NOTICE FOR PRE-BID AUCTION MEETING

All Concerned are hereby informed that, a pre-bid auction meeting for auction of following Lands is scheduled at the Conference Room of CEO, KMDA, 3rd floor, Unnayan Bhawan, Saltlake, Kol-91. on 21.08.2018 at 12:00 noon. All are requested to attend the said meeting.

<table>
<thead>
<tr>
<th>Sl No</th>
<th>Premises No</th>
<th>Area of Land</th>
<th>Principal Use</th>
<th>Lease Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>17, Convent Road, Kolkata- 700-014</td>
<td>3.00Acres (12140.58 Sq.mtr.)</td>
<td>Commercial/ Residential</td>
<td>99 Years</td>
</tr>
<tr>
<td>2</td>
<td>81, Lal Mohan Bhattacharya Road, Kolkata-700-014</td>
<td>0.73 acres (2954.20 Sq.mtr.)</td>
<td>Commercial/ Residential</td>
<td>99 Years</td>
</tr>
</tbody>
</table>

They are also directed to follow the KMDA website [https://www.kmdaonline.org](https://www.kmdaonline.org) for terms and condition of the above mentioned lease property.

S/1/

ADDL. CHIEF ENGINEER-II

Addl. Chief Engineer-II,

KMDA

Memo No.:81(7)/KMDA/HUSNG(RE)/LAM-824/07

Dt.: 13.08.2018

Copy Forwarded for information:-

i) The CEO, KMDA.

ii) The Chief Engineer, Housing Sector, KMDA.

iii) The Joint Secretary, Law Cell, KMDA.

iv) The Deputy Secretary, Public Relation Cell, KMDA along with the 04 (four) copies of this Notice for timely Publication in leading News Papers as well as for display this Notice in KMDA Web Site including the terms and condition.

v) Estimator, Circle-IV, Housing Sector, KMDA.

vi) Notice Board, Circle-IV, Housing Sector, KMDA.

vii) Office File.

ADDL. CHIEF ENGINEER-II

Addl. Chief Engineer-II,

KMDA

Page 1 of 1
Kolkata Metropolitan Development Authority
(A Statutory Authority under Urban Development and Municipal Affairs Department, Government of West Bengal)
Unnayan Bhavan, Premises No. DI-11, Sector-II, Salt Lake, Kolkata-700091
Telephone No.: 2358-6314, 23580019, FAX: 2359-7881, 2358-6314
e-mail: ekokmda2gmil.com, secykmda2vsal.com website: https://www.kmdaonline.org/

TERMS & CONDITION

KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY, (KMDA), a Statutory Authority under the Department of Urban Development & Municipal Affairs, Govt. of West Bengal, invites on-line offers from eligible Corporate bodies registered under the Companies Act or Limited Liability Partnership Firms or a Registered Trust/Registered Society having average turnover of at least Rs 50.0 (Fifty) crores for SI No-01 and Rs 10.0 (Ten) crores for SI No-02 during the last three financial years ending on 31/03/2017 on 'Lease-Hold' basis for 99 years for commercial purpose, as per terms & conditions as stated in the following pages, through e-auction process to be conducted in the e-Auction Portal https://eauction.gov.in at National Informatics Centre, Government of India. The detailed descriptions of lands are fully herein below:

<table>
<thead>
<tr>
<th>Sl No</th>
<th>Premises No</th>
<th>Area of Land</th>
<th>Principal Use</th>
<th>Lease Period</th>
<th>Starting Price</th>
<th>Bid Incremental value</th>
<th>EMD</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>17, Convent Road, Kolkata-700-014</td>
<td>3.00 Acres (12140.58 Sc.m)</td>
<td>Commercial</td>
<td>99 Years</td>
<td>116.36364 Cr.</td>
<td>1.00 Cr.</td>
<td>2.30Cr.</td>
</tr>
<tr>
<td>2</td>
<td>81, Lal Mohan Bhattacharya Road, Kolkata-700-014</td>
<td>0.73 Acres (2954.20 sqmtr )</td>
<td>Commercial</td>
<td>99 Years</td>
<td>28.31515Cr.</td>
<td>0.50 Cr.</td>
<td>0.60Cr.</td>
</tr>
</tbody>
</table>

(as in the lay out plan of PWD as annexed hereto)

There should be at least three eligible bidders, who have deposited EMD, to start the e-auction process. In absence of the same the instant e-auction would be treated as cancelled.

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.

There is no Application or Processing Fee except EMD.

Earnest Money (EMD) for participation in the e-auction for the above mentioned plots is to be deposited through RTGS in KMDA’s Account with Bank of India, Unnayan Bhawan branch, details of which are given herein after.

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. KMDA, however, reserves the right to cancel the E-Auction at any stage prior to the signing of the Lease Deed. KMDA shall not be liable to pay to any bidder for any loss that they may incur due to such cancellation.

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.
INTRODUCTION About KMDA

Role of KMDA

KMDA, established in 1970 under Presidential Ordinance and later sanctified under the KMDA Act of 1972, functioned essentially as a development agency with the specific purpose of carrying out major infrastructure development in KMA. With the enactment of West Bengal Town and Country (Planning & Development) Act in 1979, KMDA was designated as the statutory planning and development authority for KMA. Between 1970 and 1981 KMDA functioned as an overarching development authority in KMA, as most of the units of local self-government in KMA were under suspension with no elected representation in place. It is only with the State Government’s avowed policy of decentralised planning and development across the urban and rural areas of the State that elected representation was installed in all the urban local bodies of the State including those in KMA. KMDA has been working in tandem with the elected ULBs towards the overall development of KMA. The process of decentralised planning and development had taken a further stride following the enactment of West Bengal Metropolitan Planning Committee (WBMPCC) Act in 1994 in line with the 74th Constitutional Amendment Act of 1992. Following the provisions of WBMPCC Act of 1994, Kolkata Metropolitan Planning Committee (KMPCC) had been established in KMA towards the end of 2000. Of the 60-member KMPCC, 40 are elected from amongst the local elected representatives. The WBMPCC Act provides for preparation of a Draft Development Plan for KMA by KMPCC having regard to the plans prepared by the individual units of local self-government. The Act further mandates that KMPCC should co-ordinate all the development activities undertaken by the different agencies of the State and Central Governments within the geographical boundaries of KMA to ensure conformity of developmental actions to the development plans. KMDA has become the Technical Secretariat of KMPCC. KMDA has always been sensitive to the needs of carrying out urban development on ground. To accelerate the process of urban infrastructure development, KMDA has been the pioneer in enlisting private sector participation by invoking the paradigm of public-private partnership in development and management of urban development projects. Above all, with the evolution of functions of KMDA over more than 40 years, KMDA has become an epitome for urban planning and development in KMA.

Broad functional domains of KMDA

As already mentioned, KMDA’s functional domains broadly extend over three areas, namely, (a) regulatory functions; (b) planning for development; and (c) project implementation. Besides these major functional areas, KMDA is also engaged in providing consultancy services and implementing projects on behalf of other public sector departments and agencies.

Under provisions of the West Bengal Town and Country (Planning & Development) Act 1979, KMDA has to prepare existing Land Use Maps and Registers (LUMRs) for different zones within KMA to be able to prepare Land Use and Development Control Plans for those sub areas. KMDA has to follow the process of preparation of LUMRs and LDCPs as laid down in the Act itself. Adoption of the statutory planning documents is preceded by publication of the documents for public inspection, invitation of public objection, hearing of public objection and incorporation of the necessary modifications in these documents. The LDCPs provide for regulatory measures, enforcement of which would lead to

obtaining an environment-friendly, urban growth—subject to protection and conservation of exhaustible natural resources and heritage. As the process of official adoption of LDCPs usually takes a longer time, Development Control Regulation (DCRs) are often drafted and enforced to prevent unregulated and haphazard use and development of land, as an interim measure. In most cases, the responsibility of enforcement of LDCPs and DCR are delegated to the units of local self-government. KMDA, however, retains the enforcement power to itself in selected areas/zones.

KMDA is engaged in carrying out different levels of planning exercise right from perspective plan to formulation of investment programme. KMDA keeps on updating the perspective plan and sectoral development plans to take into account the changing physical, social and other contexts. KMDA does these exercises at periodic intervals. Whereas the perspective plan sets out the broad goals and objectives and puts forward a ‘vision’ to be achieved over a longer period of time, the sectoral master or development plans set out the norms and standards of infrastructure, services, the projected requirement of such infrastructure and services, the strategies to be adopted for achieving the projected requirement and an indicative requirement of funds for the purpose. KMDA is in the process of updating the visioning exercise into 'Vision 2035'. KMDA strives to ensure that the project-level interventions conform to the long-term plans.
KMDA formulates short-term action plans based on inter se priorities between different sectors of infrastructure, between zones of KMA and between economic groups of beneficiaries. Based on short-term action plans, KMDA undertakes preparation of project reports towards execution of the same by adopting a competitive tendering process. A large number of projects have so far been executed by KMDA covering different sectors of infrastructure, such as, water supply, sewerage and drainage, traffic and transportation, township and area development, housing and slum improvement, commercial complexes, parks and playground and so on and so forth. It should be very pertinent to note that in design of interventions, the urban poor have always received priority attention. KMDA’s interventions have not confined to development of physical infrastructure alone and have extended to cover the fields of health and community development especially of the urban poor. Notwithstanding the mandates laid down in the WBT&CP Act and WBMPC Act, KMDA willy-nilly has to operate and maintain some infrastructure facilities, especially those trans-municipal in nature.

KMDA has been designated as the nodal agency for implementation of the Government of India sponsored Jawaharlal Nehru National Urban Renewal Mission (JnNURM) for Kolkata and Asansol urban areas. KMDA would also function as one of the executing agencies for JnNURM projects in KMA.

KMDA has been approached by different government department/agencies for planning, designing and implementing certain projects that require specialized skills. This has happened because of the credibility that KMDA has achieved over the long years of its existence. KMDA is provided with the funds for implementing the projects on turnkey basis and is allowed to retain service charges at mutually acceptable rates. In KMDA parlance, these are called ‘deposit works’. KMDA has also extended consultancy services to government departments and agencies in specific areas. Introduction of Geographic Information System (GIS) in municipal functioning has been one of the prime areas where KMDA has provided a great deal of consultancy services to ULBS.
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. KMDA however reserves the right to cancel the E-Auction at any stage prior to the execution of the Lease Deed. KMDA shall not be liable to pay any compensation to any Bidder for any loss that they may incur due to such cancellation.

4) The successful bidder would have to pay an Annual Rent of 0.25 percent of the Lease Premium per Annum and such taxes as applicable during the lease period, besides making payment of the Lease Premium.

5) No change of use other than the purpose of the instant allotment is allowed.

6) The word SUCCESSFUL BIDDER wherever appearing means, the highest bidder whose rate has been higher than the reserve price for the said plot and accepted by KMDA with the approval of the State Government.

7) 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.

8) E-auction opening time, closing time, inspection schedule and other dates & times may be treated as (IST) Indian Standard Time only.

9) The Bidders who are interested to get allotment of the above mentioned plots through e-auction should get themselves registered with NIC for participating in this e-auction process, payment of EMD accordingly. 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.

10) 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. A bidder may participate in the e-auction on payment of EMD mentioned above only, but the unsuccessful bidders will not be allowed the refund of such EMD till e-auction process for THE SAID PLOTS are completed.

11) 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 cancelled.

12) It is notified for the information of the bidders that the instant offer is subject to the scrutiny and approval of the Government of West Bengal.

13) 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 10 (ten) days before commencement of e-auctions.

14) 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.
15) **Eligibility Condition for Bidders**

Bidder should be corporate bodies registered under the Companies Act or limited liability partnership firms or a Registered Trust/Registered Society having average Turnover mentioned above during the last three financial years ending on 31/03/2017. There should be at least three eligible bidders, who have deposited EMD, to start the E-Auction process. In absence of the same the instant E-Auction would be treated as cancelled.

16) **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 the particular e-auction. This shall involve filling upon online form and submission of necessary documents with KMDA. All documents pertaining to this E-Auction must be uploaded through online under intimation to the contact person of KMDA as stated above. On receipt of all documents online and payment of EMD the bidder’s registration shall be activated by KMDA 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 concerned website. Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.

E-auction bidding process will take place through 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. Agencies/Bidders who are interested in participating KMDA’s e-auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-auction. The duly filled bid as instructed is to be submitted through online within the specified schedule date.

There is no Application or Processing Fee except EMD payment.

17) **DOCUMENTS TO BE FURNISHED AT THE TIME OF SUBMISSION OF BID:**

   a. Identity & particulars of the Bidder as in the Proforma attached hereto (Annexure -A) & (Annexure - B)

   b. Valid Incorporation / Registration Certificate.

   c. Memorandum of Association / Registered Deed of the Trust / Society.

   d. Statement of Annual Accounts / Annual Report for the last three years upto 31/03/2017 (Audited).

   e. Power of Attorney in the proforma as in this document (Annexure - C).


Such Documents are required to be uploaded online on or before the specified end time for submission of such documents online within the specified schedule time in respect of e-Auction Id, 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. However, the highest bidder shall have to send the copy of the documents with original power of Attorney and Annexure A & B to this Office within two days of completion of bidding process.

18) **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/KMDA 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/KMDA. 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/KMDA 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 will be accepted 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.

19) **BIDDING METHODOLOGY:**

On the day of the e-auction, which will be started on the specified scheduled date subject to auto extension, the bidder has to visit the Government e-auction website [https://s Auction.gov.in](https://s Auction.gov.in) and click on the link for KMDA 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 plots shall be in whole Rupee in nearest crores. **Thus to bid an amount of Rs. 10,00,000 (ten lakh), 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. The incremental value for the plot is Rs. 2,00,00,000/-.**

**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/KMDA in this regard. Hence Bidders must be careful to check (the Bid Amount/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.

20) **EARNEST MONEY DEPOSIT (EMD):**

1) All intending Bidders have to deposit Earnest Money Deposit (EMD) mentioned above or before the schedule time for the e-auction ID).

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

<table>
<thead>
<tr>
<th>Bank Name &amp; Branch Name</th>
<th>A/C Name</th>
<th>A/C No.</th>
<th>A/C Type</th>
<th>IFS Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>BANK OF INDIA, UNNAYAN BHAVAN, Kolkata, West Bengal- 700064</td>
<td>KMDA</td>
<td>405620110000037</td>
<td>FFD</td>
<td>BKID0004056</td>
</tr>
</tbody>
</table>

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 KMDA. After completion of the bidding process to their BANK ACCOUNT as stated by them in the (Annexure-B) online. The EMD of the Successful Bidder shall be automatically retained. In case the bid is accepted and the bidder refuses to make full payment towards the balance lease premium, the EMD shall be forfeited without prejudice to the rights of KMDA 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.**

2) **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 KMDA. 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 KMDA 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 22 below. However, in case of last day being holiday, it will be extended automatically to next working day.
21) **Bid Starting Price & Incremental Value for the Plot:**

There is a 'Start Price' for e-bidding for the plots, which is stated below. Start Price of the plot will be mentioned in the e-auction floor at whole Rupee. Bidders have to bid above Floor price. It is, however, made clear that such starting price is not the minimum 'Reserve Price'. The highest bid as may be obtained should be higher than the minimum reserve price fixed for the plots. In case such highest bid is below such reserve price for the plots, the auction will be cancelled. The mode of payment of the Lease Premium shall be through RTGS. GST shall be applicable as per rules and regulations.

<table>
<thead>
<tr>
<th>Sl.</th>
<th>Plot No.</th>
<th>Plot Size</th>
<th>Start Price</th>
<th>Incremental Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>17, Convent Road, Kolkata- 700-014</td>
<td>3.00 Acres</td>
<td>Rs. 116,36,36,400/-</td>
<td>Rs. 1,00,00,000/-</td>
</tr>
<tr>
<td>2.</td>
<td>81, Lal Mohan Bhattacharya Road Kolkata- 700-014</td>
<td>0.73 ACRES</td>
<td>Rs. 28, 31,51,500/-</td>
<td>Rs. 50,00,000/-</td>
</tr>
</tbody>
</table>

22) **Payment Schedule**

<table>
<thead>
<tr>
<th>Sl.</th>
<th>Instalment</th>
<th>Due Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>1st Instalment of lease premium</td>
<td>Within 1 month from the date of receipt of offer letter issued by KMDA</td>
<td>45% of lease premium plus GST as applicable after adjustment of E.M.D.</td>
</tr>
<tr>
<td>2.</td>
<td>2nd Instalment of lease premium</td>
<td>Within 3 month from the date of receipt of offer letter issued by KMDA</td>
<td>45% of lease premium plus GST as applicable.</td>
</tr>
<tr>
<td>3.</td>
<td>3rd Instalment of lease premium</td>
<td>At the time of possession of plot</td>
<td>10% of lease premium plus GST as applicable.</td>
</tr>
</tbody>
</table>

23) **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 KMDA. Decision in this regard shall be taken exclusively by KMDA 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 instalment 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.

24) **Other Conditions:**

24.1 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.

24.2 The allotment would be made on 'lease hold' basis for 99 years for commercial purpose.

24.3 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.

24.4 The plot of land so offered under Principal use "COMMERCIAL (as per provisions of KOLKATA MUNICIPAL CORPORATION Act, 1980)" cannot be used for any other purpose. It at any point of time it is detected that such condition has been violated LESSOR 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.
24.5 The Successful Bidder has to execute the Deed of Lease with LESSOR 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.

24.6 During pre-registration stage the LESSEE 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 loan. But the ownership and possession of land shall remain with LESSOR till delivery of possession of the plot to the successful bidder.

24.7 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 LESSOR.

24.8 However, in case of any default the Reserve Bank of India recognized financial institution (not NBFC) may be allowed to assign the plot to 3rd party with the prior consent of LESSOR on payment of requisite 'Fee' at any point of time.

24.9 The building/structure constructed on the plot or any part thereof or the structure constructed thereon may be allowed for sub-lease/ sub-letting by the LESSOR, 'in principle', on receipt of specific proposal keeping the principal use unchanged.

24.10 The lessee is not entitled to transfer/assign his leasehold interest, whether in full or in part, without prior written approval of LESSOR only and on payment of such amount as may be decided by 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.

24.11 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.

24.12 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 KMDA or by its own diligence and understood that it would have no recourse to KMDA, post transfer of leasehold rights of the concerned property.

24.13 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.

24.14 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 KMDA.

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

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

25) FORCE MAJEURE:

LESSOR 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 LESSOR to extend the time of performance on the part of KMDA by such period as may be necessary to enable LESSOR 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.

26) 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.

27) **Salient Features & Schedule of Dates:**

<table>
<thead>
<tr>
<th>For SI No-01</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Plot No</strong></td>
<td>17, Convent Road, Kolkata-700-014</td>
</tr>
<tr>
<td><strong>Area</strong></td>
<td>3.00 Acre i.e.12140.58 sqmtr approximately,</td>
</tr>
<tr>
<td><strong>Principal Use</strong></td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>EMD</strong></td>
<td>1,30,00,000/- (Two Crores thirty lakhs)</td>
</tr>
<tr>
<td><strong>Starting Price</strong></td>
<td>116,36,36,400/- (One hundred sixteen crores thirty six lakhs thirty six thousand four hundred)</td>
</tr>
<tr>
<td><strong>Bid incremental Value</strong></td>
<td>1,00,00,000/- (One Crore)</td>
</tr>
<tr>
<td><strong>Lease Period</strong></td>
<td>99 years</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>For SI No-02</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Plot No</strong></td>
<td>81, Lal Mohan Bhattacharya Road Kolkata-700-014</td>
</tr>
<tr>
<td><strong>Area</strong></td>
<td>0.73 Acre i.e.2954.20 sqmtr, approximately,</td>
</tr>
<tr>
<td><strong>Principal Use</strong></td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>EMD</strong></td>
<td>60,00,000/- (Sixty lakhs)</td>
</tr>
<tr>
<td><strong>Starting Price</strong></td>
<td>28,31,51,300/- (Twenty eight crore thirty one lakhs fifty one thousand five hundred)</td>
</tr>
<tr>
<td><strong>Bid incremental Value</strong></td>
<td>50,00,000/- (Fifty lakhs)</td>
</tr>
<tr>
<td><strong>Lease Period</strong></td>
<td>99 years</td>
</tr>
</tbody>
</table>

**Schedule of dates**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date &amp; Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auction Notice published</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Bid Document Submission Start</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Bid Document Submission End</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Document/ Payment Approval Start</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Document / Payment Approval End</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Auction Start Date</td>
<td>To be notified later</td>
</tr>
<tr>
<td>Auction End Date</td>
<td>To be notified later</td>
</tr>
</tbody>
</table>

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 continued to be extended in the same way by 10 minute unless there is no bid within such extended time.
- **Contact person of KMDA.**

1) Shri Prantik Roy, Addl. Chief Engineer, Housing Sector (Nodal Officer, NIC), KMDA.

e-mail ID: rekmda.ce@gmail.com.

[Signature] 1/3/19/18

ADDL. CHIEF ENGINEER-II
HOUSING SECTOR
KMDA
Annexure - A

Letter of Bid and Intent

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

To,
Kolkata Metropolitan Development Authority
UnmayanBhawan, Premises No.DJ-II, Sector-II, Salt Lake, Kolkata-700091

Date:

Subject: E-Auction for Leasing out of

on lease hold basis for 99 years for "COMMERCIAL" purpose. [e-auction ID: ____________]

Ref: Your notice for e-auction issue under No. ____________________________

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 Plot of Land being ________________________ according to the terms and conditions of the offer made by KMDA, as detailed in the e-bid document.

It is hereby declared that the turnover details of the Applicant - Organisation during the last three Financial years ending on 31.03.2017 are as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Turnover (Rupees in Crores)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014-15</td>
<td></td>
</tr>
<tr>
<td>2015-16</td>
<td></td>
</tr>
<tr>
<td>2016-17</td>
<td></td>
</tr>
</tbody>
</table>

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

3. That the Bidder organization is a non-profit / charitable duly registered organization. KMDA is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the Bid.

4. KMDA and its authorised representatives may contact the following persons for such enquiry as may be required:-

   Name of the Person(s): Address: Phone / Fax No. Email:

5. This participation in the e-bidding process is made with full understanding that:
   a. KMDA reserves the right to reject or accept any Bid, modify/ cancel the bidding process, and/or reject all or any of the Bids.
   b. KMDA 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 KMDA may require us to extend the validity of the bid for such period as may be determined by KMDA at its discretion.

9. In case our offer is accepted and if we fail to pay the amount in the manner specified by KMDA, the amount of Earnest Money and any further instalments paid by us under this offer shall stand absolutely forfeited by KMDA.

10. The decision of KMDA 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 KMDA 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 upto 31.03.2017 (Audited).
5) Power of Attorney in the Proforma as in this document (in original).
6) PAN Card of the Applicant/Organization
Annexure – B

Organization Details of the Bidder

e-AUCTION FOR ALLOTMENT OF ____________________________ on LEASE – HOLD BASIS for COMMERCIAL PURPOSE”. [e-auction ID : ____________]

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 : Trust / Society / Company
      (Please strike out whichever is not applicable)

   e. The following documents are to be provided:

<table>
<thead>
<tr>
<th>Particulars</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>i</td>
<td>Last three F-Y audited Balance Sheet ending on 31.03.2017.</td>
</tr>
<tr>
<td>ii</td>
<td>Certificate for turnover curing last three years</td>
</tr>
<tr>
<td>iii</td>
<td>Copy of Permanent Account Number Card</td>
</tr>
<tr>
<td>iv</td>
<td>GST Identification Number</td>
</tr>
</tbody>
</table>

2. Bank Particulars of the Organisation:

   Name of Account Holder, Name of Bank & Branch, IFSC Code, A/c no.

3. 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:
   i. In case our offer is accepted and if we fail to pay the amount in the manner specified by KMDA, the amount of Earnest Money and any further instalments paid by us under this offer shall stand absolutely forfeited by KMDA.
   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 KMDA 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 KMDA 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- BID

(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 plot of land AT .........................................................., including signing and submission of all documents and providing information / responses to KMDA, representing us in all matters before KMDA, and generally dealing with KMDA in all matters in connection with our said e-Bid in reference to KMDA's notice for e-auction issue under .......................................................... dated ________. [e-Auction ID ________].

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 Law on affixation of the common Seal of the Company.
SITE PLAN OF 17, CONVENT ROAD AND 81, LAL MOHAN BHATTACHARJEE ROAD, KOLKATA-7000014,
LAND AREA- 3.0506 Acs. and 0.73 Ac. RESPECTIVELY
( Lot - A and Lot - B )

SCALE = 1 : 500

17, CONVENT ROAD
3.0506 Acs.
PHASE-III
LOT- A

PHASE-II

PHASE-I

81, LAL MOHAN BHATTACHARJEE ROAD
0.73 Ac.
LOT - B

SCALE = 1 : 500
Directions from Convent Rd to Dr Lal Mohan Bhattacharya Rd

Convent Rd
Sealdah, Entally, Kolkata, West Bengal 700014

1. Head east on Convent Rd towards Canal St
   Pass by Entally Police Station (on the left)
   450 m

2. Continue straight
   21 m

3. Continue straight onto Convent Ln
   240 m

4. At Metro Heights, continue onto Dr Lal Mohan Bhattacharya Rd
   400 m

5. Make a U-turn
   87 m

Dr Lal Mohan Bhattacharya Rd
Entally, Kolkata, West Bengal