



# ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal  
( Under Urban Development & Municipal Affairs Department )

1<sup>st</sup> Administrative Building,  
City Centre,  
Durgapur – 713216

Vivekananda Sarani, Senraleigh Road,  
Near Kalyanpur Housing More,  
Asansol -713305

Memo No. A.O.O.A./DGP/ESH/08/16-17/842

Date: 05.09.2023

## NOTICE

### e-Auction for Allotment of Kiosk on License basis for Operation & Maintenance at Bengal Ambuja, Urbashi Phase-II at City Centre, Durgapur-713216

#### 1. INTRODUCTION:

Asansol Durgapur Development Authority invites interested, resourceful person/organisation for e-Auction for allotment of Kiosk at Urbashi Township (Phase-II) at City Centre, Durgapur for a license period of 55 (fifty-five) months, for Educational Institution purpose.

#### 2. DETAILS OF THE KIOSK TO BE PLACED IN E-AUCTION ON LICENSE BASIS:

The Starting price per year and other necessary details of the e-auction are illustrated in the table below:

Sl. No.	e-Auction Number	Kiosk Location	Total Quantum of Area (More or less)	Purpose of use (Specific)	Starting Price of monthly License Fee of auction
01	2023_WB_3437	Bengal Ambuja, Urbashi Phase-II at City Centre, Durgapur-713216	1630 sq.ft.	Educational Institute	Rs.15,648/- per month

#### 3. e-AUCTIONWEBSITE:

e-Auction shall be done through web portal [www.eauction.gov.in](http://www.eauction.gov.in), details guidelines available from [www.eauction.gov.in](http://www.eauction.gov.in) / [www.addaonline.in](http://www.addaonline.in).

#### 4. SCHEDULED DATES & TIME:

PARTICULARS	DATES	TIME
Uploading of the Bid-Documents / Date of Publication	11.09.2023	11.00 AM
Bid Submission Start Date	11.09.2023	12.00 Noon
Bid Submission End Date including EMD & Submission of Hard copies at the office of ADDA	03.10.2023	04.00 P.M.
Approval Start Date	04.10.2023	10.00 AM
Approval End Date	10.10.2023	05.00 P.M.
Auction Start Date	12.10.2023	11.00 AM
Auction End Date	12.10.2023	04.00 PM



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Memo No. ....

Date : .....

**Note: Date & Time for dealing with the entire e-Auction shall be treated as (IST) Indian Standard Time only. The Online time applicable for e-Auction shall be as per the server clock.**

## 5. EMD:

An Earnest Money Deposit (EMD) amounting to **Rs.1,50,000/-** (Rupees one lakh fifty thousand only) to be deposited with **ICICI Bank through Net-banking/RTGS/NEFT** in the following account details from registered bank a/c of the bidder: -

### Details of the Account: -

Account Name: Asansol Durgapur Development Authority EMD  
Account Number: 192601000243  
IFSC Code: ICIC0001926  
Bank: - ICICI BANK

## 6. ELIGIBILITY TO PARTICIPATE IN E-AUCTION:

The offer is open for eligible Individual Entrepreneur / Societies / Trusts / Companies, who is/are desirous to use the space for specified purpose. Bidders desiring to participate in this e-Auction shall have to furnish copy of relevant Registration Certificate, as applicable in the above field.

## 7. TERMS& CONDITIONS:

The Bidders shall bid the price in e-Auction process according to the following financial parameters:-

- Interested candidates have to deposit **Rs.1,50,000/-** (Rupees one lakh fifty thousand only) as **Earnest Money Deposit (EMD)**, which is refundable to the **unsuccessful bidders** without any interest.
- The EMD amount shall be deposited in the designated Account details by disclosing the name of respective Bidders applying for the e-Auction. Any deviation shall cause the Bid to be rejected on technical ground.
- The **Starting Price of Monthly Rent or License Fee is Rs.15,648/-** (Rupees fifteen thousand six hundred forty-eight only) per month.
- Additional Statutory taxes shall be applicable over and above Successful Bid Price as per Govt. norms and other statutory obligations.
- In case of **successful bidder**, the said EMD will be converted to **Security Deposit**.



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Memo No. .... **Successful bidder** has to deposit **Rs.50,000/-** (Rupees fifty thousand only) **Non-Refundable**.....

## Premium.

- There shall be an **increment of 10% on the monthly rent**, at the time of renewal of license agreement, if allowed by the Authority.
- The successful bidder will be **bound to deposit** the quoted/bidding amount as License Fee to this Authority within last day of each month. In case of default in payment of License Fee within stipulated time, a **penal interest** of 2% per month on defaulted amount may be levied from the due date to till the date of payment.
- In case of default in payment of License Fee for **consecutive three months**, License shall be treated as cancelled. License once cancelled, may be **regularised** upon payment of outstanding license fee, along with interest at the rate mentioned above and a **Renewal Fee** equivalent to 10% of the outstanding license fee. GST will be charged as applicable.
- This Authority will execute a **License Agreement** with the successful bidder accordingly.
- The **license period is for 55 (fifty-five) months** only, from execution of License Agreement or handing over Possession whichever is earlier, with an option to **renewal of the Agreement** on receiving written prayer from the end of the licensee, subject to satisfaction of the Licensor.
- **Security Money** will be **refunded** on the expiry of the license period, without any interest, if no clause of Agreement is violated by the successful bidder.
- In case of **default** in payment of monthly License Fee, the Authority reserves the right to forfeit the Security Money.
- The successful bidder is required to take the responsibility of the **maintenance** of the Kiosk during the licensed period.
- The successful bidder shall use the licensable space purely for **Educational institutional purpose** mentioned in the Table in Sl. No.2.
- The building space shall be handed over to the bidder **as is where is whatever there is** basis.
  - No additional structure shall be constructed over the land and building without obtaining prior written permission from this Development Authority.
- The Authority reserves the right to cancel the agreement for any reason, whatsoever, including deviation of this scope of work by the successful bidder or without assigning any reason therefor.

## 8. SECURITY DEPOSIT:

As mentioned above in Sl. No. 7.

## 9. AUCTION PROCESS:

- ONLINE REGISTRATION OF BIDDERS.
- E-APPLICATION FOR INDIVIDUAL AUCTION & UPLOADING OF SCANNED COPIES OF RELEVANT AUTHENTICATED MANDATORY DOCUMENTS.
- SUBMISSION OF HARD COPIES AT AUTHORITY'S OFFICE.



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Memo No. .....>.....APPROVAL BY AUTHORITY.

Date :.....

- > LIVE e-AUCTION.
- > EVALUATION OF AUCTION PROCESS.

9.1. **Online Registration of Bidders:** To participate in the e-bid submission, it is mandatory for the Bidders to make one time enrolment (register on the website) on the e-Auction portal at [www.eauction.gov.in](http://www.eauction.gov.in). Bidders shall require Class III Digital Signature Certificate (DSC) with Signing Certificates to participate in this e-Auction. The bidder shall have to set the parameters of his computers to make the DSC operational.

9.2. **e-Application for Individual Auction & uploading of scanned copies of documents:** intending bidders who have registered at the e-Auction portal, as mentioned above, have to apply online by filling up the form that will be available at the e-Auction Portal ([www.e-Auction.gov.in](http://www.e-Auction.gov.in)) and following scanned documents need to be uploaded: -

- (i) Scanned copy in pdf format of relevant Registration Certificate in support of eligibility as mentioned in para-6 herein above.
- (ii) Scanned copy in Challan format of submission of EMD.
- (iii) Scanned copy of PAN Card.
- (iv) Scanned copy of IT Return for last 3 years/GST Registration Certificate Copy.
- (v) Scanned copy of Trade License.
- (vi) Scanned cop of Bank Details (for refunding EMD to unsuccessful bidders).

9.3. **Submission of Hard copies at Authority's office:** Duly signed and stamped hard copies of documents as mentioned in Clause 9.2 above must reach the office of the ADDA, Durgapur within 03.10.2023 by 04.00pm. (as mentioned in the Table in Sl. No.4). The date & time is not relaxable on plea of postal or courier delay or on any other excuse. All the documents along with the receipt copy of submission of respective fees should be put in an envelope with the clear marking (super scribing) as "Submission of Application for e-Auction of Kiosk at Urbashi Phase-II at City Centre, Durgapur-713216 on License basis"& "auction number" [as mentioned in the table at Sl. No. 2 above] on the envelope. Relevant Application shall be submitted at the IT Department (1st floor) of the Authority's Office located at Durgapur.

9.4. **Approval by the Authority:** On submission of the online application and after submission of hard copies of documents as mentioned above within specified date & time, authority will verify whether eligibility criteria have been fulfilled and all specified documents and EMD are duly & properly submitted and thereafter approval to participate in the online auction will be issued.

9.5. **Live e-Auction Bidding Methodology:** On the date and time of e-Auction i.e. on 12.10.2023(as mentioned in the Table in SL. No. 4), auction will start at the designated e-auction



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portal at <http://eauction.gov.in>. Approved applicants will be eligible to participate in the auction against which they got approval. At the beginning of e-Auction, the starting price shall appear. The increment value shall be Rs.1000/-. If the starting bid is Rs. 1000/- then the next bid must be greater or equal to Rs.2000/-. Bid will be closed at 4.00 PM. However, if there is any bid within 10 minutes of the closing time then the closing time shall automatically be extended by the system by 10 minutes and shall continue to extend till there is no bid within last 10 minutes of the closing time.

9.6. **Evaluation of the auction:** After completion of bidding, if it is found that the highest bid is more than or equal to the reserve price, the respective kiosk will be allotted to the highest bidder on License basis subject to approval of ADDA.

## 10. 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 to share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. ADDA 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 ADDA.

## 11. CAUTION FOR 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 ADDA in this regard. Hence Bidders must be careful to check (the Bid Amount/No. of Zeros /No. of Digits/Unit of Measurement etc.) and to rectify their bid (if required) before submitting their Bid into the live e-Auction floor.

## 12. PAYMENT SCHEDULE (RELATED TO SUCCESSFUL BIDDER):



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Highest/Successful Bidder shall have to deposit **Rs.50,000/-** (Rupees fifty thousand only) as **Non-Refundable Premium** at a time and the highest bidding price as License Fee to this Authority within last day of each month. In case of default in payment of License Fee within stipulated time, the License may be treated as cancelled, as per discretion of the Authority (mentioned in Sl. No. 7).

### 13. DEFAULT IN PAYMENT OF THE SUCCESSFUL BIDDER:

In case the License Fee amount is not paid as per Payment Schedule given above by the Successful Bidder, the offer of allotment of the kiosk in favour of concerned Successful Bidder may be cancelled and the EMD & subsequent payment made, if any deposited by the Successful Bidder, may automatically be forfeited as per discretion of this Authority. No prayer or excuse shall be entertained in this regard. Decision in this regard shall be taken exclusively by ADDA and binding on the bidders.

### 14. ALLOTMENT PROCEDURE:

- 14.1. The license of allotment of kiosk would be made in favour of the single successful bidder who has quoted highest rate above or equal to the reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents subject to Approval of the appropriate Authority.
- 14.2. Consequently, the License Agreement of the kiosk will have to be executed in consideration of terms and conditions to be settled by ADDA.
- 14.3. Expenses in connection with the registration of License Agreement will have to be borne by the successful bidder, if it needs to be registered before the ADSR, Durgapur.
- 14.4. In the event of any doubt or difference of opinion about interpretation of the rules, terms & conditions, the decision of the Authority shall be deemed to be final.
- 14.5. If any other relevant terms and conditions for signing the license agreement has not been included in this paragraph, if the authority thinks fit, such terms and conditions shall be made available at the time of executing the License Agreement with the successful bidder.



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## 15. VALIDITY OF BID:

All bids shall remain valid for 180 days from the date of closing of e-Auction, excluding the date of closing.

## 16. FORCE MAJEURE:

ADDA 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 condition beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of ADDA to extend the time of performance on the part of ADDA by such period as may be necessary to enable ADDA 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.

## 17. DISPUTE RESOLUTION:

The entire bidding process shall be governed by and construed in accordance with the laws of India and Courts in West Bengal shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the bidding process, the subsequent License and the entire transaction, to the exclusion of all other courts in the world.

## 18. PERSONS MAY BE CONTACTED:

Durgapur	Modalities of e-Auction
Dr. Manas Panda, AEO, ADDA 1 <sup>st</sup> Administrative Building, City Centre, Durgapur – 713216 Ph. No: +91 7477798000	Mr Pradip Banerjee, System Manager , ADDA, 1 <sup>st</sup> Administrative Building , City Centre, Durgapur – 713216 Ph. No: +91 7478015000



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**Note: For any query e-mail may be sent to following mail-ID:**

[adda.dgpr@gmail.com](mailto:adda.dgpr@gmail.com)

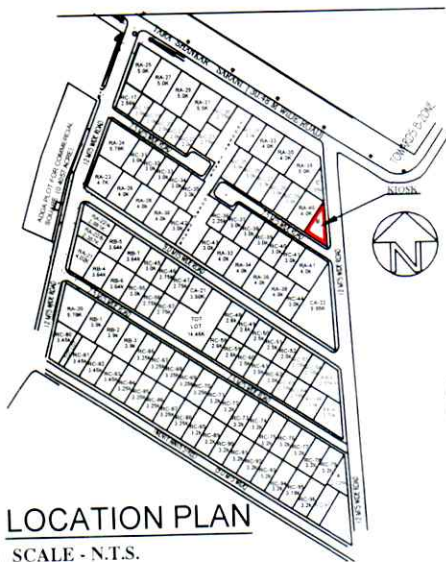
Please take note that in case of violation of any terms & conditions as mentioned anywhere in this notice, irrespective of whether that is mentioned under the heading terms & conditions or elsewhere, the authority shall cancel the allotment, determine the license term and resume the kiosk with simultaneous arrangement for back possession.

**Chief Executive Officer**  
**Asansol Durgapur Development Authority**

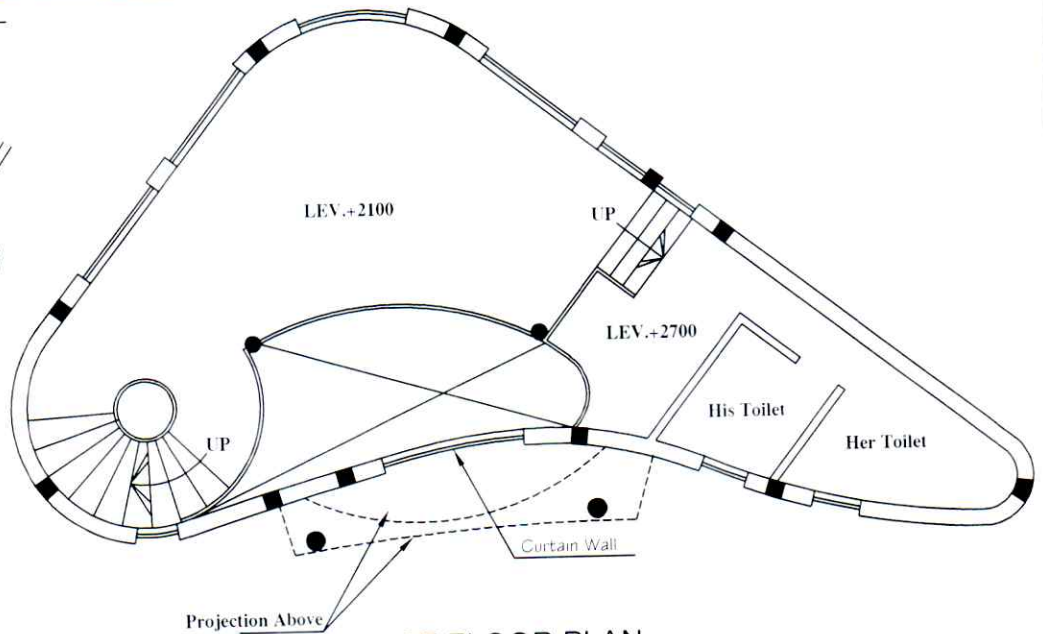
ASANSOL DURGAPUR DEVELOPMENT AUTHORITY  
CITY CENTRE, DURGAPUR-16



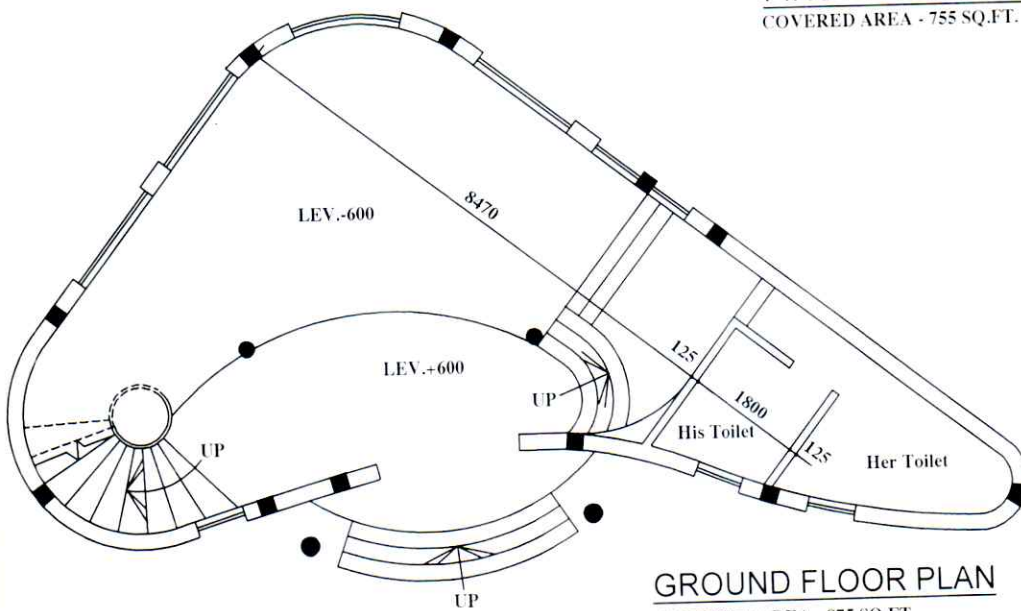
PLAN SHOWING THE GROUND FLOOR, FIRST FLOOR & LOCATION PLAN OF KIOSK AT URVASHI  
PHASE-II, CITY CENTRE, DURGAPUR-16.



LOCATION PLAN  
SCALE - N.T.S.



FIRST FLOOR PLAN  
COVERED AREA - 755 SQ.FT.



GROUND FLOOR PLAN  
COVERED AREA - 875 SQ.FT.

S. Chakraborty  
Draftsman  
ADDA, Durgapur  
DRAWN BY

CHECKED BY