

**GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT MAGISTRATE & COLLECTOR
HOOGHLY**

Memo No. 70 / /LA

Dated: 20/01/2019

Notice inviting e-auction for different properties of Saswata Group attached under West Bengal Protection of Interest of depositors in Financial Establishment Act, 2013

Notice are hereby invited for E-Auction from bona fide individuals, firms and Companies including eligible corporate bodies registered under the Companies Act or a Trust/Registered society for purchase of auctioned property through online mode of bidding of Government E-Auction system (<http://eauction.gov.in>) for land situated in 1 no. of Police Station area in the district of Hooghly as given herein below in page 2 of this bid document as per provisions of the West Bengal Protection of Interest of depositors in Financial Establishment Act, 2013 with Rules made there under in 2016 and whose land schedule and images are annexed with this notice. The terms and conditions are given in the Bid documents annexed with this notice and also in the Government e-auction system portal and are also available at the office of the:

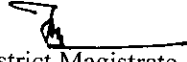
1. District Magistrate & Collector, Hooghly (L.A. Section)
2. Additional District Magistrate & District Land and Land Reforms Officer, Hooghly.
3. All Block Development Offices in the District of Hooghly.
4. All Police Stations of the District of Hooghly.

Intending bidders must have Digital Signature Certificate (DSC) for e-submission of their bids online **(including their initial price offer which has to be equal to or more than the reserve price of the Auction)** through e-procurement portal and to participate in the competitive bidding online. Relevant papers/documents (mentioned below) should be submitted in any working day between **28.01.2019 to 12.02.2019 from 10:00 A.M to 05.00 P.M.** on each such working day at the sealed tender box kept in the office of the District Magistrate, Hooghly (at the Land Acquisition Section, Hooghly) at Chinsurah with Pin Code no. - 712101.

- 1) Self Attested photocopy of Voter Identity card,
- 2) Self Attested photocopy of PAN Card,
- 3) Self Attested photocopy of Income Tax Return of last three financial years,
- 4) Self Attested photocopy of Partnership Deed for Partnership Firms(Self-attested photocopy of the Memorandum of Article applicable in case of company, society, association etc.)
- 5) Original copy of EMD. Amount through Demand Draft.
- 6) Original copy of Application Fee through Demand Draft.
- 7) Self-attested photocopy of the Solvency document (amount not below 60% of the reserve price) in any of the following forms viz. Letter of credit from any scheduled bank/ performance or surety bond/any other form of security or any other guarantees acceptable to the authority
- 8) Affidavit annexed with this bid document

Earnest Money to be deposited in the manner as prescribed in the Bid Documents.

The scheduled property along with images as provided may be examined by the intending bidders and they may physically examine/inspect the fields in order to get acquainted with the present situation. The intending bidders may seek necessary assistance from this office for inspection of the scheduled property.


District Magistrate, Hooghly

BID DOCUMENT FOR VARIOUS PROPERTIES OF SASWATA GROUP

AUCTION COMMITTEE FOR COMPETITIVE BIDDING, HOOGHLY

This Bid Document is non-transferable.


The copy of this Bid Document is available on the website <https://www.hooghly.gov.in>

Description and other details regarding the property is auction herewith as follows:
(Further detail description and photograph is attached with the bid documents as annexure A, B & C)

Sl No.	Description of items	Assessed value (in Rs.)	Base value/Reserve value (in Rs.)	Minimum incremental value (in Rs.)	Auction Fee (in Rs.)	Earnest money deposit amount (2% of base value) (in Rs.)	Live e-auction Date & Time
1.	Quantum of Land measuring 1.75 Acres in JL. no. 11 (LR) ; Mouza-Balichara ; RS Plot no. 406 with corresponding L.R. plot no. 468; classification- Danga ; Mahanad Gram Panchayat ; P.S- Polba ;	26250000	21000000	10000.00	5000.00	420000	21/02/2019 10:00 am- 5:00 p.m


1. Important information

- 1.1 This Bid Document has been issued pursuant to notification of an area with the intent to carry out e-auction through competitive bidding for specified herein below, pursuant to the WBPIDFE Act, 2013 and the rules made there under. All information provided in this Bid Document should be read together with the Act and the rules made there under. In the event of a conflict between this Bid Document and the provisions laid down in WBPIDFE Act, 2013 and the WBPIDFE rules, 2016, as the case may be, the later shall prevail.
- 1.2. The information contained in this Bid Document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Auction Committee for competitive bidding (herein after referred as Auction Committee) or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this Bid Document.
- 1.3. This Bid Document is neither an agreement nor an offer by the Auction Committee to the prospective Bidders or any other person. The purpose of this Bid Document is to


Secretary, Auction Committee,
Hooghly District, West Bengal.

provide interested parties with information that may be useful to them in making their bids pursuant to this Bid Document. This Bid Document includes statements which reflect various assumptions and assessments arrived at by the engaged empanelled valuer by the Director of Economic Offences, Govt of West Bengal. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. The assumptions, assessments, statements and information contained in the Bid Document may not be adequate, accurate and complete in all respect. Each Bidder should, therefore, conduct his own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this Bid Document and obtain independent advice from appropriate sources.

- 1.4. Information provided in this Bid Document to the Bidder(s) has been collected from several sources some of which may depend upon interpretation of Applicable Law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as exhaustive and complete in all respect. The Auction Committee accepts no responsibility for the accuracy or otherwise for any statement / data contained in this Bid Document.
- 1.5. The Auction Committee, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder 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, completeness or reliability 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 from participation in this Bid process.
- 1.6. The Auction Committee may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Bid Document.
- 1.7. The issue of this Bid Document does not imply that the Auction Committee under chairmanship of District Magistrate, Hooghly is bound to select Bidder/Bidder(s) as Successful Bidder/Bidder(s) for the materials/properties and the Auction Committee reserves the right to reject all or any of the Bidders or bids without assigning any reason whatsoever.
- 1.8. Each Bidder shall bear all its costs associated with or relating to the preparation and submission of its bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Auction Committee or any other costs incurred in connection with or relating to its bid.
- 1.9. This Bid Document is not transferable.


C/O J.L. & L.R. Chatterjee
100/1, Park Street, Calcutta

2. Introduction

- 2.1. The e-auction would be conducted in accordance with the WBPIDFE Act,2013; the WBPIDFE Rules,2016 any other order or notification issued by the State Government/Auction Committee pursuant to the Act and this Bid Document.

3. Eligibility


- (a) If at any point of time any information is received on conviction of Criminal Case of the Bidder/Bidders, the said Bidder/Bidders will be treated as disqualified and the process of lease, if any , in favour of the said Bidder/Bidders will be treated as cancelled and the bid money and earnest money , if paid , will be forfeited.
- (b) The eligibility conditions shall be used only for the purposes of determination of eligibility for participating in the e-auction. The Successful Bidder shall be decided solely on the basis of Bid Amount as submitted by the eligible Bidders, i.e. to weightage on credential/shall be considered by the auction committee.

4. Review period and site visit

- 4.1. Pursuant to WBPIDFE Rules, 2016, the Bidders shall be provided a fixed period to study the Bid Document and to pay EMD including auction fee and submit the documents (both in soft & in hard copy) and after approval of those documents, the bidding process shall commence only expiry of such period.
- 4.2. Such period would commence on **28/01/2019** and would end on **12/02/2019**.
- 4.3. During such period the Bidders may undertake the site visit to oversee the scheduled property to be sold in prior consultation with the Auction Committee during the 1st round pre-bid conference to be held on **30/1/19 at 12:00 noon in the meeting hall of the office of DL&LRO, Hooghly at Jibon Paul's Garden** , at their own cost and risk to ascertain for themselves the site conditions, location, communication, physical or legal entitlement, and any other matter considered relevant by them in assistance with Sri Priyabrata Bakshi, DSP, Directorate of Economic Offences, WB and the authorized official of the L&LR and RR&R Department, Govt. of West Bengal in accordance with provision laid down in Rule 7(3) of the WBPIDFE Rules, 2016
- 4.4. The intending bidder should make himself aware of the disputes and consequences with relation to the land and his/her claim whatsoever in this regard will not be entertained by the Authority.
- 4.5. The site visit to the scheduled property to be auctioned, shall be conducted with prior notice to the Auction Committee through the following email address **ocmmaudit@gmail.com**

5. Bidding Process

Pursuant to WBPIDFE Rules, 2016, the e-auction shall be an ascending forward online electronic auction. The manner of conduction of e-auction has been prescribed in clause (b) of para (iii) of point no. 3 of Finance Department, Govt. Of West Bengal's letter no. 3836-F(Y)/FA/O/2M/71/14(Pt-II), dated- 19/6/17.


Dy. L. L. R. O, Hooghly
Jibon Paul's Garden

Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Auction Committee there under.

8.4.2. The Auction Committee reserves the right to reject any bid, and appropriate the entire Earnest Money if:

- (a) at any time, a misrepresentation is made or uncovered,
- (b) the Bidder does not provide, within the time specified by the Auction Committee, the supplemental information sought by the Auction Committee for evaluation of the bid, or
- (c) any act or omission of the Bidder results in violation of or noncompliance with the Act, the rules there under, this Bid Document, or any other document referred therein or issued pursuant thereto or any Applicable Law relevant for the Bid process.

In the aforementioned events, the Auction Committee shall be entitled to forfeit and appropriate the Bid Security or Performance Security, as the case may be, without prejudice to any other right or remedy that may be available to the Auction Committee under the Bid Document, or otherwise, without any liability whatsoever.

8.5 Amendment of Bid Document

8.5.1. At any time prior to the Bid Due Date, the Auction Committee may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, amend the Bid Document.

8.5.2 Any amendment issued hereunder will be in writing and shall be made available to in e-auction portal and shall be deemed to be part of the Bid Document.

8.6. Rejection of bids

8.6.1. Notwithstanding anything contained in this Bid Document, the Auction Committee reserves the right to reject any bid and/or to annul the Bidding process and reject all bids at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof.

8.6.2. In case such cancellation is pursuant to non-compliance by the relevant Bidders vis-a-vis submissions of bid then the Auction Committee reserves the right to appropriate the relevant Bid Security submitted by such non-compliant Bidders.

8.6.3. The Auction Committee reserves the right not to proceed with the Bidding process at any time, without notice or liability, and to reject any bid without assigning any reasons.

8.6.4. Without prejudice to the generality of the foregoing, the Auction Committee reserves the right to reject any bid on any criteria specified in this Bid Document, including without limitation, the following:

- (a) bids have not been submitted as per Bid Document.
- (b) bid is not in conforming to the existing Act and rules made there

under.

- (c) bids have been submitted without Earnest Money or period of validity.
- (d) Documents as required have not been submitted physically
- (e) Documents as required have not been uploaded properly.


9. Earnest Money:

The Earnest Money (EM) as mentioned in the respective column of the item to be auctioned; in this for participating in the competitive bidding, shall be in the form of Demand Draft to be drawn in favour of **District Magistrate, Hooghly in State Bank of India, Chinsurah Branch with Hooghly Treasury-II (Account Code 00750080000170)** . The bidder have to upload the EMD including other documents by using his DSC within the date **12/02/2019 by 5.00 P.M** and also in hard copy from **28.01.2019 to 12.02.2019 from 10:00 A.M to 05.00 P.M.** on each such working day at the sealed tender box kept in the office of the District Magistrate, Hooghly (at the Land Acquisition Section, Hooghly) at Chinsurah with Pin Code no. - 712101.

- 9.1. Save and except as provided in this Bid Document, the Earnest Money of unsuccessful Bidders will be returned by the Auction Committee, without any interest, as promptly as possible.
- 9.2. The Successful Bidder's Earnest Money will be adjusted with the Bid Amount, without any interest, upon furnishing of the Performance Security in accordance with the provisions thereof.
- 9.3. The Auction Committee shall be entitled to forfeit and appropriate the Earnest Money as damages, amongst others in any of the events specified in this Bid Document. The Bidder, by submitting its bid pursuant to this Bid Document, shall be deemed to have acknowledged and confirmed that the Auction Committee will suffer loss and damage on account of withdrawal of its bid or for any other default by the Bidder during the period of bid validity as specified in this Bid Document.
- 9.4. Application fee (Non-refundable) for the respective items, as reflected in the schedule of the property to be sold (Page No 2), shall be paid in the form of Demand Draft in favour of **District Magistrate, Hooghly**, payable at SBI, Chinsurah.

10. Fraud and Corrupt Practices

- 10.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding process and subsequent to the grant of handover the position of the property. Notwithstanding anything to the contrary contained herein, the Auction Committee may reject a bid, cancel the candidature, as the case may be, without being liable in any manner whatsoever to the Bidder. The Successful Bidder, as the case may be, if the Auction Committee determine that the Bidder, or Successful Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in Corrupt Practice, Fraudulent Practice, Coercive Practice, Undesirable Practice or Restrictive Practice in the Bidding process, in such an event, the Auction Committee shall be entitled to forfeit and appropriate the Earnest Money or Performance Security, as the


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case may be, as damages, without prejudice to any other right or remedy that may be available to the Auction Committee under the Bid Document and/ or otherwise.

11. Other provisions

11.1 Governing law

The Bidding process shall be governed by, and construed in accordance with, the laws of India.

11.2. Right of State Government/ Auction Committee

11.2.1. The Auction Committee, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;

- (a) suspend and/ or cancel the Bidding process and/or amend and/or supplement the Bidding process or modify the dates or other terms and conditions relating thereto;
- (b) consult with any Bidder in order to receive clarification or further information;
- (c) retain any information and/ or evidence submitted to the Auction Committee by, on behalf of, and/ or in relation to any Bidder; and/ or
- (d) Independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.

11.2.2. It shall be deemed that by submitting the bid, the Bidder agrees and releases the Auction Committee, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection with the Bidding process and waives, to the fullest extent permitted by Applicable Law, any and all rights and/or claims it may have in this respect, whether actual or contingent, whether present or in future.

11.3. Manner of Conduction of e-auction Process

The e-auction process of scheduled property would be conducted in the e-auction i.e. www.eauction.gov.in portal and for guidance regarding manner of e-auction of lie properties site of e-auction may be visited.

The bidder has to obtain valid digital signature certificate (DSC) with their individual user ID and password for e-submission of their bids through online e-auction portal for participating in the competitive bidding process.

A pre-bid conference with the intending bidders will be held at the Conference hall of

DL&LRO, Hooghly at Jibon Paul's Garden on **30/01/2019 at 12.00 noon** with the auction committee, where procedure of bidding will be discussed.

Live e-auction will start on **21/02/2019 at 10.00 A.M** as per schedule. Approved bidder is eligible to participate in the e-auction process.

Online schedule of e-auction is final.

On the beginning of the e-auction the reserve prices are mentioned in their respective column which shall appear as the starting price for the competitive bidding.

The respective incremental values are mentioned in the bid document with the respective column of each item; i.e. the minimum amount to be added to the last bid for submitting the next new bid.

The max seal percentage 50% as mentioned in the bid document is the maximum percentage that can be added to the last bid for submitting the next bid.


The e-auction will be closed at the time as mentioned in the respective column of the concerned items **on 21/02/2019** as mentioned in the bid document. However there is any bid within elapse time of five minutes of closing time, that bid shall automatically be extended by the system by another five minutes and continued to be extended same way by five minutes until there is no bid within five minutes.

It shall be responsibility of the bidders to inspect and satisfy themselves about the parameters of the block mentioned in the bid document placed in the e-auction process.

The bid once submitted cannot be cancelled/withdrawn and the successful bidder shall be bound to pay the final bid amount for having grant of registered sale deed over the concession area or otherwise Auction Committee shall be entitled to take action under the provision specified in the Act and Rules made there under.


The intending bidders for participating e-auction process shall have to upload the scanned copy of the following documents in e-auction portal www.eauction.gov.in from **28.01.2019 at 10.00 A.M to 12.02.2019 at 05.00 P.M.**

- 1) Self Attested photocopy of Voter Identity card,
- 2) Self Attested photocopy of PAN Card,
- 3) Self Attested photocopy of Income Tax Return of last three financial years,
- 4) Self Attested photocopy of Partnership Deed for Partnership Firms(Self-attested photocopy of the Memorandum of Article applicable in case of company, society, association etc. .)
- 5) Original copy of EMD. Amount through Demand Draft.
- 6) Original copy of Application Fee through Demand Draft.
- 7) Self-attested photocopy of the Solvency document (amount not below 60% of the reserve price) in any of the following forms viz. Letter of credit from any scheduled bank/ performance or surety bond/any other form of security or any other guarantees acceptable to the authority
- 8) Affidavit annexed with this bid document


DL&LRO, Hooghly
Jibon Paul's Garden

The original documents are to be produced by the successful bidder for verification of the same before the Auction Committee as and when asked for.

- 12. Force Majeure:** In case of an unexpected event such as war, crime , or an earthquake which prevents someone from doing something that is written in the terms & conditions as mentioned in the aforesaid paras of the bid document including in the respective AOC & in the LOI, the general clause of force majeure will apply mutatis mutandis thereon i.e., in that case, the time of performance to be extended by the auction committee to such extent as it will be fit for the auction committee.


District Magistrate
Hooghly

ANNEXURE-A

(to be scanned and uploaded by using his valid digital signature certificate (DSC) within the scheduled date mentioned in the notice inviting auction)

(FORMAT OF AFFIDAVIT SWORN BEFORE THE EXECUTIVE MAGISTRATE/NOTARY PUBLIC)

AFFIDAVIT

I, -----(Name of the bidder / authorised person) son / wife of----- aged about----- years, residing at -----(full postal address) intending to participate in the auction process in response to the notice inviting auction issued by the District Magistrate, Hooghly , vide memo no----- dated ---/---/2019 of the office of the ADM and DL&LRO Hooghly, do hereby solemnly affirm -

1. That I am an Indian citizen/ (in case of a firm or other association of individuals) all the members of the firm / association, I am representing, are citizens of India.
2. That I have gone through the above stated notice inviting auction and understood all the conditions purported therein;
3. That I shall be bound to follow all the terms and conditions as mentioned in the notice inviting auction;
4. That , if I become selected successful bidder in the auction process, I shall be liable
 - 4.1 to comply with all the terms and conditions of eligibility as stated in the West Bengal Protection of Interests of Depositors in Financial Establishments Rules, 2016 and in Finance Department, Govt. of West Bengal's letter no. 3836-F(Y)/FA/O/2M/71/14(Pt-II), dated- 19/6/17 ;
 - 4.2 To comply with all the terms and conditions of Grant Order/Lol;
 - 4.3 To pay the first instalment of the Bid Amount which is 30% of the Auction Amount within 7 days of issuance of Award of Contract (AOC) in the form of Demand Draft in favour of the Directorate of Economic Offences, Govt. Of West Bengal;
 - 4.4 To furnish Performance Security as prescribed therein ;
 - 4.5 To pay the balance 70% Auction Amount(after deduction of the respective EMD Amount accordingly) within 30 days of issuance of AOC in the form of Demand Draft in favour of the Directorate of Economic Offences, Govt. Of West Bengal ;
- 4.6 I have no earlier Government dues for mining operation.

The statements made above are true to best of my knowledge.

Signature of the bidder / authorised

person Name:

Address:

Email id:

Mobile no: