



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

e-mail: dskmda.com, website: <https://www.kmda.wb.gov.in>

Memo No. V/414/KMDA/2022-23

Date: 21.10.2022

NOTICE FOR e-AUCTION

e-Auction Notice No: KMDA/AUC/DS/02 of 2022-23, Date: 21.10.2022

e-AUCTION for Selection of a Developer for Development of Samriddhi Township Project at Kalyani, Nadia, West Bengal on a Lease for a period of 99 years.

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 entities having average annual turnover not less than **Rs. 80 Crores (please refer to para 2.22 of the attached e-RFP)** of the last three financial years preceding the Application due Date in Project Development/ Construction Experience on Eligible Projects in Real Estate Sector for Development of Knowledge based Theme Township under Other Special Category earmarked as SAMRIDDHI TOWNSHIP Project at Kalyani, Nadia, West Bengal on a Lease for a period of 99 years, as per terms & conditions as stated in the following pages of this notice and in the enclosed e-RFP in detail 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:

Ref. e-Auction ID: 2022_WB_2741

Sl.	Plot No.	Total Area	E-Auction Date	E-Auction Time
1.	RS Dag No:-6753, 6851, 6810, Khatian No : 268 Mouza-Kalyani	51.697 acre (more or less)	12/12/2022	12.30hrs to 16.30hrs

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 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.

All intending Bidders will have to deposit Earnest Money Deposit (EMD) for INR 1crore (Indian Rupees One crore) only to participate in this e-Auction through RTGS in KMDA's Account with **ICICI Bank , Hatibagan Branch.**

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 **12/12/2022** from **12-30** hours onwards up to **16-30** hours subject to Auto- Extension. 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. There

will be a pre-bid meeting at Conference room, 3rd floor Unnayan Bhavan , Premises No.DJ-11, Sector-II, Salt Lake , Kolkata-700091 as on **04.11.2022 at 15.00 hrs**

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 (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.

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 WBMP 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.

THE OFFER

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 a Registered Trust/Registered Society having average annual turnover not less than Rs. 80 Crores** of the last three financial years ending on **31 .03.2022** in Project Development/ Construction Experience on Eligible Projects in Real Estate Sector for Development of Knowledge based Theme Township earmarked as SAMRIDDHI TOWNSHIP Project at Kalyani, Nadia, West Bengal on a Lease for a period of 99 years, as per terms &

conditions as stated in the following pages of this notice and in the enclosed e-RFP in detail 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:

Sl.	Premises No.	Total Area	E-Auction ID	E-Auction Date	E-Auction Time
1.	RS Dag No: - 6753, 6851, 6810, Khatian No: 268 Mouza-Kalyani	51.697 acre (more or less)	2022_WB_2741	12/12/2022	12.30hrs to 16.30hrs

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.

TERMS & CONDITIONS

- 1) The Bidder should be a sole single legal entity/Corporate Body (Sole Proprietorship/Partnership/Pvt. Ltd. Companies, Limited Companies, LLPs, bodies formed under Foundation, Society Act, Trustee Act with having authorized third party to monitor financial transaction). 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 Lease Rent of Rs.1000/- per Acre per Annum and such taxes as applicable during the lease period besides making payment of the Land 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 mentioned in the e-auction notice may be treated as (IST) Indian Standard Time only.
- 9) ***The Bidders who are interested to get allotment of the above plots through e-auction should get themselves registered with NIC for participating in this e-auction process, payment of EMD for Rs.1,00,00,000/- (Rupees One Crore Only) only and uploading the documents by 14.00 hrs of 28/11/2022 positively for THE SAID plot.*** 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 single EMD of Rs. **1,00,00,000/- (Rupees One crore)** only, but the unsuccessful

bidders will not be allowed. The refund of such EMD till e-auction for THE SAID PLOT are completed and successful bidder is selected.

- 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 treated as 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 well before the 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)a. Eligibility Condition for Bidders

Bidder should be corporate bodies (Sole Proprietorship/Partnership/Pvt. Ltd. Companies, Limited Companies, LLPs, bodies formed under Foundation, Society Act, Trustee Act with having authorized third party to monitor financial transaction) registered under the Companies Act or a Registered Trust/ Registered Society having average Turnover of at least **80.0 (Eighty) Crore** during the last three financial years ending on **31/03/2022**. 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.

15)b. Special provision for Foreign Bidders

If a foreign bidder is successful in the e-auction and declared to be the highest bidder, it would have to incorporate a Special Purpose Vehicle (SPV) being a company registered under the (Indian) Companies Act, 1956 or any subsequent re-enactment thereof including the Companies Act, 2013. The land premium would be accepted from the foreign bidder or such Special Purpose Vehicle (once incorporated). The lease of the plot would be granted in favour of the SPV only. Notwithstanding the grant of lease to the Special Purpose Vehicle, the foreign bidder shall at all material times be jointly and severally liable along with the Special Purpose Vehicle for due performance of all terms and conditions of the e-auction and subsequent lease. Laws regarding to Foreign Direct Investment (FDI) in India including those under the Foreign Exchange Management Act, 1999 shall have to be complied with by such bidder. If EMD is received from a bidder in US Dollars and is to be adjusted in terms hereof in case such bidder is successful, the actual amount received in Bank account of KMDA in INR on such amount being transferred to it (net of all charges and taxes, if any), shall be considered for the purpose of adjustment from the land premium and other types of premium and due charges to be obtained by the Authority time to time.

16) REGISTRATION:

All those who wish to participate in this e-auction and who fulfil the eligibility conditions as stated above shall have to register with the Government e-auction website <https://eauction.gov.in>. No fees are required to be paid for such registration as “Bidder”. Once registered the bidder is not required to register again for each and every e-auction in this site. However, after such Registration a bidder has to enter the particular e-auction ID system for participating in the particular e-auction. This shall involve filling upon online form and submission of necessary documents with KMDA. All documents pertaining to this E-Auction must be uploaded online by **14.00** hours by **28/11/2022**. On receipt of all documents online and payment of EMD, the bidder’s shall be activated and only thereafter a bidder can log into and participate in the e-auction process.

*In case there is any amendment/corrigendum in this document, the same will be uploaded in the KMDA website/e-auction website by **28/11/2022 up to 12:00 Noon**. Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.*

E-auction bidding process will take place through web portal on **12/12/2022** at **12.30 hrs.** onwards up to **16:30 hrs.** with auto extension. 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- tendering. The duly filled bid as instructed to be submitted online up to **28/11/2022**.

There is no Application or Processing Fee except EMD payment.

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

- i. Covering letter clearly stating the validity period of the Bid in the prescribed format Annexure A1
- i. Power of Attorney for signing the Bid, as per the prescribed format Annexure A2
- ii. Consortium Agreement, as per the prescribed format in AnnexureA3
- iii. Power of Attorney in favour of Lead Member, as per the prescribed format Annexure A4
- iv. Anti-Collusion Certificate, as per the prescribed format Annexure A5
- v. Letter of Undertaking, as per the prescribed format Annexure A6
- vi. General Information of the Bidder as per the prescribed format Annexure B1
- vii. ProjectConceptWrite- up&AreaStatementasperAnnexureC1
- viii. Project Implementation Plan as per Annexure C2
- ix. ChecklistforsubmissionsaspertheprescribedformatAnnexureC3
- x. Evidence of Bid Security payment through the- gateway (NEFT/RTGS payment in KMDA Account)

- xi. Copy of RFP (Volume I&II) duly signed by the Authorised Signatory
- xii. Copy of Certificate of Incorporation;
- xiii. Copy of PAN Card & Professional Tax Enrolment Certificate with latest GRIPS Challan;
- xiv. Financial Qualifications as per Annexure B2;
- xv. Audited Balance Sheets for last five years up to 2022-23
- xvi. Construction/Development Experience as per format Annexure B3
- xvii. Income Tax Return (For last 3yrs, ending on 31.03.2022).
- xviii. Valid 15-digit Goods and Services Tax payer Identification Number (GSTIN) under GST Act, 2017.
- xix. Latest Valid Registration certificate or Trade License (whichever is fitted with the work).
- xx. Employees EPF and ESI certificates with latest challan.
- xxi. Memorandum of Association / Registered Deed of the Trust / Society (MOA) as applicable.
- xxii. **List of documents shall have to upload by a Partnership Firm in addition to above:-**
 - i) The power of Attorney for the firm for signing the tender by a partner.
 - ii) Partnership Deed

Such Documents are required to be up-loaded online on or before the specified end time for submission of such documents online i.e., by 14.00 hrs of 16/11/2022 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.

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.

19) BIDDING METHODOLOGY:

On the day of the e-auction, which will be started on the scheduled date on **12/12/2022** from **12.30 hrs** onwards upto **16.30 hrs** is 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. The bidding for the plot shall be in INR and in multiples of Ten Lakhs. The bid has to be signed by the bidder with his/her DSC. **The incremental value for the plot shall be in multiple of ten lakh.**

CAUTION IN SUBMISSION OF BID:

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/ representation will be entertained by NIC /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.

20) EARNEST MONEY DEPOSIT (EMD):

- 1) All intending Bidders have to deposit Earnest Money Deposit (EMD) for **Rs.1,00,00,000/-** (Rupees one crore) **only** on or before 14:00 hrs of **28/11/2022** for **the e-auction ID: 2022_WB_2741**).

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

A/c of	Bank Name	Branch Name	A/c Name	A/c No	A/cType	IFSC
KMDA	ICICI BANK,	HATIBAGAN BRANCH	KMDA HEAD QUARTER FINANCE	127301000508	Savings	ICIC0001273

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.** *In case the bid is accepted and the bidder refuses/fails to make further payment towards the balance land 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.

20) A. 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 land 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. However, in case of last day being holiday, it will be extended automatically to next working day.

20). B **Submission of Performance Security**

For securing the due and punctual performance of its obligations relating to the Project as per the terms and conditions of the attached RFP herewith, the Preferred Bidder/ Lessee shall, within 45 days of the date of issue of the LOA ,deliver to KMDA an unconditional and irrevocable bank guarantee as per annexure B4 as contained in the attached RFP, issued by a nationalized bank or a scheduled bank in India having a networth of at **least Rs1000 crores**,for a sum equivalent to10% of the Financial Bid quoted by the Preferred Bidder and accepted in favour of the KMDA from a Scheduled Bank and payable and enforceable at Kolkata, in the format specified in the RFP document (the “**Performance Security**“).The Performance Security shall be maintained by the Preferred Bidder/ Lessee for such time period asset forth in Draft Lease Agreement. Failure of the Preferred Bidder to comply with the requirement shall entitle Authority/Lessor to cancel the LOA and forfeit the Bid Security of the Preferred Bidder.

21) BID STARTING PRICE & INCREMENTAL VALUE FOR THE PLOT:

There is a ‘Start Price’ for e-bidding for this plot, 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 ‘Reserve Price’.* *The highest bid as may be obtained should be higher than the reserve price fixed for the plot. In case such highest bid is below such reserve price for the plot, the auction will be cancelled.*

Sl.	Plot No.	Plot Size	Bid Start Price	Incremental Value
1.	RS Dag No: -6753, 6851, 6810, Khatian No: 268, Mouza-Kalyani	51.697 acre (more or less)	Rs.2,95,69,90,500 /- (Rupees Two Hundred and Ninety Five Crore Sixty Nine Lakh Ninety Thousand Five Hundred Only)	Multiple of ten lakh

22) Payment schedule

Sl.	Instalment	Due Date	Amount
1	E.M.D.	Before 14:00 hrs of 28/11/2022	Rs. 1,00,00,000/-
2	1st Instalment of Land Premium	Within 1 month from the date of receipt of offer letter/LOA issued by KMDA.	10% of Land Premium
3	2nd Instalment of Land Premium	Within 360 days from the date of receipt of offer letter/LOA issued by KMDA.	90% of land premium.
4	Special Provision	In case the Selected Bidder fails to deposit the second instalment of 90% within the stipulated time period, the lessor	

	may allow an additional period of 360 days on payment of additional 15% of the quoted Land Premium after expiry of the first 360 days from the date of issuance of LOA. However, in such case, the Selected Bidder/ Lessee shall pay a delayed payment charge computed at the rate of 12.5% per annum compounded quarterly for the balance period on the balance payment.	
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23) DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER:

In case the land 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, Performance Security 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.

24.3 The Successful Bidder will have to pay an Annual Lease Rent of Re.1,000/- (Rupees one thousand only) per acre per annum, and tax and other rates and taxes during the lease period, besides making payment of the land premium as applicable.

24.4 The plot of land so offered under Principal use “**Knowledge and Education Hub**” (as per West Bengal Town & Country (Planning & Development) Act 1979 including amendments thereof. Township Policy of West Bengal, and cannot be used for any other purpose. If at any point of time it is detected that such condition has been violated LESSOR shall have the right to terminate the lease and to take back possession of the said plot of land along with structures thereon, if any, on as is where is basis.

24.5 The Successful Bidder has to execute the Deed of Lease in prescribed format, as decided by the Authority, 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 Department /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 proposed project on that particular plot of land 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-leasing/ sub-letting by the LESSOR, *in principle*, on receipt of specific proposal keeping the principal use unchanged and on deposition of requisite transfer charge.

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.

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. The eligible developer has to deposit the statutory/necessary development charge, as applicable, to the appropriate authority as per prevailing norms.

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 land 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 overall disputes arising under, pursuant to and/ or in connection with the bidding process, the subsequent lease and the entire transaction, to the exclusion of all other Courts in the world.

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

<u>Land Plot No</u>	RS Dag No:-6753, 6851, 6810, Khatian No : 268, Mouza-Kalyani
<u>Area</u>	51.697 acre (more or less)

<u>Principal Use</u>	Development of Knowledge and Education Hub based Township.
<u>EMD</u>	1.0 Crores
<u>Starting Price</u>	Rs.2,95,69,90,500 /-(Rupees Two Hundred and Ninety Five Crore Sixty Nine Lakh Ninety Thousand Five Hundred Only)
<u>Bid incremental Value</u>	<u>Multiple of ten lakh</u>
<u>Lease Period</u>	<u>99 years</u>

Schedule of dates

Activity	Date & Time
Uploading of Bid document/Publication	22.10.2022 at 17.00 hrs.
Bid Document downloading/Submission Start date	22.10.2022 at 18.00 hrs.
Bid Document downloading /Submission End date	28.11.2022 at 14.00 hrs.
Submission of queries in pre bid start date	22.10.2022 at 18.00 hrs.
Submission of queries in pre bid end date	04.11.2022 at 12.00 hrs.
Date of pre bid meeting	04.11.2022 at 15.00 hrs.
Reply of pre bid queries	09.11.2022 at 17:00 hrs.
Approval/permission start date	30.11.2022 at 11:00 hrs.
Approval/permission end date	09.12.2022 at 12:00 hrs.
e-Auction Start Date	12.12.2022 at 12-30 hrs.
Auction End Date	12.12.2022 at 16-30 hrs.
Declaration of Eligible Bidder	To be notified later

S l.	Plot No.	Document /payment(EMD) submission end date & time	E-Auction Date	E-Auction Time
1.	RS Dag No:-6753, 6851, 6810, Khatian No: 268, Mouza-Kalyani	28.11.2022 at 14.00hrs	12.12.2022	12.30 hrs to 16.30 hrs with auto extension

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 05 minutes of closing time the closing time shall atomically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minutes unless there is no bid within such extended time.
- A. The venue of pre-bid meeting will be held in the third floor Conference Hall of Unnayan Bhawan, Salt Lake, Bidhannagar, Kol-700091 on dated-**04.11.2022 at 15:00** pm. Intending bidders can participate in the pre-bid meeting also through video conference vide link “<http://meet.google.com/ejq-bjbx-wku>.”under google meet.
- B. 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 web portal, i.e. www.kmda.wb.gov.in.

- **Contact persons of KMDA.**

- i) Deputy Secretary, KMDA (TIA). 3rd floor, Unnayan Bhawan, Salt Lake Ph no:9476173630 e-mail ID- dskmda@gmail.com .
- ii) Deputy Chief Valuer, KMDA, -700091, Unnayan Bhawan, Salt Lake Ph Mob: No. 8617738549, Email Id: tbkmda@gmail.com

- **Contact person for site visit**

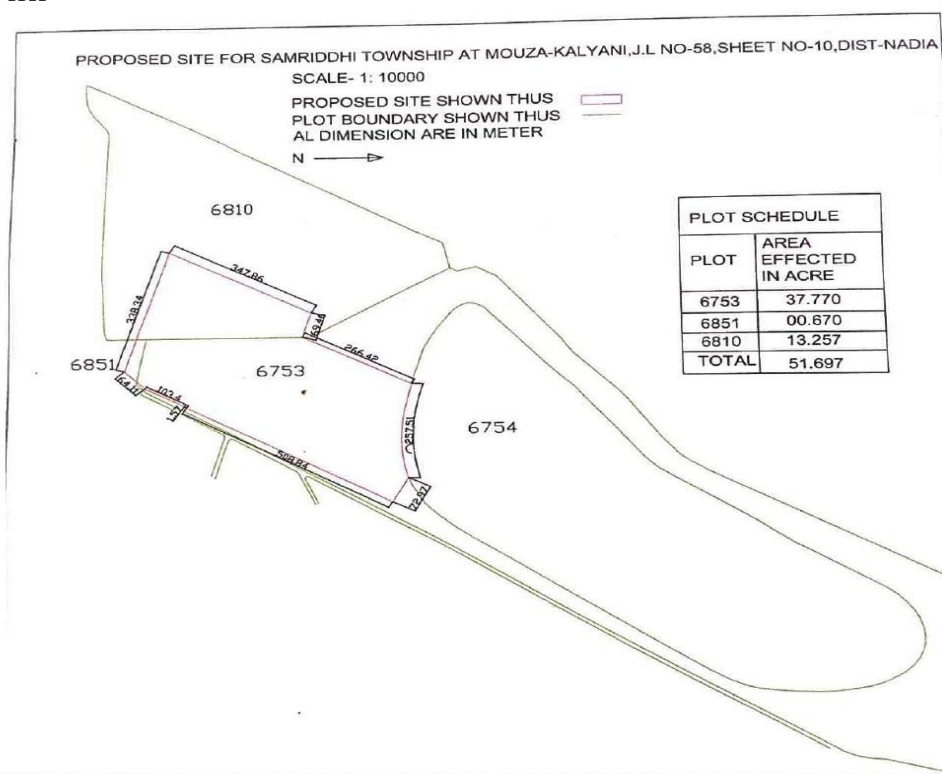
- i) Executive Engineer, ECPD-I, E&AM, KMDA, 4th floor Unnayan Bhawan, Salt Lake, Kolkata, Ph no: 9433892106 e-mail ID ghoshshyamal6864@gmail.com
- ii) Superintending Engineer, Planning Circle ,E&AM Sector, KMDA 4th floor Unnayan Bhawan, Salt Lake, Kolkata, Ph no: 9477756412 e-mail ID thakurdasgoswami@gmail.com

Land Boundary:

2579190/2022/O/o DOF(KMDA)

1138

1111



S. D. Das
15/03/22
Junior Engineer
ECPD-I, E&AM, KMDA

S. Das
15/3/22
Asst. Engineer
ECPD-I, E&AM, KMDA

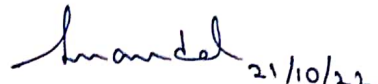
D. Das
15/03/22
Executive Engineer
ECPD-I, E&AM, KMDA

Location Map:



#NB The original and detailed information along with all annexure regarding this tender will be obtained from the attached RFP document with this notice which can be treated as the original bid document in this matter which is to be signed, scanned and uploaded

by the intending bidders. Whatever data & information given in the attachment with the RFP document are mere indicative in nature and the selected bidder shall conduct every possible engineering test & survey necessary for development of the project. This RFP document will also be available in the e-Auction portal of NIC.

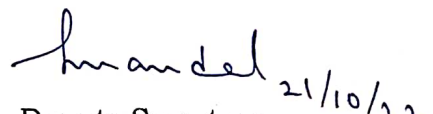

Deputy Secretary
KMDA

No. V/414/KMDA/2022-23

Date: 21.10.2022

Copy forwarded for information to:

- 1) The Principal Secretary, UD&MA Deptt, Govt of West Bengal
- 2) The C.E.O., KMDA.
- 3) The Secretary, KMDA.
- 4) The Special Secretary (W), KMDA.
- 5) The Director of Finance, KMDA.
- 6) The Director General, E&AM Sector, KMDA.
- 7) The Chief Engineer, E&AM Sector, KMDA.
- 8) The Chief Engineer, PM&C/R&B/PM&C(Design-Vetting)/WS/E&M/ Housing Sector, KMDA.
- 9) The Sr. Law Officer, KMDA.
- 10) The Deputy Secretary, PR Cell, KMDA.
- 11) The Superintending Engineer, Planning Circle, E&AM Sector, KMDA
- 12) The DCV, KMDA.
- 13) The Executive Engineer, ECPD-IE&AM Sector, KMDA.
- 14) The Notice Board, KMDA.


Deputy Secretary
KMDA