



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,

New Town, Kolkata - 700 156

Memo No:2212/NKDA/ADMN-430/2013(4)

Dated:24.03.2022

NOTICE FOR e-AUCTION

[e-auction ID: 2022_WB_2252)

E-AUCTION FOR RENTING OUT TWO RESTAURANT SPACES UNDER THE JURISDICTION OF NEW TOWN KOLKATA DEVELOPMENT AUTHORITY IN NEW TOWN KOLKATA

New Town Kolkata Development Authority (NKDA) invites offers from eligible, experienced, reputed and resourceful agencies and individuals for renting out 2 (Two) Restaurant space situated at (1) Eco-Tourism Park and (2) New Town Mela Ground at New Town, Kolkata through **e-auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below. **E- Auction will be held on 22.04.2022 from 12.00 hrs. onwards up to 16.00 hrs subject to auto-extension.**

The allotment will be made to the bidder bidding the highest bid in such e-auction process provided that the highest bid so obtained is higher than the minimum reserved monthly rent for shops and office spaces respectively.

Earnest Money Deposit (EMD) for Two Restaurant Spaces is provided in the table of offer below.

A bidder has to deposit EMD for as many restaurant spaces he/she intends to bid for and is to be deposited by **17.00 hrs of 18.04.2022** only through RTGS/NEFT in NKDA' s Account with Canara Bank Rajarhat, New Town Branch, details of which are given herein

Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on <https://eauction.gov.in>. Such registration process, payment of EMD as well as uploading of documents for e-auction **by 18.00 hrs of 18.04.2022** Details are available in the website of NKDA/NIC. Bidders are also requested to note that **only digitally signed bids shall be accepted in the e-auction.**

Hence, they should equip themselves with Indian Digital Signature Certificates before the date of e- auction. E-auction will be started on 22.04.2022 (Friday) from 12.00 hrs. onwards up to 16.00 hrs subject to auto-extension.

NKDA, however, reserves the right to cancel the e-auction at any stage prior to the agreement

for tenancy. NKDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.

NKDA reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of NKDA would be final and binding on the Bidders.


OSD & Administrative Officer-III
New Town Kolkata Development Authority

THE OFFER

New Town Kolkata Development Authority (NKDA), invites offers from eligible, experienced, reputed and resourceful agencies and individuals for leasing out of the following spaces as detailed below:

Details of Restaurant Spaces

Serial No.	Type	Location	Covered Area (Square Feet)	Type of allotment	Tenure	Earnest Money (Rs.)	Bid starting value (Rs.) (Exclusive G.S.T.)/ Minimum Rent Per Month	Frequency of payment
1	Restaurant Space	At Eco-Park, New Town, Kolkata	1506	Rent	5 years	137640	114700	monthly
2	Restaurant Space	At New Town Mela Ground, Opposite Community Centre-I, New Town, Kolkata	1045	Rent	5 years	76670	63892	monthly

The Restaurants space will be allotted on lease basis to the bidder offering highest lease premium amount while the spaces will be allotted on rent to the bidder offering highest monthly rent in the auction process for the space subject to the offer being above the minimum lease premium or minimum monthly rent respectively for restaurant purpose and fulfilling of other conditions. The auction process will be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below. **E-Auction will be held on 22.04.2022 (Friday) from 12.00 hrs. onwards up to 16.00 hrs subject to auto-extension.**

A. TERMS & CONDITIONS

- 1) E-auction bids are invited for allotment on rental basis of above-mentioned two spaces respectively. NKDA, however, reserves the right to cancel the e-auction at any stage prior to the signing of the agreement for rental allotment. NKDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.

- 2) 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.
- 3) E-auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction catalogue should be treated as (IST) Indian Standard Time only.
- 4) The bidder(s) who are interested to get allotment of the abovementioned spaces through e-auction should get themselves registered with NIC for participating in this e-auction process before commencement of e-auction process. **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.**
- 5) Restaurant spaces will be allotted on monthly rental basis for 5 (five) years subject to further extension on mutually agreed terms.
- 6) However, there shall be annual increase of 5% of in monthly rent from second year onwards.
- 7) The payment of Rental fee will have to be paid on monthly basis. The rental fee is payable from the date of receiving of possession of Restaurant spaces or from the date of execution of agreement whichever is earlier.
- 8) Electricity will be available in the restaurant spaces and electricity charge shall be borne by the lessee/tenant.
- 9) The rights of the tenant will be limited to running the business of restaurant as the case may be.
- 10) The lessee/tenant shall obtain all sorts of licenses and permissions required for operating the business from the appropriate authority including but not restricted to food and fire safety requirements.
- 11) On expiry of the tenure of lease/tenancy of the restaurant spaces the possession of the aforementioned spaces will be handed over to NKDA on as taken in the beginning status. The tenant will get 15 days' time to remove his/her tools, plants, goods, machines and furniture after cessation of tenancy. After 15 days, all movable assets inside the shop (s) shall vest to NKDA.
- 12) A bidder can bid for one or both restaurant spaces. He/She has to submit Earnest Money Deposit and participate in the auction process of each of the spaces intended to be bid for.

- 13) NKDA, reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of NKDA would be final and binding on the Bidders.
- 14) The bidders who have either been blacklisted from participation in any tender/quotation of HIDCO/NKDA/NKGSCCL/any office/organization earlier or have record of defaulted in payment of rent to HIDCO/NKDA/NKGSCCL are not eligible to apply.
- 15) The bidders who have been disqualified from running their business earlier at HIDCO / NKDA allotted space due to non-observance of required terms and conditions and whose letter of allotment/acceptance has been cancelled by the Competent Authority, are not eligible to apply.
- 16) The entire restaurant space operational arrangement should be in pollution free manner. In case of any deviation, the contract shall also be liable to be cancelled.
- 17) The waste materials generated out of the running of the restaurant space will be handled by the agency as per rules and guidance of New Town Kolkata Development Authority (NKDA) for collection by their solid waste management staff from a particular point as decided by the NKDA. NKDA will clear and replace the waste bins from time to time in normal way. But if required, the allottee may keep separate waste bins to store the garbage at their own arrangement and no littering will be allowed under any circumstances. The allottee will be responsible for elimination of the littering and penalty will be imposed for such deviation. NKDA reserves the right to cancel the rent agreement in such cases.
- 18) The successful Bidder himself shall have to procure all materials/items required for running their business and will run the business by their own employees. No material will be issued by NKDA.
- 19) The restaurant spaces may be used for sale of any kind of alcoholic beverages with approval of competent authority only. Violation of this condition will lead to cancellation of the lease/rent agreement without any compensation or refund of any advance rent already paid
- 20) The lessee/tenant will be solely responsible for all payments and observance and compliance of relevant provision of laws/rules/regulations etc. in respect of his/her employees and the business of running the restaurants. NKDA or their authorized representatives will have no liabilities whatsoever with regard to such statutory compliances and payments. Property tax for the restaurant portion will have to be paid by the tenant on being assessed as the current occupier.
- 21) Sub-leasing, sub-letting of the restaurant spaces will be allowed subject to explicit written permission from NKDA only.

- 22) NKDA reserves the right to accept or reject any offer without assigning any reason whatsoever. In case of cancellation, no liability will be incurred by NKDA.
- 23) The selected Bidder will have to enter into an agreement of tenancy/lease for 5 years as the case may be with NKDA within 15 (Fifteen) days from the date of issuance of LOA.
- 24) After expiry of 5 years the rent agreement may be renewed on mutual consent.
- 25) Before submitting any offer, the intending Bidders should make themselves acquainted thoroughly with the prevailing local conditions by way of actual inspection of the site and no claim whatsoever will be entertained after finalization of the bid.
- 26) The agreement can be terminated in case of irregularities/ non-payment of upfront monthly rents/ lease premium/ suppression of facts by giving a written notice of one month.
- 27) The bidder will have to bear maintenance charge of internal cleaning.
- 28) GST (@ 18%) on prevailing rate on commercial rent to be fixed through bid has to be paid by the successful bidder throughout the tenancy period.

B. CONTACT PERSON OF NKDA

OSD & Administrative Officer-III New Town Kolkata Development Authority First Floor, NKDA Administrative Building Plot No. DG/13, Premises No 04-3333, Action Area ID, New Town Kolkata 700156 E mail: nghira20@gmail.com

C. ELIGIBILITY CONDITIONS FOR BIDDERS

1. Experienced agencies with at least three years of experience of running restaurant/snacks bar/cafeteria
2. NKDA reserves the right to accept/reject any or all of the Bids without assigning any reason thereof and the decision of NKDA would be final and binding on the Bidders.

D. REGISTRATION

All those who wish to participate in this e-auction and who fulfill the eligibility conditions as stated above shall have to register with the Government e-auction website [https:// eauction.gov.in](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 system for participating in this particular e-auction.

This shall involve filling upon online form and submission of necessary documents with NKDA. On receipt of all documents and payment of EMD the bidder's registration shall be activated by NKDA 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, payment of EMD & uploading of Documents shall have to be completed by 18.00 hrs. of 18.04.2022 at the website <https://eauction.gov.in>.** against this particular e-Auction.

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

The bidder has to obtain user ID and Password free of cost and can get training for e-auction from NIC. Guidelines to Bidders on the operations of Electronic Auction System can be obtained from <https://eauction.gov.in>. The bidders interested in participating in the above Auction, using the Electronic Auction System are required to create User ID. Bidders who are interested in participating in NKDA's e-auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-auctioning. The duly filled in bid as instructed to be submitted online.

E. DOCUMENTS TO BE UPLOADED AT THE TIME OF REGISTRATION:

- (i) Confirmation on electronics transfer of EMD through NEFT/RTGS, (ii) Copy of valid PAN issued by the Income Tax Dept., Government of India, (iii) Valid GST registration (iv) Valid Trade License (v) Professional Tax Registration certificate. (vi) Copy of documentary proof of running restaurant/snacks bar during last three years (example:

Trade License, FSSAI license document etc.) (vii) Undertakings of non-blacklisting (Annexure A)

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents online i.e., by 18.00 hrs of 18.04.2022 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 NIA.

F. Documents to be furnished by the successful bidder after e-auction:

Self-attested copies, as mentioned in Clause E above.

G. Use and Protection of User ID, Password and Digital Signature Certificate

The bidders are advised to keep their User ID and Password secret and not share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. NIC/NKDA 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/ NKDA. A bid recorded in this e-auction against any password will be deemed to have been submitted by the owner of the password only.

Bidders shall require Class II or Class III Digital Signature Certificate (DSC) to participate in this e- auction. The bidder shall have to set the parameters of his computers so that the DSC is operational. NIC / NKDA shall not be responsible for any malfunctioning or nonfunctioning 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 nonrepudiation 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.

H. Bidding Methodology

On the day of the e-auction, which will be **started on 22.04.2022 (Friday) from 12.00 hrs. onwards up to 16.00 hrs. subject to auto-extension**, the bidder has to visit the Government e-auction website <https://eauction.gov.in> and click on the link for NKDA e-auctions. He/she has to login with his/her User ID and Password. In the next page, the bidder has to click on the link "View Live e- auctions" and click on the link with the e-auction number for this e-auction. The bidder shall be required to sign his acceptance of

e-auction terms and conditions with his DSC and then only the bidder can have access to the bidding area.

The bidding for monthly rental charges for restaurant spaces will be in whole Rupee in nearest hundred. The **incremental value is Rs.1,000/- (Rupees One Thousand Only) for monthly rent of restaurant spaces. Thus, to bid an amount of Rs. 10,000 (Ten Thousand), a bidder needs to type 10000** in the space provided for bidding and click on the BID button. On clicking the BID button, the bid has to be signed by the bidder with his DSC.

I. 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/NKDA in this regard. Hence Bidders must be careful to check (the Bid Amount/No. of Zeros/ No. of Digits/Unit of Measurement etc.) and rectify their bid (if required) before submitting their Bid into the live e-auction floor by signing the Digital Signature Certificate.

J. EARNEST MONEY DEPOSIT (EMD)

All intending Bidders have to deposit **Earnest Money Deposit (EMD) as follows:**

Serial No.	Type	Location	Type of allotment	Earnest Money (Rs.)
1	Restaurant	At Eco-Park, New Town, Kolkata	Rent	137640
2	Restaurant	At New Town Mela Ground, Opposite Community Centre-I, New Town, Kolkata	Rent	76670

Deposit of such EMD and uploading the same online should be completed by **17.00 hrs of 18.04.2022.**

Submission of **EMD** should be in favour of New Town Kolkata Development Authority, only through RTGS/NEFT in the Canara Bank, Rajarhat-New Town Branch of NKDA on or before **17.00 hrs of 18/04/2022**. EMD in form of DD/PO shall not be accepted.

BANK DETAILS towards PRE-BID EMD for payments through Indian Rupees only: -

1)	Account Name	New Town Kolkata Development Authority
2)	Bank & branch name	Canara Bank, Rajarhat, New Town Branch
3)	IFS Code	CNRB0019525
4)	Account number	95253070004652

Bidders should take utmost care to ensure that the EMD and intimation are made correctly. EMD deposited elsewhere will not be considered for participation in this e-auction. No interest will be payable on the EMD. EMD of the unsuccessful bidders would be returned by NKDA after completion of the bidding process. The EMD of the Successful Bidder shall be automatically retained. In case the bid is accepted and the bidder refuses/fails to make further payment towards the rent/Lease premium, the EMD shall be forfeited without prejudice to the rights of NKDA to claim such further damages in this regard without further reference to the bidder.

BANK TRANSFER CHARGES EITHER WAY WOULD BE ON INTENDING BUYER'S A/C.

K. FORFEITURE OF EARNEST MONEY DEPOSIT (EMD)

The highest bidder shall be notified. Hence, bidders are advised to keep their email account active and monitor the same carefully. In case of non -receipt of email, the bidder may contact NKDA.

In case the submitted documents are found false, their offer would stand cancelled, and the Earnest Money Deposit will automatically stand forfeited. In addition to such forfeiture as stated above the defaulting Bidder may not be allowed to take part in any of the bids which may be held by NKDA in future.

L. BID STARTING PRICE

There is a 'Start Price' for e-auction for each of the shops as follows:

Serial No.	Type	Location	Covered Area (Square Feet)	Type of allotment	Bid starting value (Rs.)/ Minimum Rent Per Month excluding GST
1	Restaurant	At Eco-Park, New Town, Kolkata	1506	Rent for 5 years	114700
2	Restaurant	At New Town Mela Ground, Opposite Community Centre-I, New Town, Kolkata	1045	Rent for 5 years	63892

M. OTHER CONDITIONS

The allotment of each restaurant space would be made in favour of a single successful bidder who has quoted highest rate above minimum reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents, after the approval of the competent authority is obtained.

Schedule of Dates: [e-auction ID : 2022_WB_2252]

No.	Activity	Date & Time
1.	<i>Auction Publish date</i>	25.03.2022 at 18.00 hrs
2.	<i>Pre bid meeting</i>	05.04.2022 at 12.00 hrs in the Chamber of OSD & AO - III , NKDA Office, Plot No. DG/13, Action Area-ID, New town, Kolkata-700156
3.	<i>Bid documents submission Start Date</i>	26.03.2022 at 11.00 hrs
4.	<i>Bid documents submission End Date</i>	18.04.2022 at 18.00 hrs

No.	Activity	Date & Time
5.	<i>Document/Payment Approval Start Date</i>	19.04.2022 at 11.00 hrs
6.	<i>Document/Payment Approval End Date</i>	21.04.2022 at 18.00 hrs
7.	<i>Auction Start Date</i>	22.04.2022 at 12.00 hrs
8.	<i>Auction End Date</i>	22.04.2022 at 16.00 hrs

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

Annexure - A

**FORMAT OF UNDERTAKING, TO BE FURNISHED ON NON-JUDICIAL STAMP PAPER OF
Rs. 100/- WITH REGARD TO BLACKLISTING/ NON- DEBARMENT**

UNDERTAKING REGARDING NON- BLACKLISTING / NON – DEBARMENT

For Renting out two restaurant spaces under the jurisdiction of New Town Kolkata Development Authority in
New town Kolkata

NIA No.

I Sri/Smt..... Son of/Daughter of/ wife of
.....aged.....address.....PAN..... in my individual
capacity / as authorized signatory on behalf of M/s.....with office
at.....

Do hereby solemnly affirm that

1. I am / we are not blacklisted/ De-registered/ debarred by any Government department/
Public Sector Undertaking/ Private Sector/ or any other agency for which we have Executed/
Undertaken the works/ Services during the last 5 years.
2. I / we have neither been blacklisted from participation in any tender/quotation of
HIDCO/NKDA/NKGSCCL/any office/organization earlier nor have record of default in payment
of rent to HIDCO/NKDA/NKGSCCL during the last 5 years.
3. I / we have never been disqualified from running business earlier at HIDCO / NKDA allotted
space due to non-observance of required terms and conditions and my/our letter of
allotment/acceptance has never been cancelled by the Competent Authority for
noncompliance with terms and conditions of engagement/allotment.

The above is true to the best of my/our knowledge and belief

For Self/ M/s -----

Authorized Signatory

Designation/self

Date: