-auction bidding process will take place through web portal on the day and time specified in the e-auction notice published in the newspaper/web portal. The Bidder should have valid Class II or Class III Digital Signature Certificate (DSC) obtained from any Indian Certifying Authority. In case of requirement of DSC, interested Bidders should go to <https://eauction.gov.in>.

The bidder has to obtain user ID and Password free of cost. 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. 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 the particular day of e-auction.

**The process of Registration and uploading of documents online should be completed before 18.50 hrs of 29.12.2020 positively.**

***There is no Application or Processing Fee except EMD payment.***

21) **DOCUMENTS TO BE FURNISHED/ UPLOADED AT THE TIME OF REGISTRATION AS BIDDER:**

- **Identity & particulars of the Bidder as in the Proforma attached hereto (Annexure –A)**
- **Self-attested copy of Passport/ Voter ID card (EPIC)/ AADHAAR card, Bank Pass Book, Electricity Bill, Telephone Bill, if any/ Driving License (DL), as a proof of residence (Any one).**
- **Self-attested copy of PAN Card of the Bidder excepting Non Resident Indians (NRI) and Persons of Indian Origin (PIO).**
- **Document showing payment of EMD within 18.00 hrs of 29.12.2020.**

**Such Documents are required to be up-loaded online on or before 18.50 hrs. of 29.12.2020 in respect of all these 2 (two) e-Auction Ids, for getting access to the live e-Auction field on the day of e-auction. The Bidders can upload single document of a compressed file containing multiple documents (i.e. scan copy of EMD particulars, and all other documents) against particular e-auction ID.**

22) **DOCUMENTS TO BE FURNISHED BY THE SUCCESSFUL BIDDER AFTER E-AUCTION:**

- (i) Application in proforma in Original.
- (ii) Salary Slip/Monthly Income Certificate issued by the employer in case of persons working in private sector/Pension Certificate as a proof of income (any one).
- (iii) Copy of latest IT Return (Assessment Year 2020-21) to substantiate the proof of income.
- (iv) Affidavit in prescribed format (sample will be provided later on).

23) **USE & 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.

24) BIDDING METHODOLOGY:

On the day of the e-auction, which will be started on the scheduled date **as the case may be AND as shown in respect of a particular plot**, 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. **Thus to bid an amount of Rs. 10,00,000 (ten lakh), a bidder needs to type 100000 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.**

The incremental value for each of the plots is Rs.1,00,000/=(rupees one lakh).

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.***

25) EARNEST MONEY DEPOSIT (EMD):

All intending Bidders have to deposit single Earnest Money Deposit (EMD) of **Rs. 5.00 lakh (Rupees Five lakh) only for these 2 (two) plots** on or before **18.00 hrs. of 29.12.2020 for both the e-auction IDs**.

Submission of pre-bid EMD should be in favour of WBHIDCO Ltd., Kolkata, only through RTGS in the following Account in **UNION BANK OF INDIA, NEW TOWN, KOLKATA – 700102 Branch before the specified end time for submission of such documents online for a particular e-auction ID**. PRE-BID EMD in form of DD/PO shall not be accepted. BANK DETAILS towards PRE-BID EMD for payments through Indian Rupees only: -

Bank Name & Branch Name	A/C Name	A/C No.	A/C Type	IFS Code
<b>UNION BANK OF INDIA NEW TOWN, KOLKATA – 700102</b>	WBHIDCO Ltd.	<b>767501010050005</b>	Current Account	<b>UBIN0576751</b>

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 to their BANK ACCOUNT as stated by them in the ('Annexure-A') online. 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 BIDDER'S A/C.**

26) FORFEITURE OF EARNEST MONEY DEPOSIT (EMD):

The highest bidders 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 instalment as specified in para 28 below. However, in case of last day being holiday, it will be extended automatically to next working day.

27) BID STARTING PRICE & INCREMENTAL VALUE FOR EACH OF THE PLOTS:

There is a 'Start Price' for e-bidding for this plot, which is stated below. Start Price for each of the plots will be mentioned in the e-auction floor at whole Rupee. Bidders have to bid above Floor price.

Sl.	Plot No.	Plot Size	Start Price	Incremental Value
1.	IIB-3251	300 Sqm. (4.48 Cottah)	Rs. 1,33,15,519/-	1,00,000/
2..	IIB-660	335 Sqm. (5.00 Cottah)	Rs. 1,48,68,997/-	1,00,000/

28) PAYMENT SCHEDULE FOR EACH OF THE PLOTS:

Sl.	Installment	Due Date	Amount
1	E.M.D.	Before 18.00 hrs of 29.12.2020	Rs. 5,00,000/-
2	1st Instalment of lease premium	Within 1 month from the date of receipt of offer letter issued by WBHIDCO Ltd.	45% of lease premium including adjustment of E.M.D.
3	2nd Instalment of lease premium	Within 3 months from the date of receipt of offer letter issued by WBHIDCO Ltd.	45% of lease premium
4	3 <sup>rd</sup> & final Instalment of lease premium	Within 4 months from the date of receipt of offer letter issued by WBHIDCO Ltd.	10% of lease premium

29) 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 delayed payment charge @ 12.5% p.a. will be imposed upon the allottee. If a particular installment is not paid in time, the Chairman-cum-Managing Director of WBHIDCO Ltd. may consider extending the date of payment by maximum of 30 days for clearing the default amount with delayed payment charges as above, failing which the allotment will automatically 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.

30) OTHER CONDITIONS:

30.1 The allotment of plot would be made in favour of a single successful bidder who has quoted highest rate above minimum reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents. No change/ transfer of allotment to any other entity during such allotment is allowed.

30.2 The allotment would be made on lease hold basis for 99 years.

30.3 The Successful Bidder will have to pay an Annual Rent of Re.1/- (rupee one only) excluding tax and other rates and taxes during the lease period, besides making payment of the lease premium.

30.4 The plot of land is offered under Principal use "**Residential**" (as per provisions of NKDA Act, 2007), 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 determine 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.

30.5 The Floor Area Ratio (F.A.R) and ground coverage of the plot under auction shall be as per Rule 21 of the New Town Kolkata (Building) Rules, 2009, as may be amended from time to time. Construction on this plot of land would have to be done as per plan approved by the New Town Kolkata Development Authority (NKDA) as per use shown against this plot of land. Construction must be completed within 60 (sixty) months of the execution of the deed of lease.

30.6 The Successful Bidder has to execute the Deed of Lease with WBHIDCO for that particular plot of land and the same would only be used for the purpose as allotted **and in case of any violation concerned Planning / Development Authority would take action as per relevant rules.**

30.7 During pre-registration stage the WBHIDCO may take a note of any financial assistance as may be provided by the Reserve Bank of India recognized financial institutions (not NBFC) against the offered plot of land for home loan. But the ownership and possession of land shall remain with WBHIDCO till delivery of possession of the plot to the successful bidder.

30.8 The lessee (the allottee) after registration of the lease document and after taking over possession) 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, either in full or part, for construction of the building on that particular plot only with the prior written permission of WBHIDCO (lessor).

30.9 However, in case of any default the Reserve Bank of India recognized financial institution (not NBFC) may be allowed to assign the plot to 3<sup>rd</sup> party with the prior consent of WBHIDCO on payment of 'Permission Fee' at any point of time.

30.10 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 specific proposal keeping the principal use unchanged.

30.11 The lessee is not entitled to transfer/assign his leasehold interest, whether in full or in part, within 5 (five) years from the possession. However, after that period proposal for such assignment may be considered with prior written approval of WBHIDCO only and on payment of such amount as may be decided by WBHIDCO (lessor) on merit only 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.

30.12 All statutory clearances/ licences/ 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, unless extended further for such period as may be agreed. In case the last day falls on a holiday or remains closed, such bids will be deemed to be automatically extended to be valid up to the next working day.

30.13 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.

30.14 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.

30.15 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.

30.16 WBHIDCO reserves the right to cancel the tender / e-auction at any stage prior to the signing of the Lease Deed. WBHIDCO/NIC shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.

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

31) 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.

32) 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 overall 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.

33) Salient Features & Schedule of Dates:

Sl.	Plot No.	E-AUCTION ID	Payment submission end date & time	Document uploading end date & time	E-Auction Date	E-Auction Time
1.	IIB-3251	2020_WB_1731	29.12.2020 18.00 hrs	29.12.2020 18.50 hrs	05/01/2021	12.00 – 14.00
2.	IIB-660	2020_WB_1732			06/01/2021	12.00 – 14.00

**Bidders are advised to visit the particular e-auction I.D. site for further details.**

- 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 continue to be extended in the same way by 10 minutes unless there is any bid within such extended time.



(WBHIDCO’s Notice issued vide No. M-1160/HIDCO/ADMN-3378/2017 dated 08.12.2020)

Scheme: AA-IIB/E-A/2017

Location: Action Area-IIB, New Town, Kolkata

(To be filled only by the Applicant only)

To  
The General Manager (Marketing)  
West Bengal Housing Infrastructure Development Corpn.Ltd.  
“HIDCO BHABAN”, 35-1111, Major Arterial Road,  
3<sup>rd</sup> Rotary, New Town, Kolkata – 700156

Self-attested  
passport size  
photograph of the  
first Applicant

Self-attested  
passport size  
photograph of the  
Joint Applicant

1. a) Applicant’s Name ( in block letters)

FIRST NAME MIDDLE NAME SURNAME

[Grid for name entry]

b) Son/Daughter/Wife of: ( in block letters)

FIRST NAME MIDDLE NAME SURNAME

[Grid for name entry]

c) Joint Applicant’s name, if any (in block letters)

FIRST NAME MIDDLE NAME SURNAME

[Grid for name entry]

d) Son/Daughter/Wife of: (in block letters)

FIRST NAME MIDDLE NAME SURNAME

[Grid for name entry]

e) Relation with the first Applicant[Please specify]

Husband  Wife  Son  Daughter  Father  Mother

2. Full Residential Address of the Applicant:

[Grid for address line 1]

[Grid for address line 2]

City [Grid] Pin [Grid]

P.O. [Grid]

P.S. [Grid]

State [Grid] Country [Grid]

Phone [Grid] Mobile [Grid]

Email [Grid]

3. Full Correspondence Address of the Applicant (if not same as Residential Address):

[Grid for address line 1]

[Grid for address line 2]

City [Grid] Pin [Grid]

P.O. [Grid]

P.S. [Grid]

State [Grid] Country [Grid]

4. Citizenship Status:

Resident Indian  Non-Resident Indian  Person of Indian Origin



