



# HOOGHLY RIVER BRIDGE COMMISSIONERS

(A STATUTORY ORGANISATION UNDER GOVT. OF WEST BENGAL)

HRBC BHAVAN

ST. GEORGES GATE ROAD (MUNSHI PREM CHAND SARANI)

KOLKATA-700 021

Ph. No.: 033-2253-4134; Fax No.: 033-2248-5178/5833

Email: [dydir1.pldn@gmail.com](mailto:dydir1.pldn@gmail.com)

Memo No: HRBC/12C-284/2019/150119 - 1

Date: 15.01.2019

## **NOTICE FOR e-AUCTION** **NIeA No. HRBC/DYDRPLDN/1 of 2018-2019**

**e-Auction for allotment of newly built 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> Floor and 5<sup>th</sup> Floor separately on 'Lease Hold' basis for 99 years on "As is where is" basis at Central Bus Terminus and Commercial Complex at G.T. Road near E.S.I Hospital, Serampore.**

[E-AUCTION ID: **2019\_WB\_1327**]

**Hooghly River Bridge Commissioners (HRBC)**, a statutory organisation under the Transport Department, Government of West Bengal, invites online offers for allotment of the following newly built floors **separately on 'Lease Hold' basis for 99 years on "As is where is" basis** from bidders fulfilling eligibility criteria given below as per terms & conditions stated in the following pages of this notice, through **e-auction** process to be conducted in the e-Auction Portal of National Informatics Centre, Government of India viz. <https://eauction.gov.in>.

### **Location of the building:**

Central Bus Terminus and Commercial Complex on G.T. Road near ESI Hospital under Serampore Municipality.

**Joint Development Programme:** Serampore Municipality is the sole owner of the entire land and HRBC is the Developer. Both parties have entered into a Joint Development Agreement in which the owner grants an exclusive unconditional right to the Developer to conduct marketing etc of the Developer's allocation i.e. 2<sup>nd</sup> to 5<sup>th</sup> Floor and Basement.

### **Site visit:**

The building and the Floors may be visited on **24.01.2019**. For that purpose the intending bidder may report to the building location i.e. Central Bus Terminus, Serampore Municipality between 1-00 P.M. and 3-00 P.M. on the aforesaid date where Sri Asim Majumder, Sr. Project Engineer-IV, HRBC (**Mob: 9836049265**) and Sri. S. Dasgupta (Resident Engineer, DCPL) (**Mob: 8697824216**) will remain present to assist the visitors.

Location	Property under e-Auction	Built up Area under e-Auction	Earnest Money (EMD) (Rs.)	Last Date of EMD & Document Submission	E-Auction Date & Time	E-Auction ID
Central Bus Terminus and Commercial Complex on G.T. Road near ESI Hospital under Serampore Municipality.	2 <sup>nd</sup> Floor	27155 Sqft.	22,00,000/- (Twenty two Lakh)	05.02.2019	<b>08.02.2019 12:30 – 13:15 hrs</b>	2019_WB_1327
	3 <sup>rd</sup> Floor	27155 Sqft	22,00,000/- (Twenty two Lakh)	05.02.2019	<b>08.02.2019 13:30 – 14:15 hrs</b>	
	4 <sup>th</sup> Floor	27155 Sqft	22,00,000/- (Twenty two Lakh)	05.02.2019	<b>08.02.2019 14:30 – 15:15 hrs</b>	
	5 <sup>th</sup> Floor	27155 Sqft	22,00,000/- (Twenty two Lakh)	05.02.2019	<b>08.02.2019 15:30 – 16:15 hrs</b>	

## **ELIGIBILITY CRITERIA:**

- i. The offer is open for eligible **individual Entrepreneur and Companies registered under Company Act**. Bidders desiring to participate in this e-Auction shall have to furnish copy of relevant Registration Certificate, as applicable.
- ii. To bid for each floor the Bidder must have an average annual Turn Over of at least Rs. 16,00,00,000/- (Rupees Sixteen Crore) crore during the last three financial years ending March' 2018. Bidders shall have to furnish copy of certificate from their Chartered Accountant showing annual turnovers during the last three years. They are also required to submit copy of audited Annual Accounts for the last three years ending on 31.03.2018.

## **TERMS & CONDITIONS**

1. **e-Auction** bids are invited for allotment of the **2<sup>nd</sup> to 5<sup>th</sup> Floor separately** of the Serampore Bus Terminus building on lease-hold basis for 99 years with renewable clause on '**As Is Where Is**', '**Caveat Emptor**' and '**No Complaint**' basis only.
2. **Priority :**  
**e- auction will be made for each of 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> & 5<sup>th</sup> floor separately. At the closure of all auctions the highest auction amount will be listed. Within 2 (two) hours of the closure of the last auction, if any of the highest bidder applies through Email for taking more than one floor at the highest auction bid listed, he would be given the priority of allotting those floors subject to deposit of entire bid amount in advance.**
3. **Basement Floor:**  
**Total built up area as per Municipal Drawing is 27519 sft. 15 (fifteen) per cent of basement built up area, as will be demarcated by HRBC, will be allotted to the successful selected bidder per floor. No separate cost for such 15% built up area will be charged to the bidder. The bidders should take this in consideration while making e-auction. E-auction bids are invited for getting allotment of the aforesaid completed newly built floors on lease hold basis for 99 years on "As Is Where Is" basis.**
4. 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.
5. The Bidder should be a sole single legal entity. No consortium or joint venture is allowed. No bidder shall be represented by any Broker or Agent.
6. The Bidders who are interested to get allotment of the above property through e-auction should get themselves registered with NIC for participating in this e-auction process, submit EMD of stipulated amount in favour of Hooghly River Bridge Commissioners by RTGS only and upload its receipt copy and other required documents latest by the stipulated date & time. 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.
7. 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 and EMD returned against application from bidders.
8. The allotment of each floor will be made in favour of the respective Successful Bidder, i.e. H1 bidder, who has quoted the highest rate and who has been found to have fulfilled all conditions of allotment as stated in this document subject to the Priority clause at sl.(2) above.
9. The allotment would be made on leasehold basis for 99 years. There shall, however, be an option of renewal of the lease period on such terms and conditions as may be imposed by HRBC, the LESSOR and included in such renewal lease deed.
10. The word **SUCCESSFUL BIDDER** wherever appearing means, the highest bidder (H1 bidder) whose rate has been accepted by HRBC.
11. E-auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction tender conditions may be treated as (IST) Indian Standard Time only.

12. The intending bidders may inspect the property under the instant auction i.e. the portion of commercial complex including basement of the Serampore Bus Terminus at Serampore, Hooghly, on 24.01.2019 between 13:00 Hrs to 15:00 Hrs in presence of the designated representatives of HRBC.
13. 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 HRBC or from his/her own due diligence and understood that he/she would have no recourse to HRBC post transfer of leasehold rights of the concerned property.
14. 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 complaint about the same.
15. The currency for the purpose of the Bid shall be the Indian Rupee (INR).
16. All related correspondence and documents should be written in the English language.
17. If any of the statements made, and the information provided by the Bidder is found to be incorrect and false and/or if any of the documents submitted by the Bidder is found to be fabricated, the offer is liable to be cancelled and deposit, if any, made by the Bidder shall stand forfeited.
18. HRBC reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of HRBC would be final and binding on the Bidders. The bidders will not be entitled to any kind of compensation for such action.
19. **Bid validity:**

All bids shall remain valid for 180 (one eighty) days from the date of closing of e-auction, excluding the date of closing. In case the 180<sup>th</sup> day falls on a holiday or remains closed for HRBC, such bids will be deemed to be automatically extended to be valid up to the next working day of HRBC.

**20. FORCE MAJEURE:**

HRBC 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 HRBC to extend the time of performance on the part of HRBC by such period as may be necessary to enable HRBC 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. HRBC reserves the right to cancel the e-auction at any stage prior to the signing of the Lease Deed. HRBC shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
22. 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 appropriate authority.

**23. Payment Schedule:**

**After issue of LOI to the successful selected bidder, the bid amount shall be deposited to HRBC within 10 (ten) days through RTGS failing which the LOI issued to the successful selected bidder may be cancelled and the Earnest Money deposited may be forfeited.**

**24. Defaulting in Payment by the Successful Bidder:**

**In case the lease premium/lease consideration is not paid as per the timeframe specified above by the Successful Bidder, the offer of allotment of the property 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 shall not be allowed to take part in any e-Auction or any of the auctions which may be held by HRBC in future. Decision in this regard shall be taken exclusively by HRBC 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 as specified above. However, in case of last day being a holiday it will be extended automatically to next working day.

25. 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 HRBC.
26. All taxes/duties/levies, etc. and expenses as applicable and related to the lease of the property on offer, shall be entirely paid by the Successful Bidder/Lessee.
27. Charges and expenses for execution of Deed of Assignment or any other documents of Assurance, including the stamp duty and Registration charges shall be paid and borne by the purchaser only and the seller shall not be liable to bear or pay any amount incidental to the deed of lease.
28. **Execution of Lease Deed:** The Successful Bidder finally selected by HRBC has to execute the Deed of Lease with HRBC for that particular Floor within 15 (fifteen) days after issue of LOI (Letter of Intent) failing which the LOI can be cancelled and the Earnest Money can be forfeited.
29. **Dispute Resolution:**
- The entire bidding process shall be governed by, and construed in accordance with, the laws of India and Courts in Kolkata, India, shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the bidding process, the subsequent lease and the entire transaction, to the exclusion of all other Courts in the world.

### **Instructions to Bidders:**

1. **E- Auction process will take place through web portal on the day and time specified in the E-Auction notice published in newspapers/web portal.**

#### **E-AUCTION PROCESS:**

- ONLINE REGISTRATION OF BIDDERS
- E-APPLICATION FOR INDIVIDUAL AUCTION & UPLOADING OF DOCUMENTS.
- APPROVAL BY AUTHORITY.
- LIVE e-AUCTION.
- EVALUATION OF AUCTION PROCESS.

#### **2. Registration:**

All those who wish to participate in this e-auction and who fulfil the eligibility criteria 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 in the system for participating in this particular e-auction. This shall involve filling upon online form and submission of necessary documents to HRBC. On receipt of all documents and payment of EMD the bidder's registration shall be activated by HRBC and only thereafter a bidder can log into and participate in the e-bidding process. Participation in this e-auction is not possible without a valid registration. **Such process of Registration with Digital Signature Certificate and uploading of Documents shall have to be completed before the last date of payment of EMD & documents submission at the website <https://eauction.gov.in> against this particular e-Auction I.D 2019\_WB\_1327.**

#### **3. DOCUMENTS TO BE FURNISHED AT THE TIME OF SUBMISSION OF BID:**

- i. Application Form in the Proforma (Annexure –A)
- ii. Identity & particulars of the Applicant in case of an individual.
- iii. In case of a proprietorship firm Trade Licence etc. shall be submitted.
- iv. A Company shall submit Articles of Association.
- v. For partnership firm registered partnership deed.
- vi. Copies of PAN Card and GSTIN.
- vii. A Power of Attorney authorizing the bidder.
- viii. Annual Turn Over for lease 3 years duly certified by Chartered Accountant.
- ix. Annual Accounts with Profit & Loss Accounts certified by Chartered Accountant.
- x. Receipt of RTGS payments towards EMD.

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents online 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 NleA.

#### **4. USE & PROTECTION OF USER ID, PASSWORD AND DIGITAL SIGNATURE CERTIFICATE:**

a) Bidders shall require Class II or Class III Digital Signature Certificate (DSC) obtained from any Indian Certifying Authority to participate in this e-Auction. The bidder shall have to set the parameters of his computers so that the DSC is operational. NIC/ HRBC 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.

b) 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/HRBC 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/ HRBC. A bid recorded in this e-Auction against any password will be deemed to have been submitted by the owner of the password only.

5. Amendments/ Corrigenda: HRBC may issue amendments /Corrigenda to this auction document upto the time of closing of documents submission date which will be uploaded in the E-auction portal <https://eauction.gov.in> and HRBC website [www.hrbc.in](http://www.hrbc.in). Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.

6. *There is no Application or Processing Fee payment.*

#### **7. Bidding Methodology**

On the day of the e-auction, the bidder has to visit the Government e-auction website <https://eauction.gov.in> at the specified hour and click on the link for HRBC 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.

#### **8. BID STARTING PRICE & INCREMENTAL VALUE FOR EACH OF THE PLOTS:**

The starting bid price for e-auction of each floor is Rs. 11.08 Crore with an incremental bid value of Rs. 500000/- (rupees five lakh only). It is made clear that the starting Bid Price is not the minimum 'Reserve Price'.

#### **9. 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 /HRBC 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.

#### **10. EARNEST MONEY DEPOSIT (EMD):**

All intending Bidders have to deposit Earnest Money Deposit (EMD) for Rs. 22,00,000/= (Rupees Twenty two Lakh) only for bidding against each Floor.

Submission of pre-bid EMD should be in favour of Hooghly River Bridge Commissioners, only through RTGS in the following account before the specified end time for submission of such documents online for a particular e-auction ID.

Name of Bank	INDIAN OVERSEAS BANK
Branch Name	Hastings
IFS Code	IOBA0002275
MICR No.	700020073
A/C No.	227502000000046

**Bank transfer charges either way would be on intending bidders' A/C.**

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 refunded by RTGS to their Bank Account as soon as possible. The EMD of the Successful Bidders will be refunded after they deposit the entire payable amount to HRBC.** *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 HRBC to claim such further damages in this regard without further reference to the bidder. 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 HRBC in future.*

**11. Schedule of Dates:**

No.	Activity	Date	Time
1.	Auction Publish date	16.01.2019	10.00 hrs.
2.	Bid documents submission Start Date	25.01.2019	11.00 hrs
3.	Bid documents submission End Date	05.02.2019	16.30 hrs
4.	Document/Payment Approval start date	05.02.2019	17.00 hrs
5.	Document/Payment Approval end date	07.02.2019	17.30 hrs.
6.	Auction Start Date		
	2 <sup>nd</sup> Floor	08.02.2019	12.30 hrs
	3 <sup>rd</sup> Floor	08.02.2019	13.30 hrs
	4 <sup>th</sup> Floor	08.02.2019	14.30 hrs
	5 <sup>th</sup> Floor	08.02.2019	15.30 hrs
7.	Auction End date		
	2 <sup>nd</sup> Floor	08.02.2019	13.15 hrs
	3 <sup>rd</sup> Floor	08.02.2019	14.15 hrs
	4 <sup>th</sup> Floor	08.02.2019	15.15 hrs
	5 <sup>th</sup> Floor	08.02.2019	16.15 hrs

**12. Closing of e-auction:-**

The e-auction will be closed at the given time. However, if there is any bid within 05 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.

Deputy Director (Pl. & Dn.)

HRBC

## **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  
Hooghly River Bridge Commissioners,  
HRBC Bhavan  
ST. GEORGES GATE ROAD (MUNSHI PREM CHAND SARANI)  
KOLKATA-700 021

**Subject: e-Auction for allotment of newly built 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor, 4<sup>th</sup> Floor and 5<sup>th</sup> Floor separately on 'Lease Hold' basis for 99 years on "As is where is" basis at Central Bus Terminus and Commercial complex Serampore.**

[E-AUCTION ID: 2019\_WB\_1327]

**Ref:** Your notice for e-auction (NleA No. HRBC/DYDRPLDN/1 of 2018-2019) issued under Memo No. HRBC/12C-284/2019/150119 - 1 dated 15.01.2019.

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 intend to participate in the e-bidding process for **leasehold allotment of the 2<sup>nd</sup> Floor/3<sup>rd</sup> Floor/4<sup>th</sup> Floor/5<sup>th</sup> Floor, of the Serampore Bus Terminus Building** according to the terms and conditions of the offer made by HRBC, as detailed in the e-auction document.
2. It is hereby declared that the turnover details of the Applicant – Organisation during the last three Financial years ending on 31.03.2018 are as follows:

Year	Turnover (Rupees in Crores)
2015-2016	
2016-2017	
2017-2018	

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

3. HRBC is hereby authorized to conduct any inquiries/ investigation to verify the statements, documents and information submitted in connection with the Bid.
4. HRBC and its authorised representatives may contact the following persons for such enquiry as may be required:-  
Name of the Person/s: Address: Phone No: Fax No. : Email :
5. This participation in the e-bidding process is made with full understanding that:
  - a. HRBC reserves the right to reject or accept any Bid, modify/ cancel the bidding process, and/or reject all or any of the Bids.
  - b. HRBC shall not be liable for any of the above actions and shall be under no obligation to inform the Bidder of the same.
6. I, the undersigned do hereby declare that the statements made, and the information provided herein are complete, true and correct in every aspect.
7. We have read the terms and conditions of the offer detailed in the e-Auction Notice and are willing to abide by them unconditionally.
8. The offer made by us is valid for 180 days from the online Bid Submission Date. We understand that HRBC may require us to extend the validity of the bid for such period as may be determined by HRBC at its discretion.
9. In case our offer is accepted and if we fail to pay the amount in the manner specified by HRBC, the amount of Earnest Money and any further instalments paid by us under this offer shall stand absolutely forfeited by HRBC.
10. The decision of HRBC 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 HRBC 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.

- ii. Identity & particulars of the Applicant in case of an individual.
- iii. In case of a proprietorship firm Trade Licence etc. shall be submitted.
- iv. A Company shall submit Articles of Association.
- v. For partnership firm registered partnership deed.
- vi. Copies of PAN Card and GSTIN.
- vii. A Power of Attorney authorizing the bidder.
- viii. Annual Turn Over for lease 3 years duly certified by Chartered Accountant.
- ix. Annual Accounts with Profit & Loss Accounts certified by Chartered Accountant.
- x. Receipt of RTGS payments towards EMD.