



West Bengal Housing Infrastructure Development Corporation Limited
(A Govt. of West Bengal Undertaking)
HIDCO BHABAN, Premises No.35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone No.: (033) 2324-6037/38
e-mail: info@wbhidco.in website: www.wbidcoltd.com

No. C-85/HIDCO/ADMN-3853/2021

Date: 14.06.2021

NOTICE FOR e-AUCTION **[e-Auction ID: 2021_WB_1885]**

e-Auction for leasing out 20 Cottah land in Plot no: BG/7/1 in Action Area-I of New Town, Kolkata for 99 years for setting up "Hotel and Allied Services"

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., (WBHIDCO), an Enterprise under the Department of Urban Development & Municipal Affairs, Govt. of West Bengal, invites offers from eligible resourceful private or corporate body registered under companies Act / Registered Societies under Societies Registration Act / duly registered Trust / Co-operative Societies having an average annual turnover of at least Rs. 5.0 (five) Crore during last three financial years ending on 31.03.2020. (as per provisions of NKDA Act, 2007), 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. The successful bidder shall have to specify the use of the plot in specific before allotment. **E-Auction will be held on 12.07.2021 (Monday) from 12.00 noon onwards upto 15.00 hrs. subject to auto-extension.**

The allotment will be made to the bidder quoting 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 start within six months from the date of delivery of possession and should end within three years therefrom.

Earnest Money (EMD) for this plot of land is Rs.24,75,000/- lakhs (twenty four lakh seventy five thousand only) and is to be deposited before **18.00 hrs. of 06.07.2021** only through RTGS/NEFT in WBHIDCO's Account with **Union Bank of India, New Town, Kolkata – 700102**, details of which are given herein. 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 before the last date for payment of EMD and uploading of documents for e-auction i.e., **18.00 hrs. of 06.07.2021**. Details are available in the website of WBHIDCO / NIC. Bidders are also requested to note that **only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before the date of e-auction. E- auction will be started on 12.07.2021 (Monday) from 12.00 noon onwards upto 15.00 hrs. subject to auto-extension.** WBHIDCO, however, 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.

WBHIDCO reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of WBHIDCO would be final and binding on the Bidders.

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

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. New Town has been declared as a “SMART CITY” by the Government of India.***

i. The New Town, Kolkata is planned on 3075 Ha. of land situated within 10 km from Kolkata’s Central Business District and almost adjacent to the Netaji Subhas Chandra Bose International Airport, Kolkata. New Town is 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 adjacent to Salt Lake City and is in close proximity to the Netaji Subhas Chandra Bose International Airport, Kolkata.

ii. 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.

iii. 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.

iv. 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 along with a minimum capacity of 3,000 is now under construction by WBHIDCO.

v. 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 a planned city, social infrastructure including schools for general education and/or sports/cultural courses have also come up in various locations in the three Action Areas of the township.

vi. Plots of land for Health sector have also been allotted in favour of renowned Organizations viz. TATA Medical Center, Sankara Netralaya, Ohio Cardiology, Global Hospitals, Disha Eye Hospital, Neotia Mother & Child care Hospital and such others.

vii. Plots of land for Education sector have been allotted in favour of renowned Universities/ Institutions viz. Presidency University, St. Xaviers University, Alia University, Amity University & Ramkrishna Mission and others.

viii. ‘Bengal Silicon Valley IT Hub’ is being set up on 200-acre land in Action Area-II of New Town, Kolkata.

ix. WBHIDCO is presently implementing a Financial Hub in New Town, Kolkata in Phases. Most of the plots have already 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 service the North Eastern States. Government of India stressed the importance of the project with relation to Government of India’s Look East Policy.

x. 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 offers from eligible resourceful **private or corporate body registered under Companies Act / Registered Societies Registration Act / dully registered Trust / Co-operative Societies having an average annual turnover of at least Rs. 5 (five) Crore during last three financial years ending on 31.03.2020,**

for allotment of **20 Cottah land in Plot no: BG/7/1 in Action Area-I of New Town, Kolkata** on 'Lease-Hold' basis for 99 years for **setting up "Hotel and Allied Services" (as per provisions of NKDA Act, 2007)**, through **e-auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below.

The successful bidder shall have to specify the use the plot before allotment. E-Auction will be held on 12.07.2021 (Monday) from 12.00 noon. Onwards upto 15.00 hrs. subject to auto-extension.

TERMS & CONDITIONS

- 1) The Bidder should be a sole single legal entity. No consortium or joint venture is allowed.**
- 2) No bidder shall be represented by any Broker or Agent.**
- 3) 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. WBHIDCO, however, 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.
- 4) The plot is located at a prime place in Action Area -I, beside DLF Galleria.**
- 5) The successful bidder would have to pay an Annual 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.
- 6) WBHIDCO is the LESSOR of the plot.
- 7) The instant plot will be allotted for setting up "Hotel and Allied Services" as per provisions of NKDA Act, 2007. **The successful bidder shall have to specify the use of the plot before allotment. No change of use other than the purpose as stated will be allowed after allotment.**
- 8) The lessee has to start construction on the allotted plot of land within six months of getting the possession and is required to complete construction within 36 months from the possession.**
- 9) 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.
- 10) 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.
- 11) 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 two days before commencement of e-auctions. Bidders are also requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before such registration.**
- 12) WBHIDCO, however, reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of WBHIDCO would be final and binding on the Bidders.
- 13) 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.**
- 14) SCHEDULE OF PROPERTY:

All that piece and parcel of property measuring 20 Cottah land in Plot no: BG/7/1 in Action Area-I of New Town, Kolkata as in the lay out approved plan of WBHIDCO Ltd.

15) CONTACT PERSON OF WBHIDCO:

General Manager (Commercial), WBHIDCO Limited, HIDCO Bhaban, Biswa Bangla Sarani, 3rd
Rotary, New Town, Kolkata-700156 Telephone: 033-23246032/23246037/23246038
Email: info@wbhidco.in

16) ELIGIBILITY CONDITIONS FOR BIDDERS:

Eligible Bidders should be a resourceful private or corporate body registered under companies Act / Registered Societies under Societies Registration Act / duly registered Trust / Co-operative Societies having an average annual turnover of at least Rs. 5.0 (five) crore during last three financial years ending on 31.03.2020. No consortium or joint venture is allowed. The Bidder should have to deposit Rs. 24,75,000 (twenty four lakhs seventy five thousands only) as EMD for participation in this e-auction process in the manner stated hereinafter.

17) 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>. 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 this particular e-auction. This shall involve filling upon 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. **Such process of Registration with Digital Signature Certificate and uploading of Documents shall have to be completed before payment of EMD i.e. by 18.00 hrs. of 06.07.2021 at the latest at the website <https://eauction.gov.in> against this particular e-Auction I.D. 2021_WB_1885**

In case there is any amendment/corrigendum in this document, the same will be uploaded in the WBHIDCO website by 23.06.2021. Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.

E-auction bidding process will take place through web portal <https://eauction.gov.in> 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 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. 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 day of e-auction.

There is no Application or Processing Fee except EMD payment.

18) DOCUMENTS TO BE UPLOADED AT THE TIME OF REGISTRATION:

- Identity & particulars of the Applicant as in the Proforma attached herein (Annexure – A & Annexure – B).
- Valid Incorporation / Registration Certificate
- Memorandum of Association /Trust Deed
- Power of Attorney in the Proforma as in this document (Annexure – C).
- PAN Card of the Applicant-Organization
- Copy of Annual Report for the years 2017-18, 2018-19 & 2019-20.
- Copy of Turnover certificate duly signed by Audit firm for year 2017-18, 2018-19 & 2019-20
- Document showing payment of EMD.

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents online i.e., by 18.00 hrs. of 06.07.2021 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.

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

- (i) Annexures – 'A', B' and 'C' in Original.
- (ii) Valid Incorporation / Registration Certificate.
- (iii) Memorandum of Association
- (iv) Copy of Annual Report for the years 2017-18, 2018-19 & 2019-20.
- (v) Copy of Turnover certificate duly signed by Audit firm for year 2017-18, 2018-19 & 2019-20

20) 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 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.

21) BIDDING METHODOLOGY:

On the day of the e-auction, which will be **started on 12.07.2021 (Monday) from 12.00 noon onwards upto 15.00 hrs. subject to auto-extension. [e-auction ID: 2021_WB_1885]** 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. 100000/- (one lakh) only. Thus to bid an amount of Rs 1000000 (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 Bid into the live e-auction floor by signing the Digital Signature Certificate.

22) EARNEST MONEY DEPOSIT (EMD):

All intending Bidders have to deposit Earnest Money Deposit (EMD) of **Rs. 24.75,000/- (Rupees twenty four lakh seventy five thousand only)**. Deposit of such EMD and uploading should be completed by **18.00 hrs. of 06.07.2021**.

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 of WBHIDCO Ltd. before **18.00 hrs. of 06.07.2021 through online process**. 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
UNION BANK OF INDIA NEW TOWN, KOLKATA – 700102	WBHIDCO Ltd.	767501010050005	Current Account	UBIN0576751

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. 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.

23) 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 installment 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 & INCREMENTAL VALUE FOR EACH OF THE PLOTS:

There is a 'Start Price' for e-bidding for this plot, which is Rs.12,37,50,000/= (Rupees twelve crore thirty seventy five lakh fifty thousand only) with an incremental bid value of Rs.1,00,000/- (one lakh only) for the entire plot having an area of 20 cottah. Bidders have to bid above Floor price.

25) PAYMENT SCHEDULE:

25.1 25% of the lease premium shall be deposited by the Highest Bidder, so declared as Successful, with WBHIDCO within 30days from the date of declaration regarding selection of the Bidder by WBHIDCO Ltd.

25.2 The balance 75 % amount of the lease premium will have to be paid in three equal monthly installments i.e., first installment of such 25% of the lease premium is to be paid within 30 days from the date of payment of the amount as stated at paragraph 23 above and second installment of the 25% of the lease premium consideration will have to be paid within 30 days from the date of payment of the previous first installment. The balance 25% of the Lease Premium is to be paid before the joint Measurement of the particular plot of land, preferably within 30 days from the date of last payment. The EMD shall be automatically adjusted towards last installment of lease premium.

25.3 The Deed of Lease shall be executed only **after** entire amount of lease premium is credited into WBHIDCO's account and completion of the joint measurement of the instant plot of land. The lease deed would be executed in favour of the "Successful Bidder" only.

25.4 All taxes/duties/levies, etc. and expenses, if any as applicable and related to the lease of the plot of land on offer, shall be entirely paid by the Successful Bidder(s).

26) 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.

27) OTHER CONDITIONS:

27.1 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, after the approval of the State Government is obtained.

27.2 **The successful bidder shall have to specify the use of the plot before allotment.** The allotment would be made on lease hold basis for 99 years.

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

27.4 The plot of land so offered is for setting up "Hotel and Allied Services" as per provisions of NKDA Act, 2007. **The successful bidder shall have to specify the use the plot before allotment.** The plot cannot be used for any other purpose after allotment. 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.

27.5 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 begin within six months of land possession and is to be completed within 36 months of the possession. An agreement to this effect has to be executed before possession.

27.6 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 stated above **and in case of any violation concerned Planning / Development Authority would take action as per relevant rules.**

27.7 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).

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 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 prior written approval of WBHIDCO and on 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.

27.10 All statutory clearance/ license/ permissions shall be obtained by the allottee within the time frame as stated herein. All bids shall remain valid for 270 (two hundred seventy) days from the date of closing of e-auction, excluding the date of closing. In case the 270th 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, 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.

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 incur 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.

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 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.

29) SALIENT FEATURES:

	E_Auction I.D.	2021_WB_.....
1	Land Plot No.	BG/7/1 in AA-I of New Town (site plan enclosed)
2.	Area	20 Cottah
3	Principal Use	"Hotel and Allied Services" as per provisions of NKDA Act, 2007. <i>The successful bidder shall have to specify the use of the plot before allotment.</i>
4.	EMD	Rs. 24,75,000/- (Rupees twenty four lakhs seventy five thousand only)
5.	Starting Price	Rs.12,37,50,000 crore (Rupees twelve crore thirty seven lakhs fifty thousand only)
6.	Bid Incremental Value	Rs. 1,00,000/- (one lakh only)
7.	Lease Period	99 years
8.	Construction period	Start within 6 months from possession AND to be finished within 36 months from possession

30) SCHEDULE OF DATES:

No.	Activity		Date & Time
1.	<i>Auction Publish</i>	:	14.06.2021 18.00 hrs.
2.	<i>Bid documents submission Start Date</i>	:	06.07.2021 11.00 hrs.
3.	<i>Bid documents submission End Date</i>	:	06.07.2021 18.00 hrs.
4	<i>Document/Payment Approval Start Date</i>	:	06.07.2021 18.05 hrs.
5	<i>Document/Payment Approval End Date</i>	:	12.07.2021 11.00 hrs.
6	<i>Auction Start Date</i>	:	12.07.2021 12.00 noon
7	<i>Auction End Date</i>	:	12.07.2021 15.00 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 automatically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minute unless there is no bid within such extended time.

31) 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.

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

M/s 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 **20 Cottah land in Plot no: BG/7/1 in Action Area-I of New Town, Kolkata**, for 99 Years for setting up a **"Hotel and Allied Services" [e-auction ID: 2021_WB_1885]**

Ref: Your notice for e-auction issued under No. C-85/HIDCO/ADMN-3853/2021 dated 14.06.2021

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. BG/7/1 according to the terms and conditions of the offer made by WBHIDCO, as detailed in the e-bid document.

2. It is hereby declared that the turnover details of the Applicant –Organization during the last three Financial years ending on 31.03.2020 is as follows

Year	Turnover (in Rupees Crores)
2017- 18	
2018- 19	
2019 - 20	

Bids will be quoted online and duly confirmed through the Digital Signature Certificate (DSC). I do hereby enclose the documents as stated below

3. 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 270 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.
- 4) Annual Accounts for last financial year
- 5) Copy of Annual Report for the years 2017-18, 2018-19 & 2019-20 with Certificate as regards 'Turnover' for those years.
- 6) Power of Attorney in the Proforma as in this document (in original).
- 7) PAN Card of the Applicant-Organization

Organization Details of the Bidder

**e-AUCTION for LEASING OUT 20 Cottah land in Plot no: BG/7/1 in Action Area-I
of New Town, Kolkata for 99 years for setting up a "Hotel and Allied Services"
[e-auction ID: 2021_WB_1885]**

1. Particulars of the Bidder

- a. Name:
- b. Address of the Registered office and corporate headquarters in India (as applicable):
- c. Date of incorporation and/or commencement of business with CIN No (as applicable):
- d. The following documents are to be provided:

Particulars		Details
i	Certificate as regards 'Turnover' for last 3 years ending on 31.03.2020	
ii	Copy of Annual Report for last 3 years ending on 31.03.2020	
iii	Permanent Account Number & Copy of PAN Card	
iv	GST Identification Number	

2. Details of Authorized Signatory of the Bidder:

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

3. Bank Particulars of the organization for refund:

Name of Bank & Branch, IFSC Code, A/c no. etc. (please attach a photo copy of a cancelled cheque)

We further acknowledge and agree that: -

i. 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.

ii. 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.

iii. 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 Company

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 ofas 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 (BG/7/1), 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 issued under No. C-85/HIDCO/ADMN-3853/2021 dated 14.06.2021 [e-Auction I.D: **2021_WB_1885**]

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.



W TOWN, KOLKATA
 ACTION AREA -IB
 O.HIDCO/PLG/AA-1B/L-23
 LOCATION OF PLOT NO.BG-
 REMISES NO. 06-0108.

- 1 : 2500 Date: 13.

[Signature]
 AGM(P) Ch

EDCO
 BHAVAN, 35-1111(MAR), NEW TOWN, KOLKATA