



KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
(A Statutory Body under Urban Development & Municipal Affairs Department,
Govt. of West Bengal)

ABDRIGED NOTICE FOR E-AUCTION

MEMO NO.: S-4819/KMDA/2022-23

Date : 14.03.2023

Auction No : KMDA/AUC/DS/04 of 2022-23

Kolkata Metropolitan Development Authority:(A Statutory Authority under Urban Development And Municipal Affairs Department, Government of West Bengal), invites offers from eligible Corporate Bodies registered under the Companies Act or Registered Trust / Registered Society or any Individual/partnership firm/ Proprietorship firm for allotment of below mentioned plots of land on **Free Hold basis** through **e- Auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Govt. of India as described fully herein below:-.

Table :1

Sl. No.	Premises/ Plot No	Land Area (approximately)	Purpose of Use	EMD (Rs.)	Starting Bid Price (Rs.)	Incremental Bid Value (Rs.)
1	Plot no-7/1, Scheme No:-K-III, Ward -67 of KMC, at Kolkata-700042	1 Cottah 7 Chattak 9 Sq.Ft	Commercial	4,17,700/-	2,08,80,100/-	5,00,000/-
2	Plot No:-04, Scheme No-107, Deshpran Sashmal Road, Kolkata-700033	29 Cottah 9 Chattak 40 Sq.Ft	Commercial	66,45,900/-	33,22,90,900/-	65,00,000/-

Uploading of Bid Document/ Auction Publication Date & Time

:- 20.03.2023 at 17.00 hrs.

Bid Document Downloading /Submission Start Date & Time

:- 20.03.2023 at 17.00 hrs.

Date of Pre-Bid Meeting

:- 03/04/2023 at 15:00 hrs.

Bid Document Downloading/Submission End Date & Time

:- 24.04.2023 at 14.00 hrs.

E -Auction Start and End Date & Time

**:- 15.05.2023, From-12:30 hrs. to 16:30 hrs.
subject to auto extension.**

Closing of e-auction

:- As per e-Auction portal.

For details, please visit <https://eauction.gov.in> or www.kmda.wb.gov.in

DEPUTY SECRETARY
KMDA



Kolkata Metropolitan Development Authority
(A Statutory Authority under Urban Development And Municipal Affairs Department, Government of West Bengal) Unnayan Bhavan, Premises No.DJ-11, Sector-II, Salt Lake, Kolkata-700091)
Telephone No.: - 2358-6314, 23580019, FAX:2359-7881,2358-6314
website: <https://kmda.wb.gov.in>

MEMO NO.: S-4820/KMDA/2022-23

Date : 14.03.2023.

Auction No : KMDA/AUC/DS/04 of 2022-23

NOTICE INVITING e-AUCTION

1. **Kolkata Metropolitan Development Authority:**(A Statutory Authority under Urban Development And Municipal Affairs Department, Government of West Bengal), invites offers from eligible Corporate Bodies registered under the Companies Act or Registered Trust / Registered Society or any Individual/partnership firm/ Proprietorship firm for allotment of below mentioned plots of land on **Free Hold basis** through **e- Auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Govt. of India as described fully herein below:-.

Table :1

Sl. No.	Premises/ Plot No	Land Area (approximately)	Purpose of Use	EMD (Rs.)	Starting Bid Price (Rs.)	Incremental Bid Value (Rs.)	E-Auction Date & Time
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2	Plot No:-04, Scheme No-107, Deshpran Sashmal Road, Kolkata-700033	29 Cottah 9 Chattak 40 Sq.Ft	Commercial	66,45,900/-	33,22,90,900/-	65,00,000/-	15.05.2023 from 12:30 hrs. to 16:30 hrs.

2. **E-Auction will be held on as per time schedule mentioned above in Table No-1 at 12-30 hrs. onwards subject to auto extension.**
3. The allotment will be made to the bidder bidding the **highest bid** in such e-Auction process provided that the highest bid so obtained is higher than the **Reserve Price** fixed for the plot. Any change in land use pattern will not be allowed.

4. Earnest Money Deposit (EMD):-

- a) **Earnest Money for each plot of land as mentioned above in Table No-1** are to be deposited on or before **14.00 hrs. of last date of submission of bid** only through NEFT/RTGS. Details of Bank Account are given herein below:-

Table : 2

Sl. No.	Name of the Bank and Branch Name	A/C Holder's Name	A/C No.	A/C Type	IFSC Code
1	ICICI BANK, HATIBAGAN BRANCH	KMDA	127301000508	Savings	ICIC0001273

- b) All intending Bidders have to deposit **Earnest Money Deposit (EMD)** as mentioned in **Table -1** and to be deposited on or before **schedule time as mentioned in Table-5 below** only through RTGS in KMDA's Account details as mentioned below in Table-2.
- c) Deposit of such EMD and uploading of documents of the same should be completed on or before the **schedule time as mentioned in Table-5 below**. 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.
- d) EMD of the unsuccessful bidders would be returned by KMDA. after completion of the bidding process. For quick refund of EMD to unsuccessful bidders, all the bidders are requested to attach a copy of cancelled cheque of their respective bank account in which they intend to get the refund of EMD amount with their bid documents.
- e) 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 Consideration Money, 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.
- f) Bidders should take utmost care to ensure that the EMD deposits are made correctly. EMD deposited elsewhere will not be considered for participation in this e- Auction. No interest will be payable on the EMD.

BANK TRANSFER CHARGES EITHER WAY WOULD BE ON INTENDING BUYER'S A/C.

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

5. Introduction about KMDA

a. 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 decentralized 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 decentralized planning and development had taken a further stride following the enactment of West Bengal Metropolitan Planning Committee (WBMPC) Act in 1994 in line with the 74th Constitutional Amendment Act of 1992. Following the provisions of WBMPC Act of 1994, Kolkata Metropolitan Planning Committee (KMPC) had been established in KMA towards the end of 2000. Of the 60- member KMPC, 40 are elected from amongst the local elected representatives. The WBMPC Act provides for preparation of a Draft Development Plan for KMA by KMPC having regard to the plans prepared by the individual units of local self-government. The Act further mandates that KMPC 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 KMPC. 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.

b. 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 LUDCPs 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 LUDCPs 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 LUDCPs 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 LUDCPs 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.

6. The Offer Terms & Condition:-

- 1) The said parcel of land will be allotted to the successful bidder in the e-auction process on freehold basis for the purpose of its development and use of land within that land parcel.
- 2) The intending bidders may be corporate bodies registered under Companies Act or registered trust/societies or any individual/partnership firm/Proprietorship firm.
- 3) The EMD of the corresponding plots for e-auction has been mentioned above in Table-1. It may be noted that without the EMD, the bid shall be rejected.
- 4) The starting bid price of the corresponding plots for e-auction has been mentioned in above in Table-1.

- 5) E-Auction will be held through e-auction portal of Govt. of India in <https://www.eauction.gov.in>. The abridged version of e-auction notice may be published in daily newspaper in addition to its display in the official website of KMDA .www.kmda.wb.gov.in.
 - 6) The Bidder should be a single entity. No consortium or joint venture is allowed.
 - 7) No bidder shall be represented by any Broker or Agent.
 - 8) The allotment of the above mentioned parcel of land will be made to the successful bidder through E-Auction on freehold basis on 'As Is Where Is', 'Caveat emptor' and 'No Complaint 'basis only. KMDA will be the vendor of the plot.
 - 9) The highest bid offered by the bidder in the e-auction process, if found successful and finally accepted by the Government of West Bengal, will be treated as the consideration money for this parcel of land.
 - 10) The FAR, ground coverage etc. relating to the construction of project building in that land parcel will be as per prevailing Building Rules of Kolkata Municipal Corporation (KMC) and Land Use Development and Control Plan (LUDCP) of that area.
 - 11) Use of the plot of land for purposes other than the purpose of the instant allotment is not allowed.
 - 12) The word SUCCESSFUL BIDDER wherever appearing means, the highest bidder whose rate has been accepted by KMDA with the approval of the State Government.
 - 13) This e-Auction is governed by the TERMS & CONDITIONS as contained herein and in accordance with the conditions for e-Auction through the portal of the National Informatics Centre (NIC), Government of India as well as the general financial norms of the Government of West Bengal.
 - 14) E-Auction opening time, closing time, and other dates & times mentioned in the e-Auction catalogue may be treated as (IST) Indian Standard Time as showed in server clock only.
 - 15) The bidders who are interested to get allotment of the above plot through e-Auction should get themselves registered with NIC for participating in this e-Auction process at least three days before the date of submission of bid documents of e-auction. Bidders are also requested to note that only digitally signed bids shall be accepted in the e-Auction. Hence, they should equip themselves with Class II or Class III Indian Digital Signature Certificates before such registration.
- 7. 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.**
- 8. Schedule of Property:** All that piece and parcel of property is as mentioned above in Table-1.
- 9. Contact Persons of KMDA:**

Table-3:

KMDA
<p>➤ Deputy Secretary, KIT, KMDA, Unnayan Bhawan, 3rdFloor, Salt lake, Kolkata 700091, Mob: 9476173630, Email Id: dskmda@gmail.com.</p>

➤ Deputy Chief Valuer, KMDA, Unnayan Bhawan, Salt Lake, Kolkata 700091

Mob: No. 8617738549

Email Id: tbkmda@gmail.com.

➤ Arup Kumar Bhattacharya,

Land Officer, KMDA, Unnayan Bhawan, Salt Lake, Kolkata-700091

Mob. No. -7980714662

10. Bidders Registration

- a) Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on <https://eauction.gov.in>. Such registration process should be completed at least three days before the date of submission of bid documents of e-auction. Details regarding registration, e-Auction process, terms and conditions of e-Auction etc. are available in the website of KMDA / NIC. Bidders are also requested to note that **only digitally signed bids shall be accepted in e-Auction. Hence, they should equip themselves with Class II & Class III Indian Digital Signature Certificates before at least three days from the last date of submission of BID for e-Auction. E-Auction will be started as per time schedule mentioned above in Table No-1 from 12-30hrs. onwards subject to auto extension.**
- b) All those who wish to participate in this e-Auction and who fulfill the eligibility conditions as stated above shall have to register with the Government e-Auction website <https://eauction.gov.in>. Registration shall involve filling up an online form and submission of necessary documents with KMDA. All documents pertaining to this e-Auction must be uploaded **on or before schedule time in e-auction portal as mentioned in Table-5 below**. On receipt of all documents the bidder's registration shall be activated by KMDA and only thereafter a bidder can log into the website. ***Participation in this e-Auction is not possible without a valid registration.***
- c) **In case there is any amendment/corrigendum in this document, the same will be uploaded in the KMDA website. Bidders are advised to consult such amendments/corrigendum, if any, before such e-Auction.**
- d) 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. The duly filled bid as instructed be submitted online on <http://eauction.gov.in>.
- e) 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-tendering.

11. Eligibility of Bidders:-

- a. ***The bidder may be*** Corporate Bodies registered under the Companies Act or Registered Trust / Registered Society or any Individual/partnership firm/ Proprietorship firm.
- b. **Audited Balance sheets** (if applicable) for last three years ending up to 31.03.2022 including the effect of known commitments.

12. Document to be submitted online by the Bidder:

- a. Identity & Particulars of the Applicant as in the Proforma attached herein (Annexure-A& Annexure - B).
- b. Valid Incorporation / Registration Certificate.(If applicable)
- c. Memorandum of Association/ Registered Deed of the Trust/Entity (If Applicable).

- d. Annual Accounts for last three years up-to 31.03.2022.(Audited) (If applicable)
- e. Power of Attorney in the Proforma as in this document (Annexure – C)
- f. PAN Card and Aadhaar Card.
- g. Document showing payment of Earnest Money.
- h. GST Registration Certificate. (If applicable)

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

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents as mentioned in Table-5 below 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.

13. Use and Protection of User ID, Password and Digital Signature Certificate:

The bidders are advised to keep their User ID and Password secret and not share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. NIC/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 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.

14. Bidding Methodology

On the day of the e-Auction as mentioned above in Table-1, this will be started from 12-30hrs onwards subject to auto extension. The bidder has to visit the Government e-Auction website <https://eauction.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 plot shall be in whole Indian Rupee in nearest 100. The *incremental value is mentioned in Table-1.*

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 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

15. **Bid Starting Price** : Bid starting Price of Corresponding plots has been mentioned above in Table-1.

16. **Payment Schedule:-**

The eligible bidder quoting the highest Land Premium above the minimum reserve price shall be the Selected Bidder.

- a. 25% of the Consideration Money shall be deposited by the Highest Bidder, so declared as Successful, to KMDA **within 30 days** from the date of generation of Demand Notice by KMDA.
- b. The balance 75% amount of the Consideration Money will have to be deposited **within 90 days** from the date of deposition of 1st Installment of Consideration Money by the Bidder.
- c. The Indenture of Sale shall be executed only after entire amount of Consideration Money is credited into KMDA's account and after the joint measurement of that particular plot of land is completed. The Indenture of Sale would be executed in favour of the "Successful Bidder".
- d. All taxes/duties/levies, etc. and expenses, if any as applicable and related to the Sale of the plot of land on offer, shall be entirely paid by the Successful Bidder(s) with effect from execution of Indenture of sale.

17. **Default in Payment by the Successful Bidder:-**

In case the Consideration Money 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 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.

18. **Other Terms and Conditions:-**

- I. The allotment of plot would be made in favour of a single successful bidder who has quoted highest rate above start price and who has been found to have fulfilled all conditions of allotment as stated in these documents, after the approval of the State Government is obtained.
- II. The allotment would be made on Free Hold Basis.
- III. If during evaluation of Bid it is found that any bidder submit false / forged document in support of his Bid and try to influence the Bid process, KMDA deserves the right to reject their Bid including forfeiture of their EMD.
- IV. All taxes/duties/levies, etc. and expenses as applicable and related to the Auction of the lands, shall be entirely paid by the Selected Bidder.
- V. A Bidder is eligible to submit Multiple Bids.
- VI. The Bid and all communications in relation to or concerning the Bidding Documents and the Bid shall be in English language.

- VII. The Bidding Documents including this Auction notice and all attached documents are and shall remain the property of the Authority and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid.
- VIII. IF any information / Statements uploaded in the e-Auction are appear to be false /incorrect/ fabricated/ misrepresented/ fraudulent or concealed, the Bid will liable to be rejected/cancelled/terminated at any stage of the e-Auction in addition to forfeiture of EMD/Security Deposit.
- IX. The corresponding plot of lands so offered is for "COMMERCIAL" use as mentioned in Table-1 in conformity with guidelines of Appropriate Approving Authority and Land Use Development and Control Plan (LUDCP) of that area and Building Rules of Kolkata Municipal Corporation (KMC). If at any point of time it is detected that such condition has been violated, KMDA shall have the right to take necessary legal actions in order to take back possession of the said plot of land along with structures thereon, if any, on "as is where is basis".and cannot be used for any other purpose.
- X. Any construction on this plot of land would have to be done as per plan approved by the concerned Govt. Department/ Local Bodies.
- XI. The Successful Bidder has to execute the **I n d e n t u r e o f S a l e** with KMDA for that particular plot of land and the said plot would only be used for the purpose as stated and in case of any change of use , that may be done with prior approval of KMDA.
- XII. All statutory clearances/ licenses/ permissions will be guided by the Rules and regulation of the local bodies. All bids shall remain valid for **180 (one hundred eighty)** days from the date of closing of e-Auction which may be extended by Authority. In case the 180th day falls on a holiday or remains closed for KMDA, such bids will be deemed to be automatically extended to be valid up to the next working day of the State Govt.
- XIII. 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 **freehold** rights of the concerned property.
- XIV. 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.
- XV. 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 Consideration Money and if they fail to do so they will have no objection to their EMD being fully forfeited by KMDA.
- XVI. KMDA reserves the right to cancel the e-Auction at any stage prior to the signing of the Indenture of Sale. KMDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- XVII. 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.
- XVIII. **Other document to be provided for Successful Bidder.(For Commercial use only)**
a) Report from bidders on proposed amount of investment to be made to the project.
b) Proposed total number of employment (Skilled and Unskilled) to be generated from the project.

- c) Names of the Members in the Board of Directors as per the record with Registrar of Companies (ROC) of the of the proposed bidder.
- d) The Detailed Project Report (DPR) of the proposed project.
- e) Declaration/Statement regarding target period for completion of construction work and commissioning of the proposed project.

19. Regulation / By Laws:

The purchaser shall follow the Environmental Guide Lines, policy, Rules regarding solid waste management, liquid waste management, e- waste management, construction and demolition waste management etc in running the commercial use of the said plot of land.

20. Force Majeure

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

21. 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 **Indenture of Sale** and the entire transaction, to the exclusion of all other Courts in the world.

22. Restriction on Change of Purpose:-

If the Purchaser uses the said plot of land for any purpose other than the purpose for which it has been meant for, appropriate action may be taken against the purchaser as per the provision of West Bengal Town and Country (Planning & Development) Act 1979.

23. SALIENT FEATURES & SCHEDULE OF DATES:-

a)

Table-4:

Plot Details:	As stated above in Table-1
Area	As stated above in Table-1
Principal Use	COMMERCIAL
EMD	As stated above in Table-1
Starting Price	As stated above in Table-1
Bid Incremental Value	As stated above in Table-1
Bid incremental Value	As stated above in Table-1
The allotment will be made to the bidder bidding the highest bid in such e-Auction process provided that, the highest bid so obtained is higher than the Reserve Price fixed for the plot. Any change in land use pattern will not be allowed.	

SCHEDULE OF DATES:-

Table-5:

Activity	Date & Time
Uploading of Bid Document/ Auction Publication Date & Time.	20.03.2023 at 17.00 hrs.
Bid Document Downloading /Submission Start Date & Time.	20.03.2023 at 17.00 hrs.
Bid Document Downloading/Submission End Date & Time.	24.04.2023 at 14.00 hrs.
Submission of Queries in Pre-Bid Start Date & Time.	20.03.2023 at 17.00 hrs..
Submission of Queries in Pre-Bid end Date & Time.	31.03.2023 at 12.00 hrs.
Date of Pre-bid Meeting	03.04.2023 at 15.00 hrs.
Reply of Pre-bid Queries	06.04.2023 at 17:00 hrs.
Document /Payment Approval/Permission Start Date & Time	27.04.2023 at 11:00 hrs.
Document /Payment Approval/permission end Date & Time	11.05.2023 at 12:00 hrs.
e-Auction Start Date & Time	15.05.2023 at 12:30 hrs.
e-Auction End Date & Time	15.05.2023 at 16:30 hrs.
Declaration of Eligible Bidder	To be notified later

- Bidders are advised to visit the particular e-auction I.D. site: <https://eauction.gov.in> of National Informatics Centre, Government of India 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 minutes unless there is no bid within such extended time.
- The venue of pre-bid meeting will be held in the **3rd floor Conference Hall of Unnayan Bhawan, Salt Lake, Bidhannagar, Kol-700091** on dated-**03.04.2023 at 15:00 pm**. Intending bidders can participate in the pre-bid meeting.
- The pre-bid queries can also be submitted in the prescribed e-Mail dskmda@gmail.com within the stipulated time schedule as mentioned above. Reply of the Bid queries will be sent to the respective mail ID of the bidders and will also be uploaded in KMDA webportal, i.e. www.kmda.wb.gov.in.



DEPUTY SECRETARY,
KMDA

MEMO NO.: S-4820/KMDA/2022-23

Date : 14.03.2023.

Copy forwarded for information and necessary action to:-

- 1) The C.E.O., KMDA.
- 2) The Secretary, KMDA.
- 3) The Special Secretary (W), KMDA.
- 4) The Advisor, KMDA
- 5) The Director of Finance, KMDA.
- 6) The Chief Engineer, Housing Sector, KMDA.
- 7) The Chief Engineer, PM&C/R&B/PM&C (Design-Vetting)/W.S./E-M/ E&AM/Housing Sector, KMDA.
- 8) The Sr. Law Officer, KMDA.
- 9) The Superintending Engineer, Circle -VI, Housing Sector, KMDA.
- 10) The DCV, KMDA.
- 11) The Deputy Secretary, PR Cell, KMDA
- 12) The Joint Director of Finance, KMDA.
- 13) The Executive Engineer, Division-I, Housing Sector, KMDA.
- 14) The Notice Board.



DEPUTY SECRETARY,
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,
The Deputy Secretary,
Kolkata Metropolitan Development Authority
UnnayanBhavan , Premises No.DJ-11, Sector-II,
Salt Lake , Kolkata-700091

Date :

Subject:-E-AUCTION FOR ALLOTMENT OF LAND
.....
ON FREE HOLD BASIS FOR "COMMERCIAL"USE only.

[e-Auction ID : _____]

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

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 Free Hold allotment of Landaccording to the terms and conditions of the offer made by KMDA, as detailed in the e-bid document.**
- 2) It is hereby declared that the AUDITED BALANCE SHEET (if applicable) of the Applicant during the last three Financial years ending on 31. 03.2022 are submitted.
- 3) Bids will be quoted online and duly confirmed through the Digital Signature Certificate (DSC). I do hereby enclosed the documents as stated below.
- 4) That the Bidder is a Corporate Bodies registered under the Companies Act or Registered Trust / Registered Society or any Individual/partnership firm/ Proprietorship firm/non-profit / charitable organization. KMDA is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the Bid at any point of time.
- 5) KMDA and its authorized representatives may contact the following persons for such enquiry as may be required:-

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

- 6) 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.
- 7) I, the undersigned do hereby declare that the statements made, and the information provided herein are complete, true to my best knowledge and correct in every aspect.
- 8) We have read the terms and conditions of the offer detailed in the e-Auction Notice and are willing to abide by them unconditionally.
- 9) 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.
- 10) 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.
- 11) 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 **Indenture of Sale**, 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 31.03.2022 (Audited).
5. Power of Attorney in the Proforma as in this document (in original).
6. PAN Card and Aadhaar Card of the Applicant-Organization.
7. GST Registration Certificate.

Annexure – B

Organization/ Individual Details of the Bidder (As Applicable)

E-AUCTION FOR ALLOTMENT OF LAND
.....
ON FREE HOLD BASIS FOR “COMMERCIAL”USE only.

1) Particulars of the Bidder:

- a. Name:
- b. Address of the corporate headquarters and its branch office(s), if any, in India (if applicable):
- c. Date of incorporation and/or commencement of business with CIN No (if applicable):
- d. Status of the organization: Trust / Society / Company/Individuals/Proprietorship Firm/Partnership Firm.

(Please strike out whichever is not applicable)

e. The following documents are to be provided:

- i. Last three F-Y audited Balance Sheet ending on 31.03.2022(if applicable)
- ii. Copy of Permanent Account Number & Aadhaar No
- iii. GST Registration Certificate. (if applicable)

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 full & 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 notarized 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 allotment of plot of land on free hold basis....., 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 laws on affixation of the Common Seal of the Company.

SCHEDULE OF LANDS UNDER HOUSING SECTOR

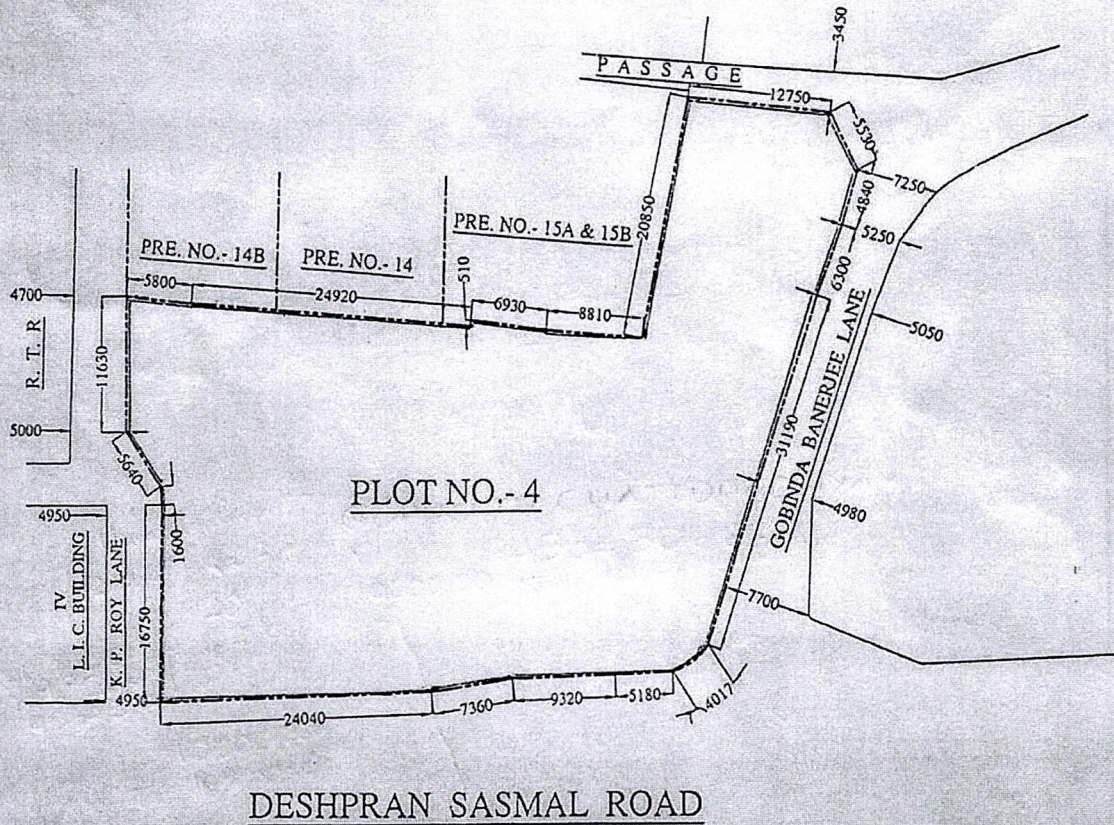
Sl. No.	Location of The Plot	Engg. Plot No	Scheme No	KMC Ward No	Land Area (Approximately)	Purpose of Use
1	At Rashbihari Connector, Kolkata-700042	Plot No:-7/1	K-III	67	1 Cottah 7 Chattak 9 Sq.Ft	Commercial
2	Deshpran Sashmal Road, Kolkata-700033	Plot No:-04	Scheme No-107	89	29 Cottah 9 Chattak 40 Sq.Ft	Commercial

Item 6(1)

KMDA
HOUSING SECTOR (ERSTWHILE K.I.T.)
PRILIMINARY DEMARCATION PLAN OF
PLOT NO.- 04, SCHEME NO.- 107
SCALE :- 1 : 600

AREA - 1981.138 Sq.m. = (29 K.- 09 Ch.- 40 sft.)

N.B. - ALL MEASUREMENTS ARE TAKEN INCLUDING BOUNDARY WALL



SR. SURVEYOR

B. B. Bhatnagar
24-08-2022
SUPDT. OF SURVEY

S. Bhatnagar
24-08-2022
SURVEY OFFICER

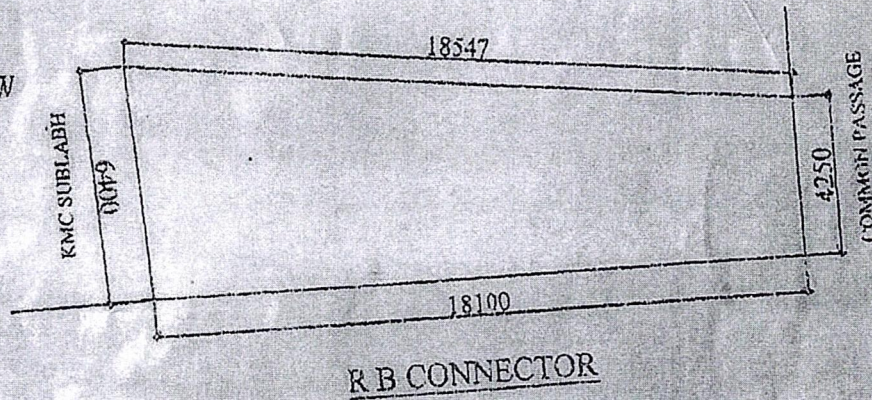
A. Bhatnagar
24-08-2022
SUPDT. ENGINEER

DRG. NO. :- KMDA/KIT/CE (SURVEY)/0031/IV-2022

SITE PLAN OF PLOT NO. -7/1, SCHEME NO. (R-11)
-K-III, WARD -67, KOLKATA- 700042
(BOUNDARY SHOWN AS PER PHYSICAL CONDITION)
PHYSICAL LAND AREA= 96.99 SQM

SCALE = 1:200

PRE. NO. 57E



Dr. Anindya
04/08/24
Executive Engineer
Div-I, Housing Section