

BROCHURE
CONTAINING
DETAILED TERMS AND CONDITIONS
FOR
ALLOTMENT OF GROUP HOUSING SITES FOR RESIDENTIAL COMPLEX
(As is where is basis)
AT MANESAR
THROUGH E-AUCTION

[Through e-auction on https://hsiidc.bidx.in](https://hsiidc.bidx.in)

Schedule of E-auction:

Date of issue of the Advertisement	16.01.2023
Date of pre bid meeting	03.02.2023
Last date for receipt of Pre-bid queries	06.02.2023
Date of uploading replies to Pre-bid queries	10.02.2023
Earnest Money Deposit & Registration by the bidders	06.03.2023
Tentative Date of e-Auction	13.03.2023

Contact Person:

Sh. Subhash Vats, DGM (Engg.) - for engineering / service related issues/site visit	9810581395
Sh. Sunil Dutt Paliwal, DGM (Estate) - for site visit and other details	9467670792
Sh. Ravish Jyani, DTP - for planning / construction norms issues	9888110581

For payment related matters please contact below:

NAME	EMAIL ID	CONTACT NO.
NAZMI KHAN	NAZMI.KHAN@ICICIBANK.COM	022-61376644
ONKAR SANGANWAR	ONKAR.SANGANWAR@ICICIBANK.COM	022-61376652
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Helpdesk is available from Mon to Sat (2nd and 4th Sat Holiday) from 9:30 am to 6:45 pm

Helpdesk Number: +91-9693991992 I Email: hsiidc.eauction.bidx@gmail.com

The bidders are advised to keep visiting our website for all updates regarding the Bidding.

Haryana State Industrial & Infrastructure Development Corporation Limited

Regd. Office: C-13 & 14, Sector-6, Panchkula, Ph. 0172-2590481-83 Fax: 2590474

Delhi Office: C-8, Kharak Singh Marg, Ph- 011-23347680-81-82

Manesar Office: HSIIDC, IMT Manesar (Gurugram) Ph. No. 0124-2291351, 2290343;

Gurugram Office: HSIIDC, Udyog Vihar, Phase-V, Gurugram Ph. 0124-2342612, 2342988, 2346764;

Website: hsiidc.org.in; **E-mail:** contactus@hsiidc.org.in; **CIN:** U29199HR1967SGC034545

Disclaimer

The information contained in this Bid Document or subsequently provided to Applicants, whether verbally or in documentary or in any other form by or on behalf of Haryana State Industrial & Infrastructure Development Corporation Ltd., Government of Haryana (HSI IDC) or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this Bid Document and such other terms and conditions subject to which such information is provided.

This Bid Document is not an agreement or an offer by the HSI IDC to the prospective Applicants or any other person. The purpose of this Bid Document is to provide interested parties with information that may be useful to them in the formulation of their bids pursuant to this Bid Document. This Bid Document includes statements, which reflect various assumptions and assessments arrived at by the HSI IDC. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This Bid Document may not be appropriate for all persons, and it is not possible for the HSI IDC, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this Bid Document. The assumptions, assessments, statements and information contained in this Bid Document, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this Bid Document and obtain independent advice from appropriate sources.

Information provided in this Bid Document to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. HSI IDC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

HSI IDC, its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Bid Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the Bid Document and any assessment, assumption, statement or information contained therein or deemed to form part of this Bid Document or arising in any way in this Selection Process.

HSI IDC also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused, arising from reliance of any Applicant upon the statements contained in this Bid Document.

HSI IDC may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this Bid Document.

The issue of this Bid Document does not imply that HSI IDC is bound to select an Applicant and the HSI IDC reserves the right to reject all or any of the bids without assigning any reasons whatsoever at any stage.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its bid. All such costs and expenses will remain with the Applicant and the HSI IDC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the bid, regardless of the conduct or outcome of the Auction Process.

A. Details of the Site:

1. Introduction:

HSI IDC is a company incorporated on 08.03.1967, under the provisions of the Companies Act, 1956 with the objectives to develop industrial infrastructure in the State of Haryana under the aegis of Department of Industries and Commerce, Haryana. 100% equity of the Corporation is held by the State Government and as such the Corporation is a Government Company under section 617 of the Companies Act, 1956. The Registered and Corporate Office of the Corporation is situated at Panchkula.

Present sites are part of land measuring 420 acres 16.5 marla, owned by HSI IDC, located on Naurangpur road abutting Delhi-Jaipur Highway.

2. Proposal

Through this bid document, HSI IDC now invites bids for allotment of two Group Housing Sites, GH-2 (area: 8.34 acres) and GH-4 (area: 10.80 acres) by way of e-auction to any legal entity on 'as is where is basis'. The eligible bidder quoting the highest price, above the minimum reserve price, shall be declared as the successful bidder subject to approval from the competent authority.

The details of the sites being put up for auction are as below:

Sr. No.	Estate	Area in Acres/ Sq. Mtrs *	Permissible FAR	Ground Coverage	Reserve Price @ Rs. Per Sq. Mtrs	Reserve Price @ Rs. 16.26 Cr/acre) (Crore Rs.)	EMD (5%) (Crore Rs.)	Bid Increment (Rs./psm)
GH-2	Manesar	8.34/ 33752	1.75 (As per approved norms)	Max. permissible ground coverage of 35%	40180/-	135.61	6.78	100
GH-4		10.80/ 43708				175.61	8.79	100

* as per approved drawing no. HSI IDC/IPD/1483 dated 27.12.2022 of part Sector 80 (Residential) Pocket - 1, Manesar (attached as Annexure-I). In addition to above, **commercial component upto 0.5% of the total area as well as internal community buildings as per Govt. instructions dated 09.10.2018 shall also be permitted.**

Note:

- Area/site measurements are tentative, subject to actual demarcation at the site or at the time of physical possession.
- Intending bidder would be required to deposit EMD through online mode (through portal itself) for participating in e-auction.

3. Site Details:

- The subject sites G.H 2 (latitude 28.362064, longitude 76.960154) and G.H 4 (latitude 28.365738, longitude 76.962917) abut the proposed 30 mtr wide HSI IDC internal road which further connects to existing Naurangpur road.

Approved layout attached

- Site is adjoining and overlooking Karma Lakeland Golf Course and located in close vicinity of existing and upcoming commercial complex on NH-48.
- Encumbrance free possession of sites, with availability of basic infrastructure facilities, shall be offered after availability of basic level infrastructure facilities. **It'll take about four years to complete the infrastructure facilities. However, suo-moto possession shall be allowed i.e. successful bidder can take the possession any time before formal offer of possession by HSI IDC subject to condition that full plot cost is cleared.**

iv. Bidders are advised to undertake inspection of the site so as to familiarize themselves of the ground realities before submitting their bids. Likewise they may also study all the documents, Court orders, Govt. Acts/Policies and guidelines relating to the project and carry out due diligence at their level.

4. Infrastructure:

- i. Water supply system, water works, Sewerage disposal system, electrification etc. Power supply is from DHBVNL.
- ii. Basic level infrastructure facilities i.e. motorable road, water supply system and electrical infrastructure system for construction, as per EMP provisions, shall be provided before possession of site is formally offered.

5. Ownership Rights:

The site is being auctioned on Freehold basis and the allottee shall be free to create third party rights by way of sale or leasehold of the built-up area only. The allottee shall also have flexibility of booking of sale/lease of space – as per RERA regulations - after the full payment of the site has been made to HSIIDC, possession has been taken and conveyance deed has been got executed in its favour. No bifurcation of plot/land shall be allowed.

6. Reserve Price:

The Reserve Price for the GH-2 site is Rs. 135.61 Cr. (@ Rs. 16.26 Cr/acre) and for the GH-4 site is Rs. 175.61 Cr. (@ Rs. 16.26 Cr/acre). **The price includes the EDC/IDC.** However, any new taxes, cess etc. levied by Govt. of Haryana / Govt. of India will be payable by the allottee additionally.

7. Land Use / Zoning:

The construction norms would be governed by the Haryana Building Code 2017 (as amended from time to time). Approval of building plan, occupation certificate shall be given by HSIIDC.

8. Access:

The complex site abuts the proposed 30 mtr wide HSIIDC internal road which further connects to existing Naurangpir road.

B. Eligibility for Participation:

- i. The Bidder can be a Sole Proprietary, Registered Partnership Firm, Registered LLP or Registered Company. **Consortiums/Joint Ventures shall not be permitted.**
- ii. The Bidder should be legally competent to enter into a contract as per prevailing Indian laws. Foreign Company(ies) are also eligible to participate subject to compliance with applicable laws, policies and guidelines of the Govt. of India.
- iii. **The Bidder will be required to have a minimum net worth equivalent to 20% of the reserve price of the site, i.e. INR 27.12 cr. for GH 2 Site and INR 35.13 cr. for GH 4 Site, as on 31st March 2022.**

C. Payment terms

1. The applicants would be required to deposit an **Earnest Money Deposit equivalent to 5% of the Reserve Price as per section A(2)** i.e. Rs.6.78 cr. for GH-2 site and **Rs. 8.79 cr. for GH-4 site** at the time of registration for the Auction.
2. The successful/highest bidder shall be required to remit an amount equivalent to **10% of the quoted bid amount within 7 days (168 hours) of communication of acceptance of the bid, by way of online payment (after adjustment of EMD deposited).** In case the highest bidder fails to deposit the said amount as specified above, its bid shall stand rejected and the EMD deposited by it for participation in the e-auction shall stand forfeited by the Corporation.

3. In addition to the above said payment of 10% of the quoted bid amount, the highest bidder shall be required to submit the below mentioned documents at the registered office of the Corporation:
 - i. Self-certified copy of PAN card of the applicant and passport sized photo of applicant/authorized signatory.
 - ii. In the case of bid on behalf of a firm or LLP or company etc., the bidder shall furnish the certified copies of Board Resolution/Authorization in favor of the person making the bid showcasing that the bidder has the authority to bid and enter into an agreement of sale on its behalf along with the certified copy of Memorandum of Association/Articles of Association of Company, Partnership Deed, etc. as the case may be. Certificate from Statutory Auditor of the bidder showcasing proof of net worth shall also be furnished.

In case it is found that the bidder does not satisfy the minimum Net Worth criteria as described under Section B, its bid shall be liable to be disqualified and payment made shall be forfeited.

4. The above said documents would be required to be submitted by the successful bidder(s) at the registered office of the Corporation within a period of 7 days of deposit of 10% of the bid price. On deposit of the 10% bid amount, the highest bidder would be issued with a 'Letter of Intent' (LOI) containing the terms and conditions of allotment. The bidder would be required to execute agreement with the HSIIDC as well as deposit an amount equivalent to 15% of the quoted bid amount (to complete 25% of the price of site including the 10% amount already deposited). The said amount is to be deposited within thirty days of issuance of LOI. In case of failure to deposit the said amount within 30 days, the period can be extended for 30 more days on payment of interest @ 15% (as amended from time to time) per annum for the extended period on written request. If payment is not made within the extended period along with interest, the Letter of Intent shall automatically lapse and 10% bid amount already deposited shall be forfeited by the HSIIDC and allottee shall have no claim to it or for damages.

Pursuant to execution of Agreement and deposit of an amount equivalent to 15% of the quoted bid amount (to complete 25% of the price of site including the 10% amount already deposited), HSIIDC will issue the "Allotment Letter" (Regular Letter of Allotment) containing the terms and conditions of the allotment in favour of the successful bidders only after the Corporation receives the said documents to its satisfaction. The allottee will also have to submit acceptance of RLA within 30 days of issuance of RLA.

5. The allottee shall be required to deposit the balance 75% payment within a period of one year from the date of issue of allotment letter. Rebate for early payment of entire plot cost shall be as under:
 - a. 10% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 45 days from the date of issue of allotment letter
 - b. 7.5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 60 days from the date of issue of allotment letter
 - c. 5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 90 days from the date of issue of allotment letter
 - d. 2.5% on entire plot cost in case entire plot cost is paid (credited in HSIIDC account) within 120 days from the date of issue of allotment letter

In the event of non-payment of plot cost, the plot/site shall be liable to resumption as per the Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time.

6. Physical possession of the plot would be handed over by HSIIDC only after payment of 100% price of the plot and any other outstanding dues of the Corporation and Conveyance Deed to be executed within three months of handing over of possession/offer of possession, whichever is earlier, failing which penalty equivalent to 1% of land allotment value per annum (for every financial year) shall be charged.

7. In the event of default or breach or non-compliance of any of the terms and conditions as indicated or for furnishing any wrong or incorrect information at the time of auction, HSIIDC shall have the right to cancel the bid/allotment and forfeit whole or any part of the amount paid.
8. The conditions for erection of building on the auctioned site shall be governed by Haryana Building Code -2017, as amended from time to time.

D. Period for Project Implementation:

1. Allottee shall be required to complete the construction and obtain completion and occupation certificate from HSIIDC, within a period of five (5) years from the date of offer of possession (as per Clause A.4.ii).
2. Additional five annual extensions can be availed subject to payment of extension fee as per Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time.
3. Non implementation of the project within the above period would entail resumption of the plot/site at the end of the prescribed period.
4. The plots will have to be constructed as per zoning plan/approved building plan prepared as per the provisions of Haryana Building Code -2017, as amended from time to time and the successful bidder/allottee shall not make any alterations/additions to the structure erected on the site, as per the approved Building Plan, without prior/explicit written permission of Competent Authority. Zoning plan shall have to be obtained by the successful bidder from HSIIDC before submitting the building plan and no construction shall be started at the site without following this due procedure.
5. Change in Constitution and transfer (including transfer of shareholding) of site/project shall not be allowed before the completion of project, in terms of completion certificate.

E. Transfer:

1. The transfer of the site can be effected through execution of sale deed only. Other terms and conditions for transfer of site and fee for the same shall be regulated as per the Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time.

F. Resumption of Site:

1. The provisions of resumption of site would be as per Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time / decision of Board of Directors of the Corporation and the terms contained in this bid document.

G. Surrender of Site:

1. The provisions of surrender and refund of payments upon surrender would be as per Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time / decision of Board of Directors of the Corporation.

H. Other Terms & Conditions:

1. A Pre-Bid Meeting shall be conducted on 03.02.2023 at Gurugram in the office of HSIIDC situated at Phase-V, Udyog Vihar so as to enable interested bidders to seek clarifications and make suggestions for the consideration of HSIIDC. Applicants may also join the pre-bid meeting virtually through the weblink.
2. **Pre-Bid Queries:** Applicants requiring any clarification on the bid document and the project may email their queries to HSIIDC on estate.manesar@hsiidc.org.in within the time frame specified in the Schedule of E-Auction. The queries should be submitted as per the format mentioned below:

S. No.	Clause/Page No.	Content of the Bid Document requiring clarifications	Change/clarification Requested
1.			
2.			
3.			

The HSIIDC will respond to such requests and issue a consolidated clarification (including an explanation of the query, but without identifying the source of inquiry). The bidders are advised to go through such clarifications, if any, prior to participation in the e-auction. The HSIIDC reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and nothing in this bid document shall be taken or read as compelling or requiring the HSIIDC to respond to any question or to provide any clarification.

3. **Amendment of Bid Document:** At any time prior to the last date for registration, the HSIIDC may, for any reason, whether at its own initiative or in response to clarifications requested by the Applicant, modify the bid document by the issuance of Modified Bid Document / Addendum/ Amendment.
 - i. All such amendments/addendum/ modified bid document will be posted only on the HSIIDC's Website and shall not be published in any newspaper and will be binding on all Bidders.
 - ii. In order to afford the Bidders a reasonable time for taking the amendments into account, or for any other reason, the HSIIDC may, in its sole discretion, extend the registration and auction date.
4. The successful bidder (proposed developer) shall be responsible for:
 - i. Obtaining all clearances from respective Govt. departments and will be solely responsible for any dispute, if arises with 3rd party beneficiaries, including issues with HRERA
 - ii. Filing of deed of declaration, formation of RWA and handing over of property to RWA - after sale of all apartments/inventory
 - iii. Payment period shall be limited to one year i.e. entire plot cost will be required to be paid within one year from the date of regular letter of allotment.
 - iv. Follow the norms as per applicable Haryana Apartment Ownership Act and rules made thereunder as well as provisions under EMP-2015
5. Offer will be received subject to the reserve price and to the right of the Competent Authority/ HSIIDC to accept or reject any bid even the highest bid or withdraw the site/property from bidding process at any stage without assigning any reason.
6. The site shall continue to belong to HSIIDC until the entire bid money together with any interest due or other amount due to HSIIDC on account of sale of site is paid and deed of conveyance in favour of allottee is executed. The successful bidder/allottee shall have to take prior written permission of HSIIDC for mortgage / transfer of the site notwithstanding execution of Deed of Conveyance in his/her/its favour.
7. Successful bidder/allottee may however mortgage or create any right/interest on the site only to secure the financial assistance from banks/FIs subject to the condition that irrespective of the provisions of the Insolvency and Bankruptcy Code 2016, The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and other related Acts, the HSIIDC shall have first charge on the plot/site for recovery of its dues and the charge of the bank/FI shall be second/sub-servient. Further, the allottee shall get the deed of conveyance executed in its favour before creating mortgage of the plot/site. The mortgage to be created by the allottee in favour of Bank/FI shall be without prejudice to the rights of the Corporation in terms of the RLA/deed of conveyance in respect of the plot/site in question. Prior written permission of the HSIIDC shall be mandatory for mortgage of the site.

8. In the event of auction of the property by the bank/FI for recovery of its dues, the Bank/auction purchaser who purchases the property in auction from bank/FI shall be required to clear the dues of the Corporation in respect of the plot/site as the purchaser shall be stepping into the shoes of the allottee. Such auction purchaser shall utilize the plot/site/premises for permissible activities only and in case the project was not completed by the previous allottee, such auction purchaser shall be required to complete the project within the time period available to the original allottee failing which the provisions relating to grant of extension as provided in Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time shall be applicable. Moreover, all building violations shall be the sole responsibility of the new buyer.
9. On payment of 100% of the bid amount/interest etc. the successful bidder /allottee shall get the deed of conveyance executed in his/her/its favour in the prescribed form and in such manner as may be directed by HSIIDC. The charges for the registration and stamp duty will be paid by the allottee. Execution of conveyance deed will be mandatory after making full payment of plot/site cost as per Clause No. C.6 failing which penalty equivalent to 1% of land allotment value per annum (for every financial year) shall be charged. The allottee shall have to pay all general and local taxes including maintenance charges, rates or cess imposed or assessed on the said site by the competent authority.
10. Withdrawal of EMD prior to conclusion of e-auction shall not be permitted. The EMD of unsuccessful bidders shall be refunded through electronic mode directly in their account as per details provided by them at the time of payment of EMD. The EMD shall not bear any interest. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of the unsuccessful bidders shall be refunded.
11. Allottee will be liable to pay the amount, if any, found in arrears on account of calculation mistake or any other account or otherwise without questioning the period to which it may relate.
12. All terms & conditions as applicable for Group Housing Sites contained in Haryana Building Code-2017 as amended from time to time), will be applicable for the plots/site.
13. The site shall not be used for any purpose other than that for which it has been allotted. No nuisance activity shall be carried out on the site.
14. The site shall not be subdivided or fragmented under any circumstances.
15. **The HSIIDC shall not be responsible for leveling of uneven site as the site is being auctioned on, 'as-is-where-is-basis'.**
16. All the terms & conditions as applicable for Group Housing Plots contained in Estate Management Procedures, 2015 (EMP) of HSIIDC, as amended from time to time will be applicable for this plot unless otherwise specified in this document.
17. The allottee shall comply with all the applicable Laws/Rules & Regulations for development of the site including Real Estate (Regulation and Development) Act, 2016, Haryana Real Estate (Regulation and Development) Rules and Haryana Apartment Ownership Act, 1983 and rules made thereunder.
18. The allottee shall be liable to pay all such fee, taxes etc., as may be levied by local authority, State Government and Central Government in respect of Project Site and buildings or both under any law and shall be responsible for arranging all clearances and licenses w.r.t. the Project Site.
19. The bidder shall be deemed to have conducted a due diligence exercise w.r.t. all aspects of the project including but not limited to a visit to the site, detailed survey of the site, investigation of the site and adequacy of financial resources for setting up the project and its financial viability etc. Failure to investigate fully the site or sub-surface conditions etc. shall not be a valid ground to relieve the successful bidder(s) from any responsibility.
20. HSIIDC reserves its right to seek information from the bidder as deemed fit and to call for any information from the successful bidder for monitoring the project.
21. HSIIDC shall be corresponding with the bidder on the correspondence address given by it in its

application. In case of any change in correspondence / contact details, it shall be responsibility of the bidder to get the same updated in records of HSIIDC by way of a written acknowledgement.

22. The bidding process shall be governed by, and construed in accordance with, the laws of India and the courts at Panchkula shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the bidding process.

I. Savings:

The Corporation/State Govt. are authorized to change/modify any of the conditions of the Estate Management Procedures, 2015 (EMP) of HSIIDC, applicable for group housing plots, as amended from time to time without any notice. In case of ambiguity or discrepancy or dispute with respect to interpretation of any of the clauses of the bid document, the decision of the Corporation shall be final and binding on the bidders.

J. How to Participate:

- i. It will be the sole responsibility of the applicant/bidder to obtain a compatible computer terminal with internet connection to enable him/her/it to participate in e-auction process. In case the internet connection is lost during e-auction for any reason, the bidder needs to sign out and sign in again on the portal.
- ii. Initially bidder will register himself/herself/itself for participating in e-auction by creating User ID on the portal and by paying Earnest Money Deposit (EMD).
- iii. In case the bidder is remitting EMD or H1 payment through offline mode supported by a challan (NEFT/RTGS), the payment be made well in time (preferably one day prior to the closing date) in order to allow the banks to settle the transaction so that credit of the payment happens to HSIIDC account before the closing date and time. Further, for each payment transaction, separate challan is to be used. The challan once used for remitting a payment shall not be valid for any subsequent payment.
- iv. The payment of EMD once remitted shall not be refundable till conclusion of the e-auction.
- v. The bidder is required to select 'Firm/Company' as 'Bidder Type' on the registration page.
- vi. In case the Bidder is Sole Proprietary, Registered Partnership Firm, Registered LLP, company the allotment shall be made accordingly.
 - a. In case of Sole Proprietary, the bidders should enter as under on the bidx portal:
 - i. First and last name - Name of Proprietor.
 - ii. Fathers' first and last name - Name of Proprietor's father.
 - iii. Bidder Type - Company / Firm
 - iv. PAN - PAN of Proprietor *
 - v. Company / Firm Name - Name of Proprietary Firm.

* Name mentioned at PAN number given at a(iv) should be same as given at a(i).
 - b. **In case of Partnership Firm / LLP/Company, the bidders should enter as under on the bidx portal:**
 - i. **First and last name - Name of Authorized Person.**
 - ii. **Fathers' first and last name - Father's detail of authorized person.**
 - iii. **Bidder Type - Company / Firm**
 - iv. **PAN - PAN of Partnership Firm / LLP/company****
 - v. **Company / Firm Name - Name of Company/Firm (in respect of whom allotment is to be made).**

vi. Company position – Position / designation of authorized person.

** Name mentioned at PAN number given at b(iv) should be same as given at b(v).

The intending bidder may refer the User Manual available on the e-auction portal i.e. <http://hsiidc.bidx.in> to know the process of registration.

- vii. The bidders must ensure that the bank details for refund being entered during registration/payment are correct and matching with details as per his/her/its bank record i.e. name of account holder, account number, Bank name, Type of account, IFSC code etc. In case of any mismatch, unsuccessful bidders may face difficulty in credit of refund amount to their account.

K. Auction shall proceed as follow:

- i. The auction shall start with the Original Reserve price. **Bid increment shall be Rs.100/- per sq.mtr.**
- ii. On conclusion of auction, the H1 bidder will be required to book the site on the portal itself at the H1 price quoted by him/her/it within the stipulated time. In case the bidder does not book the site within this stipulated time, the system will automatically allocate the site to him/her/it.
- iii. The H1 bidder will be required to complete 10% payment (after adjustment of the EMD already deposited) within 7 days (168 hours) of the intimation of acceptance of bid by HSIIDC on the e-auction portal, failing which the EMD deposited by him/her/it shall stand forfeited.
- iv. No extension for deposit of H1 bid price shall be given. It will be responsibility of the bidder to check the status of acceptance of his/her/its bid price and demand of balance payment thereof for completing 10% payment on regular basis on the Auction Portal. Such last date and time shall be displayed on the portal after approval of the Competent Authority post conclusion of the e-auction.
- v. If the successful bidder/H1 bidder does not accept the allotment, he/she will not be allowed to participate auctions conducted by HSIIDC for the next one year.
- vi. In case of any bid being made in the last ten (10) minutes of closing time, the closing time of e-auction will extend by twenty (20) minutes automatically and there is no limit of such extensions in the auction period.
- vii. **Processing fee: The applicant/ Bidder shall be required to deposit non- refundable processing fee of Rs.1,00,000/- for each application. The processing fee shall be in addition to the EMD amount.**
- viii. The e-Auction will start at 900 hours on date of auction and close on the same day at 1300 hours, unless extended further.

Note:- HSIIDC shall not be responsible for any delay in receiving the confirmation of payment, vendor/bidder ID, user name and reserves the right to reject / accept any or all Proposals /Bids without assigning any reason thereof.

- L.** The site is being auctioned on, 'as is where is basis'. The bidders are advised to visit the site to ascertain the ground reality. They may contact Sh. Subhash Vats, DGM, Engineering Division, IMT, Manesar (Ph - 9810581395) for the purpose.