

Siliguri Jalpaiguri Development Authority

AN IS/ISO 9001:2008 CERTIFIED ORGANISATION
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Memo No. 324(A)/111/Rg/500/19 /SJDA

Date: 22.2.21

NOTICE FOR e-AUCTION of 1 (ONE) INDUSTRIAL PLOT/2021 of SJDA

e-AUCTION FOR LEASING OUT OF 1.7 ACRE (6879.66 sq.mtr.) LAND AT MOUZA RAHAMU, J.L. No. 80, P.S. PHANSIDEWA (AT FOOD PARK) FOR 99 YEARS FOR "INDUSTRIAL USE (FOOD PROCESSING UNIT)"

Siliguri Jalpaiguri Development Authority (SJDA), a statutory body under Govt. of West Bengal, invites on-line offers from eligible agencies or individuals for allotment of **1.7 acre (6879.66 sq. mtr.) land comprising R.S. plot nos. 28P and 67P** corresponding to **L.R. plot nos. 33P and 79P at Mouza Rahamu, (J.L. No. 80)** on 'Lease-Hold' basis for 99 years for **"Industrial Use (Food Processing Unit)"** 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. e-Auction will be held on 26.03.2021 from 12.00 hrs. onwards.

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. Construction should start within (6) six months from the date of delivery of possession and should end within three years there from.

Earnest Money Deposit (EMD) for participation in the e-auction for this plot of land in Food Park is Rs. 8,48,970.00 and auction fee of Rs. 2,000.00 only which is to be deposited in the form of separated Demand Draft/Banker's Cheque only in SJDA's Bank Account with Axis Bank, Hill Cart Road Siliguri Branch and should reach to the office of the Chief Executive Officer, Siliguri Jalpaiguri Development Authority on or before 16.00 hrs of 22.3.2021. Details of which are given hereinafter. **The unsuccessful bidders will be refunded the EMD after completion of e-auction for the said plot. The applicant-bidder has to register himself/herself to upload the documents & the EMD payment receipt for the e-auction ID as shown in the bid document.**

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 two working days before the date of e-Auction. Details regarding registration, e-Auction process, terms and conditions of e-auction etc. are available in the website of SJDA/NIC. **Bidders are also requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before the date of e-Auction.** e-Auction will be started from 12 hrs noon onwards up to 14.00 hrs subject to auto extension. It is notified for information of the Bidders that the instant offer is subject to the scrutiny and/or approval of the Board of SJDA and State Govt.

INTRODUCTION ABOUT SILIGURI

Siliguri is situated in the foothills of Himalayas on the banks of the river Mahananda. Siliguri is bound by Kurseong on the north, Bangladesh on the south, Jalpaiguri on the east and Nepal on the west. Advantageous location of Siliguri made it an ideal Centre of trade, commerce and transit tourist traffic. As Siliguri lies on the traditional trade route to Sikkim, Nepal, Bhutan and Tibet, even in its initial period of growth, it attracted people from its vast hinterlands stretching as far as Bihar, eastern fringes of Uttar Pradesh and Assam. As a result Siliguri has acquired a cosmopolitan character. Partition of India accentuated its importance as it placed it in a narrow corridor linking North-East to the rest of the country.

ABOUT SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY

Siliguri Jalpaiguri Development Authority has been established under the West Bengal Town and Country (Planning & Development) Act 1979 (West Bengal Act - XIII of 1979) and has been entrusted with the responsibility of Planning & Development of Siliguri - Jalpaiguri Planning Area. It came into existence on the strength of said Act and on direction of Governor of West Bengal vide notification no- 1878 - T & CP/112-6/80 dtd. 17.3.1980 w.e.f. 1.4.1980 on cessation of Siliguri Planning Organisation under T & CP Branch of Dev. & Planning Deptt., Govt. of West Bengal. At present, the total area is 2222.59 sq.km., covering areas of C.D. blocks of Siliguri, Matigara, Naxalbari, Phansidewa & Kharibari of in Darjeeling District and Jalpaiguri Sadar, Rajganj, Entire Malbazar block, Mal Municipal area & and a part of Mainaguri P.S. in Jalpaiguri District. Jalpaiguri town is 45 Kms away from the Siliguri town. As per 2011 census the population of the SJPA was 2.37 million.

THE PROJECT: FOOD PARK

Food processing is considered a thrust sector of economy worldwide due to urbanization and changing life style which led people to choice processed and ready to eat food. A Food Park is a specialized industrial growth centre providing common infrastructural facilities to the food processing industries. It provides backward integration with the farmers and growers on one hand and forward integration with the processor/marketing agencies on the other hand.

SJDA has set up the project at Rahamu Jote , Lieusipukri under Phansidewa Panchayat Samiti and it is situated by the side of Fulbari – Ghoshpukur Bye-pass, only 5 kms from Siliguri Municipal Corporation boundary, 4 kms from NJP Railway Station and 10 kms from Bagdogra Airport, on a piece of land of 32.77 acres.

The site is in the midst of pineapple, litchi, jackfruit, mandarin, potato, mushroom, rice, betel, capsicum, cabbages other vegetables and varieties of flowers like rare orchids, gladiolus, gerbera, decorative / ornamental plant, flower bulbs and spices like ginger, black pepper etc. growing areas of the state.

The command area of Food Park is the four districts of North Bengal i.e. Jalpaiguri, Cooch Behar, Darjeeling and Uttar Dinajpur and located at the heart of the Agri-horti zone of North Bengal.

SCHEDULE OF PROPERTY

All that piece and parcel of property measuring 1.7 acre (6879.66 sq.mtr.) land comprising R.S. plot nos. 28P and 67P corresponding to L.R. plot nos. 33P and 79P at Mouza Rahamu (J.L. No. 80) on 'Lease-Hold' basis for 99 years for "Industrial Use (Food Processing Unit)" as in the site plan of SJDA (Sketch Map as Annexure- D)

THE OFFER

Siliguri Jalpaiguri Development Authority (SJDA), a statutory body under the Department of Urban Development, Govt. of West Bengal, invites offers from eligible agencies or individuals for allotment of 1.7 acre 6879.66 sq.mtr.) land comprising R.S. plot nos. 28P and 67P corresponding to L.R. plot nos. 33P and 79P at Mouza Rahamu (J.L. No. 80) on 'Lease-Hold' basis for 99 years for "Industrial Use (Food Processing Unit)" 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. e-Auction will be started from 12.00 hrs noon onwards up to 14.00 hrs of the same day subject to auto extension.

TERMS & CONDITIONS

1. All Bidders are to be Indian citizens/Firms or companies registered in India under companies Act.
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.
4. The successful bidder should have to pay on Annual Rent to the extent of 0.25% of the Lease Premium per annum during the lease period, besides making payment of the Lease Premium.
5. SJDA is the LESSOR of the plot.
6. No change of use other than the purpose of the instant allotment is allowed.
7. The Lessee has to start construction on the allotted plot of land within six months of getting the possession and is required to complete construction within 36 months from the possession.
8. The Lessee can transfer the leasehold land to the others through the process of transfer after seeking No-Objection of SJDA and remitting of transfer charge, as required, for the land.
9. The allottee/lessee may be allotted to mortgage the leasehold interest only (and not the demised plot of land itself) on the instant leasehold plot, either in full or part, only with the prior written permission of the Lessor.
10. The word SUCCESSFUL BIDDER wherever appearing means the highest bidder whose rate has been accepted by SJDA with the approval of the Board of SJDA.
11. 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.
12. e-Auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-Auction catalogue may be treated as (IST) Indian Standard Time only.
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 two days before commencement of e-auctions. Bidders are also requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before such registration.
14. 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. It is notified for information of the Bidders that the instant offer is subject to the scrutiny and approval of the Board of SJDA.

16. CONTACT PERSONS OF SJDA

The Chief Executive Officer, Siliguri Jalpaiguri Development Authority
Email address: sjdawb@gmail.com

17. 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". After such Registration a bidder has to enter the particular e-auction ID system for participating in the particular e-auction. This shall involve filling up online form and submission of

necessary documents with SJDA. On receipt of all documents and payment of EMD the bidder's registration shall be activated by SJDA 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 SJDA website by 10.03.2021 Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.

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

The bidder has to obtain user ID and Password free of cost. Guidelines to Bidders on the operations of Electronic Auction System can be obtained from <https://eauction.gov.in>. The bidders interested in participating in the above Auction, using the Electronic Auction System are required to create User ID. Bidders who are interested in participating SJDA'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 be submitted online on the particular day of e-auction.

The process of Registration and uploading of documents online should be completed before 16.00 hrs of 22.3.2021 positively.

18. DOCUMENTS TO BE FURNISHED/ UPLOADED AT THE TIME OF REGISTRATION AS BIDDER:

- 1) Identity & particulars of the Applicant as in the proforma attached herein (Annexure – A & Annexure – B).
- 2) Valid Registration Certificate/Trade License / Partnership.
- 3) Annual Accounts and/or IT Returns for last three financial years.
- 4) Audited Annual Accounts for last three financial years.
- 5) Certificate from the Statutory Auditor /Chartered Accountant (in case there is no Statutory Auditor) regarding annual turnover for these three years.
- 6) Power of Attorney in the Proforma as in this document (Annexure –C).
- 7) PAN Card of the Organization(s) / Individual.
- 8) Project profile for the project proposed in the land.
- 9) Document showing payment of EMD and auction fee within 16.00 hrs of 22.3.2021.

Such Documents are required to be up-loaded online on or before 16.00 hrs. of 22.3.2021. in respect of the e-Auction Id, for getting access to the live e-Auction field on the day of e-auction. The Bidders can upload single document of a compressed file containing multiple documents (i.e. scan copy of EMD particulars, and all other documents) against particular e-auction ID.

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

- 1) Original copies of documents mentioned in Sl. No. 18.1, 18.6 and 18.9 and self attested hard copies of all mentioned documents in Sl. No. 18.2, 18.3, 18.4, 18.5, 18.7 and 18.8 should reach to the office of the Chief Executive Officer, Siliguri Jalpaiguri Development Authority on or before 17.00 hrs of 11.3.2021).

20. 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/SJDA 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/SJDA. 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/SJDA shall not be responsible for any malfunctioning or non-functioning of any bidder's computer either on account of DSC or for any other reason. Bids submitted by a bidder after signing with his/her DSC signifies non repudiation by the bidder. Thus, a bidder after submitting a bid cannot disown it. A bidder shall be fully and solely responsible for the bid recorded against his/her name to be identified by the set of User ID, Password and DSC.

21. BIDDING METHODOLOGY

On the day of the e-Auction, which will be started on schedule date subject to auto extension, the bidder has to visit the Government e-auction website <https://eauction.gov.in> and click on the link for SJDA 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 Rupees. **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 of the plot is Rs. 5,00,000.00 only.

22. 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/SJDA 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.

23. AUCTION FEE

All intending Bidders are to deposit an Auction Fee (non-refundable) to participate in the auction process. The Auction Fee is fixed @Rs. 2000/- for each plot which shall be paid by the bidder(s) in the form of Demand Draft/Banker's Cheque in favour of the Chief Executive Officer, Siliguri Jalpaiguri Development Authority, payable at Siliguri on or before 16.00 hrs of 22.03.2021

24. EARNEST MONEY DEPOSIT (EMD)

All intending Bidders have to deposit Earnest Money Deposit (EMD) is **Rs. 8,48,970.00 (Rupees eight lakh forty eight thousand nine hundred seventy) only** which is to be paid in the form of Demand Draft/Banker's Cheque in favour of the Chief Executive Officer, Siliguri Jalpaiguri Development Authority,

payable at Siliguri on or before 16.00 hrs of 11.3.2021.(Tuesday). The Bank details are given below:

A/c of	Bank Name	Branch Name	Name of A/C Holder	A/C No.	A/C Type	IFS Code
SJDA	Axis Bank	Hill Cart Road Siliguri branch	CEO, SJDA	912010035059401	Savings Account	UTIB0001403

Intimation of deposition of Auction Fee and EMD must reach the Contact Person of SJDA by 16.00 hrs of 22.3.2021 (Tuesday).

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 SJDA after completion of the bidding process to their Bank Account.** The EMD of the Successful Bidder shall be automatically retained. In case the bid is accepted and the bidder refuses/fails to make further payment towards the balance lease premium, the EMD shall be forfeited without prejudice to the rights of SJDA 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.

25. FORFEITURE OF EARNEST MONEY DEPOSIT (EMD)

The highest bidder 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 SJDA.

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 SJDA in future for a period of 01 (one) year.

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 below. However, in case of last day being holiday, it will be extended automatically to next working day.

26. BID STARTING PRICE

There is a 'Start Price' for e-bidding for the said plots, which is **Rs. 3,39,58,620.00 (Rupees three crore thirty nine lakh fifty eight thousand six hundred twenty)** only with incremental bid value of **Rs. 5,00,000.00** only. Start Price will be mentioned in the e-auction floor at whole Rupees. Bidders have to bid above the float price. It is, however, made clear that such starting price is not the minimum 'Reserve Price'.

27. PAYMENT SCHEDULE

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

The balance 75% amount of the lease premium will have to be paid in three equal monthly installments i.e., first installment of such 25% of the lease premium is to be paid within 60 days from the date of declaration regarding selection of the Bidder and second installment of the 25% of the lease premium consideration will have to be paid within 90 days from the date of declaration regarding selection of the Bidder. The balance 25% of the Lease Premium is to be paid before the joint Measurement of the particular plot of land, preferably within 120 days from the date of declaration regarding selection of the Bidder. The EMD shall be automatically adjusted towards last installment of lease premium.

The Deed of Lease shall be executed only after entire amount of lease premium is credited into SJDA's account and after the joint measurement of that particular plot of land is completed. The lease deed would be executed in favour of the "Successful Bidder".

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

28. 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 SJDA for a period of 01 (one) year. Decision in this regard shall be taken exclusively by SJDA 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.

29. OTHER CONDITIONS

- 1) The allotment of plot would be made in favour of a single successful bidder who has quoted highest rate above minimum reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents, after the approval of the Board of SJDA and the State Govt. is obtained.
- 2) The allotment would be made on lease hold basis for 99 years 'As Is Where Is', 'Caveat emptor' and 'No Complaint' basis only.
- 3) **The plot of land so offered cannot be used for any other purpose.** If at any point of time it is detected that such condition has been violated; SJDA 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.
- 4) Construction on this plot of land would have to be done as per plan approved by the Siliguri Jalpaiguri Development Authority as per the use & purpose shown against this plot of land. Construction must begin within six months of land possession and to be completed within 36 months of the possession. An agreement to this effect has to be executed before possession.
- 5) The Successful Bidder has to execute the Deed of Lease with SJDA for that particular plot of land would only be used for the purpose as **and in case of any violation, concerned Siliguri Jalpaiguri Development Authority would take action as per relevant rules.**
- 6) The Lessee can transfer the leasehold land to the others through the process of transfer after seeking No-Objection of SJDA and remitting of transfer charge, as required, for the land.

- 7) The allottee/lessee may be allotted to mortgage the leasehold interest only (and not the demised plot of land itself) on the instant leasehold plot, either in full or part, only with the prior written permission of the Lessor.
- 8) All statutory clearances/licences/permissions shall be obtained by the allottee within the time frame as stated herein. All bids shall remain valid for 120 (One hundred twenty) days from the date of closing of e Auction, excluding the date of closing. In case the last day falls on a holiday or remains closed for SJDA, such bids will be deemed to be automatically extended to be valid up to the next working day of SJDA.
- 9) Bidders shall not be in a conflict of interest with one or more parties in the bidding process.
- 10) 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 SJDA or by its own diligence and understood that it would have no recourse to SJDA, post transfer of leasehold rights of the concerned property.
- 11) 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.
- 12) 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 SJDA.
- 13) SJDA reserves the right to cancel the e-Auction at any stage prior to the signing of the Lease Deed. SJDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- 14) 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 Board of SJDA.
- 15) Taxes as applicable will be charged in addition to the bid amount.

30. FORCE MAJEURE

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

31. DISPUTE RESOLUTION

Any dispute arising in the entire bidding process shall be resolved at the Siliguri Court and/or District Court, Darjeeling.

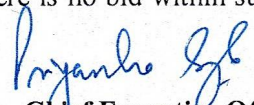
32. SALIENT FEATURES

1.	Plot No.	R.S. plot nos. 28P and 67P corresponding to L.R. plot nos. 33P and 79P
2.	Mouza	Rahamu
3.	J.L. No.	80
4.	Police Station	Phansidewa
5.	District	Darjeeling
6.	Area	1.7 Acre
7.	Principal Use	Industrial Use (Food Processing Unit)"
8.	EMD	Rs. 8,48,970.00
9.	Starting Price	Rs. 3,39,58,620.00
10.	Bid Incremental Value	Rs. 5,00,000.00
11.	Lease Period	99 years
12.	Construction period	Start within 6 months from possession and to be finished within 36 months from possession

33. SCHEDULE OF DATES:

Sl. No.	Activity		Date & Time
1.	Auction Publish	:	24.02.2021 at 4:00 PM
2.	Bid documents submission Start Date	:	24.02.2021 at 4:00 PM
3.	Bid documents submission End Date	:	22.03.2021 up to 4:00 PM
4.	Document/Payment Approval Start Date	:	23.03.2021 at 4:00 PM
5.	Document/Payment Approval End Date	:	25.03.2021 up to 4:00 PM
6.	e-Auction Start	:	26.3.2021- 12.00 hrs
7.	e-Auction End	:	26.3.2021- 14.00 hrs

- Closing of e-Auction: The e-Auction will be closed at given time. However, if there is any bid within 10 minutes of closing time, the closing time shall automatically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minute unless there is no bid within such extended time.



Chief Executive Officer

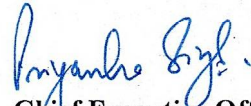
Siliguri Jalpaiguri Development Authority

Memo No. 324(A)/1(12)/111/Plg/900/19/SJDA

Date: 22.2.21

Copy forwarded for information to:

1. The Chairman, Siliguri Jalpaiguri Development Authority.
2. The Principal Secretary, Urban Development Department, "Nagrayan", DF-8, Saltlake, Kolkata – 700064.
3. The District Magistrate, Darjeeling.
4. The Sub-Divisional Officer, Siliguri.
6. The District Information & Cultural Officer, Darjeeling.
7. The District Land & Land Reforms Officer, Darjeeling – with a request to display in the notice board.
8. The Additional District Sub-Registrar, Ghospukur, Darjeeling.
9. The District Informatics Officer, NIC, Darjeeling with a request to publish it in the official website of Jalpaiguri District.
10. A.P., SJDA for uploading in SJDA website and make arrangement to send the same to DIO, NIC by e-mail.
11. AEO, SJDA – for publication in newspapers.
12. Notice Board of Siliguri Jalpaiguri Development Authority.



Chief Executive Officer

Siliguri Jalpaiguri Development Authority

Annexure - A

Letter of Bid and Intent

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

Date:

To
Chief Executive Officer,
Siliguri Jalpaiguri Development Authority,
Tenzing orgey Road, Pradhan Nagar,
Siliguri- 734403, West Bengal.

Subject: e-Auction for leasing out of Acre (..... sq. mtr.) in
Plot No: in
Mouza..... Siliguri, Dist. Jalpaiguri, for 99
Years for "Commercial Purpose".

Ref.: Your notice for e-auction issued under No. dated
.....

Sir,

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 SJDA Plot of Land being Plot Nos. in Siliguri, Dist. Jalpaiguri according to the terms and conditions of the offer made by SJDA, as detailed in the e-bid document.

The Annual Accounts and/or IT Returns (as applicable for Organization or Individual) for the last three Financial years is mentioned here under:

Year	IT Return (in Rs.)

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

SJDA is hereby authorized to conduct any inquiry/ investigation to verify the statements, documents and information submitted in connection with the Bid.

SJDA and its authorized representative(s) may contact the following persons for such enquiry as may be required:

Name of the Person/s:

Address:

Phone No:

Fax No. :

This participation in the e-bidding process is made with full understanding that:

a. SJDA reserves the right to reject or accept any Bid, modify cancel the bidding process and/or reject all or any of the Bid.

b. SJDA shall not be liable for any of the above actions and shall be under no obligation to inform the Bidder of the same.

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

I, the undersigned, do hereby declare that the statements made and the information provided herein are complete, true and correct in every aspect.

We have read the terms and conditions of the offer detailed in the e-Auction Notice and are willing to abide by them unconditionally.

The offer made by us is valid for 120 days from the online Bid Submission Date. We understand that SJDA may require us to extend the validity of the bid for such period as may be determined by SJDA at its discretion.

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

The offered rate will be adjusted pro-rata against minor variation in area of the plot measured during handing over and taking over of possession.

I/We have read and understood the terms and conditions of the notice and documents and hereby unequivocally and unconditionally accept the same.

The decision of SJDA 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 HDA 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 (Annexure – B).
- 2) Valid Registration Certificate / Trade License / Partnership Deed (not mandatory for the individuals).
- 3) Annual Accounts and/or IT Returns for last three financial years.
- 4) Power of Attorney in the Proforma as in this document (Annexure – C).
- 5) PAN Card of the Organization(s) / Individual.
- 6) Bank receipt / proof with UTR / Transaction No.: Dated:..... of Bank.

Annexure – B

Organization/Individual details of the Bidder

**e-AUCTION FOR LEASING OUT OF 1.7 ACRE (6879.66 sq. mtr.) LAND AT
MOUZA RAHAMU, J.L. No. 80, P.S. PHANSIDEWA (AT FOOD PARK) FOR 99
YEARS
FOR "INDUSTRIAL USE (FOOD PROCESSING UNIT)"**

1. Particulars of the Bidder:

- a. Name:
- b. Country of Incorporation/Nationality (as applicable):
- c. Address and its branch office(s), if any, in India (as applicable):
- d. Date of incorporation and/or commencement of business with CIN No. (as applicable):

Details of Authorized 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 my/our offer is accepted and if I/we fail to pay the amount in the manner specified by SJDA, the amount of Earnest Money and any further installments paid by me/us under this offer shall stand absolutely forfeited by SJDA.
- 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 SJDA concerning this transaction shall be final and binding on me/us.

I/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 SJDA to reject my/our Bid and/or to cancel the award of sale.

Signature with date,

Full Name

Designation of the Bidder in the Company (not applicable for the individual)

Annexure - C

FORMAT FOR POWER OF ATTORNEY FOR PARTICIPATION IN THE e-AUCTION

(On a Stamp Paper of relevant value)

POWER OF ATTORNEY

Know all men by these presents, that I/we
..... (Name and address of residence or
registered office, as applicable) do hereby constitute, appoint and authorize Mr./Ms.
.....
..... (Name and address of residence or registered office, as applicable) who presently
employed with us and holding the position of as my/our
attorney, to do in my/our name and on my/our behalf, all such acts, deeds and things necessary in
connection with or incidental to the e-Bid which may be given online through e-auction process for
leasehold allotment of SJDA plot of land (in Plot No: -----
----- in Siliguri, Dist. Jalpaiguri), including signing and submission of all documents and
providing information / responses to SJDA, representing me/us in all matters before SJDA, and generally
dealing with SJDA in all matters in connection with said e-Bid in reference to SJDA's notice for e-auction
issued under No.----- dated -----.

I/we hereby agree to ratify all acts, deeds and things lawfully done by my/our said attorney pursuant to this
Power of Attorney and that all acts, deeds and things done by my/our aforesaid attorney shall always be
deemed to have been done by me/us.

(Signature of the Executant)

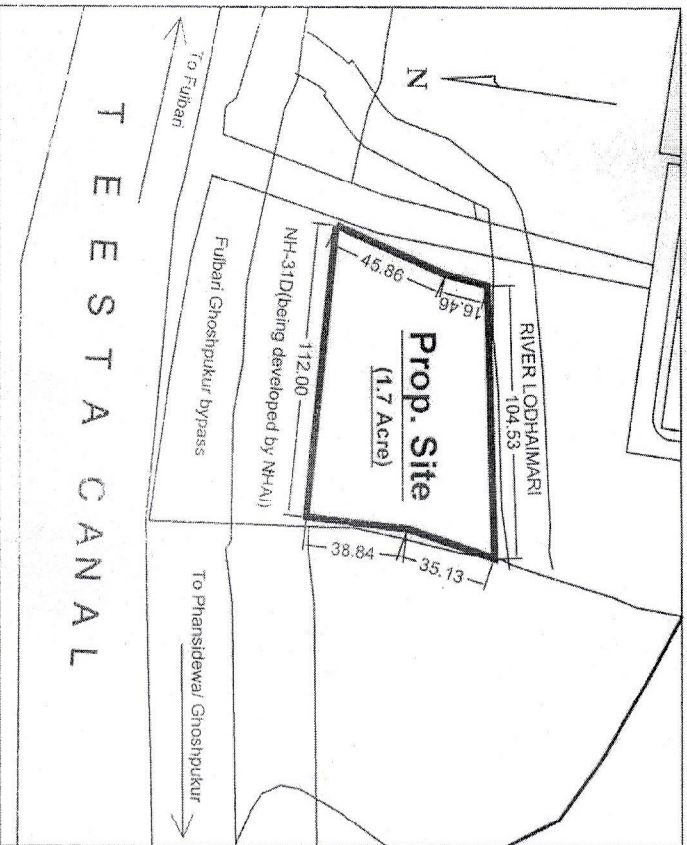
I Accept

.....

..... (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 (as applicable).

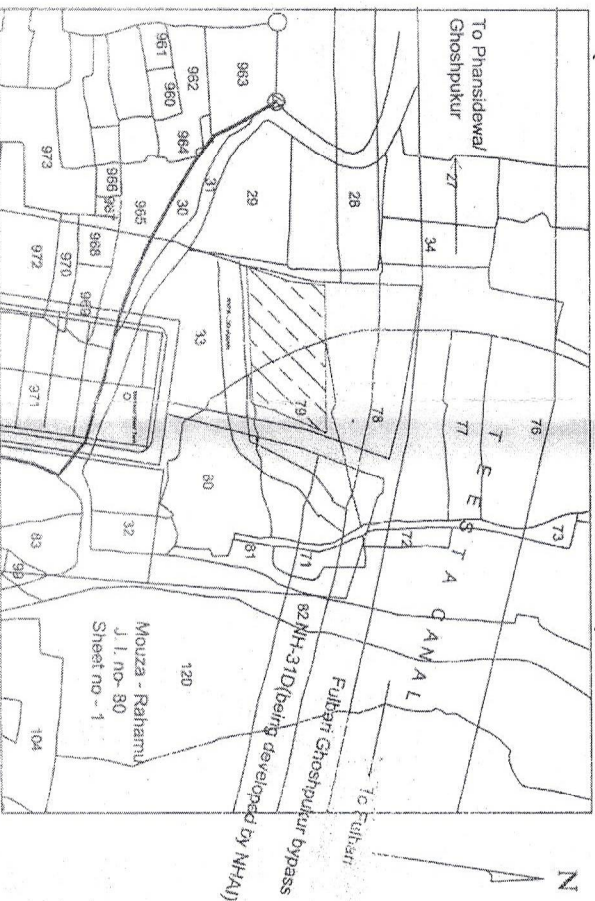
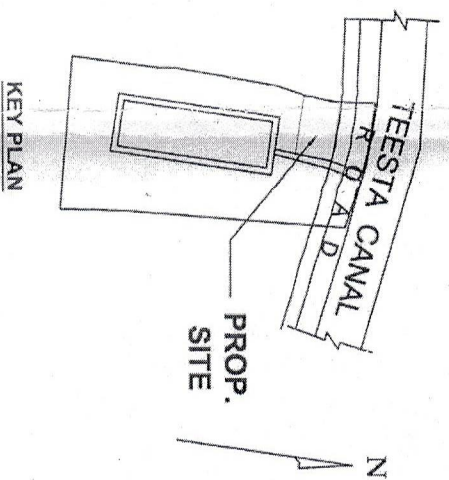
SITE PLAN SHOWING 1.7 ACRE OF LAND AT FOOD PARK FOR FOOD PROCESSING INDUSTRY.



SITE PLAN

SCHEDULE OF LAND

MOUZA :- RAHAMU
 J.L. NO. :- 80
 SHEET NO. :- 02
 L.R. PLOT NO. :- 33(P) & 79(P)
 P.S. :- PHANSIDEWA
 DIST. :- DARJEELING
 LEUSIPUKRI, SILIGURI.



PART TRACED MAP OF MOUZA - RAHAMU,
 J.L. NO. 80, P.S. - PHANSIDEWA,
 DIST. - DARJEELING

SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY

Tenzing Norgey Road, Pradhan Nagar, Siliguri – 734 003

NOTICE INVITING e-Auction

No. _____ dated _____

SJDA invites on-line offers from eligible agencies or individuals for allotment of 1.7 acres of plot on 'Lease-Hold' basis for 99 years for "Industrial Use (Food Processing Unit) at Food Park, Siliguri within mouza Rahamu, J.L. No. 80, P.S. Phansidewa, Dist. Darjeeling through e-auction.

Details are available at <https://eauction.gov.in> and www.sjda.org.

Contact SJDA, Tenzing Norgey Road, Pradhan Nagar, Siliguri-734003, (Ph-0353-2512922/2515647) during office hours. e- Auction will be started on 26.03.2021 from 12.00 hrs noon onwards up to 14.00 hrs of the same day subject to auto extension.

Last date of submission of EMD and Auction fee 22.03.2021 upto 16.00 hrs.

Last date of submission of documents 22.03.2021 before 16.00 hrs.

EMD value Rs. 8,48,970.00

S/d

Chief Executive Officer

Se.