

E-AUCTION DOCUMENT



**DELHI STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD.
(A Govt. Undertaking)**

INVITES APPLICATIONS

FOR

**ALLOTMENT OF FREE HOLD INDUSTRIAL PLOTS IN NARELA & BAWANA
INDUSTRIAL AREAS**

ON

‘AS IS WHERE IS BASIS’

THROUGH

“OPEN PUBLIC E-AUCTION”

DATE OF FILING APPLICATIONS: 14.02.2025 TO 14.03.2025

DATE OF ONLINE BIDDING: 27/03/2025

(The e-auction document is available on website www.dsiidc.org and <https://eauction.gov.in>.
Corrigendum, if any, shall be available only on these websites.)

(This document contains 33 pages including this page)

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CHAPTER-I **SCHEDULE OF E-AUCTION PROCESS**

1.	Issue of Notice for e-auction	14.02.2025
2.	Help Desk operational for information and training on e-auction	14.02.2025 to 14.03.2025
3.	Period of availability of application for e-auction/ offer document on https://eauction.gov.in.	14.02.2025 to 14.03.2025
4.	Last Date for online submission of mandatory documents along with EMD	14.03.2025 upto 5:00 PM
5	Reserve Price	As per annexure-I
6.	Date & time of online bidding under this e-auction	27.03.2025 (11:00 AM to 3:00 PM)

(Any changes in the above schedule will be notified only on DSIIDC website www.dsiidc.org and e-auction website <https://eauction.gov.in>.)

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CHAPTER- II DEFINITIONS

The key definitions for the purpose of the e-auction document are as follows:

- i. "Allottee" is the person/entity whose bid for allotment has been approved by the competent authority.
- ii. "Bidder/Applicant" is the person/entity who has submitted a bid in response to this scheme.
- iii. "H-1 Bidder" is the Highest/ successful bidder.
- iv. "Demand cum Allotment letter" is the letter issued to the Allottee confirming the allotment under a particular scheme for which application/bid was submitted.
- v. "Managing Director" is the Managing Director of the DSIIDC.
- vi. "Day" means calendar day.
- vii. "Building Bye laws/Regulations" as notified by the Government for development of land and construction of buildings.
- viii. "Contract" means the Contract signed by the Parties and all the attached documents which includes General Terms and Conditions, the Special Conditions (SC), and the Annexures.
- ix. "e-Auction agency" means the agency engaged by DSIIDC for conduct of e-auction.
- x. "Consortium" refers to the group of entities (not exceeding 5) jointly submitting the Bid as a Bidder. Each of the members of the Consortium shall individually be referred to as "Consortium Member".
- xi. "Lead Partner" means where the Applicant/Bidder is a Consortium, the Consortium Member having at least 30% stake in the Consortium, meeting the Eligibility Criteria, either by itself or through one of its Affiliate and designated as the "Lead Member" of such Consortium by all the Consortium Members.
- xii. "Company" means a Company incorporated under the Companies Act 2013 or any previous Company law.
- xiii. "Partnership" is the relation between persons who have agreed to share the profits of a business carried on by all or any of them acting for all. Persons who have entered into partnership with one another are called individually, "partners" and collectively "a firm".
- xiv. "Co-operative Societies" are formed for the promotion of thrift and self-help among agriculturists, artisans and persons of limited means.
- xv. Information and Communication Technology (ICT) has three components, that is, Information technology equipment (Computers and related hardware), communications equipment and software.
- xvi. Elapsed Time in Minutes:- It is the minute(s) before the auction end time and acts as a trigger for auto extension of auction. If a bid is received successfully within these minutes, the auction will be extended.
- xvii. Auction bid Auto Extensions in minutes: This is a specific feature of online auctions that automatically extends the closing time of the auction by a predefined number of minutes when a bid is placed within a certain timeframe (typically near the end of the auction). This is activated only when new bids are placed within the specified timeframe close to the scheduled end of the auction.
- xviii. Max Seal Percentage: It defines the maximum value a bidder can quote in multiples of incremental value in the auction.

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CHAPTER- III **DISCLAIMER**

The information contained in this e-auction document or subsequently provided to intending bidder(s), whether verbally or in documentary or any other form, by or on behalf of Delhi State Industrial & Infrastructure Development Corporation Ltd. (DSI IDC in short) or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this e-auction document and such other terms and conditions subject to which such information is provided.

This e-auction document is not an agreement and is neither an offer nor invitation by DSI IDC to the intending bidders or any other person. The purpose of this e-auction document is to provide interested parties with information that may be useful to them in the formulation of their Bid for expressing their interest pursuant to this e-auction (the "Bid"). This e-auction document includes statements, which reflect various assumptions and assessments arrived at by DSI IDC in relation to the e-Auction. Such assumptions, assessments and statements do not purport to contain all the information that each intending bidder may require. This e-auction document may not be appropriate for all persons, and it is not possible for DSI IDC, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this e-auction documents. The assumptions, assessments, statements and information contained in this e-auction document may not be complete, accurate, adequate or correct. Each intending bidder should therefore, conduct his/her/its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this e-auction document and obtain independent advice from appropriate sources.

Information provided in this e-auction document to the intending bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. DSI IDC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

DSI IDC, its employees and advisors make no representation or warranty and shall have no liability to any person, including any intending 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 e-auction document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the e-auction document and any assessment, assumption, statement or information contained therein or deemed to form part of this e-auction document.

DSI IDC also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any intending bidder upon the statements contained in this e-auction document. DSI IDC 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 e-auction document.

CHAPTER- IV

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INSTRUCTIONS TO INTENDING BIDDERS

1. Delhi State Industrial & Infrastructure Development Corporation Ltd. (in short DSIIDC) announces open public e-auction for allotment of **INDUSTRIAL PLOTS** as per details described at ANNEXURE-I on Free Hold basis as per the Terms and Conditions described in this e-auction document on 'as is where is basis'. It will be presumed that the bidders have visited the site and satisfied themselves with the prevalent site conditions in all respects including location, available infrastructural facilities, etc. before participating in the e-auction and submitting the bid.
2. **Eligibility:** For participating in the electronic auction, following shall be eligible to participate in the electronic auction process for the allotment of INDUSTRIAL PLOTS on a freehold right basis:
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 - i. An individual or a group of individuals, who is/are Citizen of India has/have attained majority, and is/are competent to enter in a contract.
 - ii. A Company registered under the Companies Act 2013.
 - iii. A proprietary firm, or partnership firm, having its registered address in India.
 - iv. A society under the Societies Registration Act 1860, or registered co-operative society.
 - v. Joint Venture, or Consortium, provided that such entities are of Indian origin and conform to the legal framework of India.
 - vi. NRIs and PIOs may also participate in e-auction as per the Notification No. FEMA/212000/RB dated 03.05.2000 issued by RBI or the rules in force for the time being. FDI upto 100% is permitted on automatic route in the Industrial sector and subject to other rules and regulations framed in this behalf.

No bid shall be accepted if given in the name or on behalf of a proposed company that has not yet been legally established. No change in name of the bidder except within blood relationship in case of a proprietorship or partnership firm will be allowed under any circumstances;
3. Intending bidders have to get themselves registered on the e-auction portal i.e. **<https://eauction.gov.in>**. For details of registration process and participation in this e-auction, intending bidders may visit the designated e-auction portal <https://eauction.gov.in> or DSIIDC's website **www.dsiidc.org** and download the e-auction document free of cost. Intending bidders may register themselves/their firms online at the above e-auction portal through the navigation link for registration available on homepage. It may be noted that digital signatures (class-III) of the intending bidders are mandatory to participate in e-auction. To facilitate prospective bidders, Helpdesks have been set up in the **DSIIDC office at Plot No. 74-A, DSIIDC Office Building, Ring Road, Lajpat Nagar-III, New Delhi, phone no. +91 11 4632 3611**. They may also contact the e-auction agency at the contact points given at the e-auction portal to get/acquire the required information and training on e-auctioning process, registration and for any other clarification on e-auction on all working days during working hours. Only registered bidders, who are eligible and have paid EMD, will be able to participate in this e-auction.
4. **Format and Signing of Proposal:** Bidders would provide all the information as per this e-auction Document and in the specified formats. DSIIDC reserves the right to reject any proposal that is not in the specified formats.
5. **Earnest Money Deposit (EMD):** To be able to participate in e-auction, the prescribed EMD amounting to 5% of the Reserve Price is to be submitted before e-auction. Additionally, a second-

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stage EMD, must be submitted after the e-auction. The schedule for EMD submission in two stages is as follows:

- i. 5% of the reserve price at first stage by all Bidders i.e. before participation in the e-auction programme (to be called as 1st stage EMD).
- ii. 25% of the bid premium (H-I Bid) minus 1st stage EMD already paid (to be called as 2nd stage EMD) within seven days from the date of issue of LOI after acceptance of the bid by the competent authority.
- iii. The EMD shall be payable on-line through NEFT/RTGS into DSIIDC's Axis bank Connaught Place, P Block New Delhi branch, account, specifically designated for e-auction. (Copy of transaction details may be uploaded on the e-auction portal). **The link for payment of EMD is separately available on DSIIDC's website www.dsiidc.org.**
- iv. No offer/bid shall be accepted without successful payment of EMDs.
- v. The EMD will be adjusted in the payment against the bid premium payable to the DSIIDC by the successful Bidder (H-1 Bidder).
- vi. The EMD paid by the bidders, whose offers have not been accepted by the Competent Authority shall be returned to them without any interest. The same shall be refunded electronically in the Bank account of the unsuccessful bidders within 15 days of the completion of the auction process. The deposit shall not be adjusted against any other scheme.
- vii. Only the Bidders making payments of first stage EMD, will be allowed to participate in the e-Auction process.

6. Submission of Bid :

- i. The intending bidders can register/participate in the bidding process once they get themselves registered on the e-auction portal i.e. <https://eauction.gov.in>.
- ii. For participation in the e-auction process, intending bidders, after successful registration on e-auction portal, are required to submit/pay EMD amounting to 5% of the reserved price, as mentioned in Annexure-I. The payment is to be deposited online into DSIIDC's Axis bank Connaught Place New Delhi branch account, specifically designated for e-auction transactions. **The link for payment of EMD is separately available on DSIIDC's website www.dsiidc.org.**
- iii. Bids received by post/courier shall not be entertained.
- iv. The following documents are to be uploaded online: -
 - a. Scanned copy of Affidavit (format as per Annexure-II)
 - b. Letter of Intent and Application LOIA (format as per Annexure – III)
 - c. Application form (format as per Annexure – IV)
 - d. Copy of proof of EMD
 - e. Cancelled cheque of bidder's bank account
 - f. All necessary documents needed to confirm the eligibility criteria as laid down in point "2. Eligibility" of Chapter "**IV. INSTRUCTIONS TO INTENDING BIDDERS**"
- v. A bidder may participate in e-auction for any number of plots. Affidavit (Annexure-II) and letter of intent and application (Annexure-III) in respect of each plot are to be submitted separately with separate EMDs.

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7. Evaluation of Bid :

- i. The accepting officer, subject to confirmation of the MD, DSIIDC, normally accepts the highest bid for a plot, provided that it is above the reserve price and deemed to be competitive enough to reflect the market value of the plot auctioned for.
- ii. The confirmation of the highest bid shall be at the sole discretion of the MD, DSIIDC who does not bind himself/herself to confirm the highest bid and reserves the right to reject any or all bids without providing a reason. Any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected.
- iii. After the bids are confirmed/accepted by the competent authority, a Letter of Intent (LOI) (Annexure-V) shall be sent to the successful bidder Online through email vide id **rem.dsiidc@gmail.com**. The successful bidder is required to pay/deposit online the second stage EMD (25% of the bid premium (H-I Bid) minus 1st stage EMD already paid) into DSIIDC's Axis bank Connaught Place, P-block, New Delhi branch, account specifically designated for e-auction transactions, within 7 days from the date of issue of LOI. Additionally, the H-1 bidder is required to send a signed copy of the LOI to rem.dsiidc@gmail.com within the same 7-day period from the date of issue of LOI. The transaction details of payment of the 2nd stage EMD are also to be filled by the applicant in LOI (Refer Annexure-V). In case the second stage EMD is not submitted within the stipulated period, bid shall stand cancelled and the first stage EMD (5% of the reserve price) submitted along the bid shall be forfeited. However, the Managing Director may revalidate the bid, subject to payment of full amount of earnest money and a penalty of Rs. 10,000/- (Rupees Ten thousand only) within 10 days of issue of LOI. Notices and letters issued electronically, at the registered e-mail ID of the bidder shall be deemed to have been served upon the bidder. **The link for payment of EMD is separately available on DSIIDC's website www.dsiidc.org.**
- iv. After deposit of second stage EMD, the DSIIDC will issue Demand-cum-allotment letter for the plot to the bidder (whose bid has been accepted) through Registered Post calling upon him/her/it to remit the balance 75% amount/premium of the bid offered within 90 days of issue of demand-cum-allotment letter.
- v. In case the payment of the balance premium is not received within the stipulated period of 90 days as indicated above, the allottee shall be liable to pay the interest on the balance amount/premium @ 12.5% per annum where the delay is 30 days or less. He/She shall be liable to pay the interest on the balance amount/premium @ 15% per annum where the delay exceeds 30 days, for the period beyond 90 days allowed for making payment of balance amount/premium, provided that such delay does not exceed 90 days. **For calculation of interest any part of the month shall be treated as a full month.** Failure to make payment of balance 75% bid amount within maximum permissible period of 180 days after the issuance of Demand-cum-allotment letter, the bid shall automatically stand cancelled and the entire EMD (25% of premium offered) shall stand forfeited without any notice. In that event, DSIIDC shall be entitled to re-auction the plot. Any amount deposited in excess of earnest money shall be refunded without interest.
- vi. The bidder after submission of bid shall not be permitted to withdraw, surrender or modify its/his/her bid on any ground whatsoever. If he/she/it withdraws or surrenders the bid, the entire amount of EMD shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to DSIIDC.

8. **Validity of Bid and Demand-cum-allotment Letter:** The Bidders shall keep their bid valid for acceptance by the competent authority for a period of 180 days from date of e-auction. If the bidder

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withdraws his/her/its bid within the period of 180 days, EMD shall be forfeited without any notice. Demand-cum-allotment letter will be valid for 180 days only from the date of issue and it shall automatically cease to be effective thereafter.

9. **Proposal Preparation Cost:** The Bidder shall be responsible for all the costs associated with the preparation of his Proposal and participation in the bidding process. DSIIDC will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of bidding/e-auction.
10. **Language and Currency:** The Proposal and all related correspondence and documents shall be written in the English language. The currency for the purpose of the bid shall be the Indian Rupee (INR).
11. **Amendment of E-Auction Document:** At any time prior to the date of online bidding under this e-auction, DSIIDC may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the e-auction Document. Any changes or modifications made will be posted on both the DSIIDC website and the e-auction portal. Bidders are encouraged to frequently visit both the website and portal prior to the e-auction. Such modification will be binding upon all bidders participating in the e-auction process. The bidders cannot put any conditions for the participation in the e-auction.
12. **Confidentiality:** Information relating to the e-auction process shall not be disclosed to any person who is not officially concerned with the process. DSIIDC will treat all information submitted as part of proposal as confidential and will not divulge any such information unless it is ordered to do so by any authority that has the power under law to require its disclosure.
13. **DSIIDC's Right to Accept or Reject Proposal:** DSIIDC reserves the right to accept or reject any or all of the proposals/e-bids without assigning any reason whatsoever and to take any measure as it may deem fit, including annulment of the e-auction process, at any time prior to the allotment, without liability or any obligation for such acceptance, rejection or annulment.
14. **Clarifications:** In the process of evaluation of proposals, DSIIDC may, at its sole discretion, ask any Bidder for clarification on his/her proposal. The request for clarification and the response shall be in writing. No change in the substance of the proposal would be permitted by way of such clarifications.
15. For any assistance/ clarification regarding the plots offered for allotment through e-auction, intending bidders may contact office of the Executive Engineer/Estate Manager concerned whose contact details are given hereunder :-

Office of the Executive Engineer, Administrative Block Building, Sector-J Sector-1, Narela Industrial Area, Delhi-110040.
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Office of the Executive Engineer,DSIIDC Office, (CD)-12 (IA) Site Office, Auchandi Road, Bawana, Delhi-110039

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- 16. Force Majeure:** The bidders shall not be responsible for failure or delay in performing their obligations under these presents due to force majeure, which shall include natural calamities including epidemic, lightning, earthquake, flood, storm or other unusual or extreme adverse weather or environmental conditions. If the circumstances leading to force majeure occur, the affected party shall give notice thereof to the other party i.e. DSIIDC. The notice shall include particulars of the nature of Force Majeure event, the effect it is likely to have on the affected party's performance of its obligations and the measures which the affected party is taking, or proposes to take, to alleviate the impact of the Force Majeure Event and restore the performance of its obligations. The obligations of the affected party shall be suspended to the extent they are affected by the Force Majeure.
- 17. Disputes:** In the event of any question, dispute or difference arising under this e-auction document, or in connection therewith the Parties shall endeavor to first settle it by mutual conciliation at the level of the Managing Director, DSIIDC. In case, the dispute is not settled, only the Courts within the territory of Delhi shall have the jurisdiction to adjudicate such dispute.

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CHAPTER- V TECHNICAL TERMS AND CONDITIONS OF E-AUCTION

1. Intending bidders shall ensure the following before participating in the e-auction:-
 - i. Intending bidders have to get themselves registered on the e-auction portal i.e. <https://eauction.gov.in>.
 - ii. Intending bidders shall have a valid class III Digital Signature Certificate (DSC) issued by any of the authorized certifying authority. For further details about DSC, bidders may visit 'Information about DSC' on e-auction portal.
 - iii. Intending bidders must securely retain their User ID and password, which will be provided by the e-Auction agency upon registration. These credentials are essential for engaging in e-bidding.
 - iv. Intending bidders shall not disclose their User ID as well as password and other material information relating to the bidding to anyone and will safeguard its secrecy.
 - v. Intending bidders are advised to change the password immediately on receipt from the e-auction agency.
 - vi. Intending bidders should not use the same generated NEFT/RTGS challan for multiple payments.
 - vii. Intending bidders are advised to submit only a single payment for the specific auction and refrain from using multiple payments for the same auction.
 - viii. Intending bidders should provide Bank Account details correctly in their profile at the time of registration for the refund process. If any discrepancy exists in the Bank account details, refund transactions may get rejected and in consequence thereof, refund may get delayed.
 - ix. For details, help, procedure and online bidding on e-auction prospective bidders may visit 'Help for Contractor' on e-auction portal. Bidders may also contact helpdesk through phone number 0120-4001-002 or email that is already mentioned in the portal.
 - x. Prospective bidders should ensure they input the accurate user ID when making payments through the Axis Bank portal. Using an incorrect user ID during the payment process may result in the payment not being credited to the bidder's account, consequently rendering them ineligible.

2. **Time Extension:** If any market leading bid (bid higher than the highest at the point in time) is received within the last Five minutes of closing time (i.e., 2:55:00 PM to 3:00:00 PM), the time of auction will get automatically extended by another Ten minutes. This extension will continue in increments of ten minutes each time a new higher bid is received. Subsequently, if no further bid higher than the last quoted highest bid is received within the said extended Ten minutes, the auction will be automatically closed at the expiry of the extended Time.
Auction Parameters

Elapsed Time in Minutes	5 minutes
Auction bid Auto Extensions in minutes	10 minutes
Max Seal Percentage:	50%

3. **Training and Assistance Booth for the intending bidders:** For facility of the intending bidders, Helpdesk has been set up at DSIIDC Plot No. 74-A, DSIIDC Office Building, Ring Road, Lajpat Nagar-III, New Delhi. Intending bidders may get the required information and training on the e-auctioning process on all working days during working hours.

4. **Bids:** Once the bid is submitted, the bidder cannot reduce or withdraw the bid for any

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reason. If done so, the EMD amount shall be forfeited.

5. The bidders are required to **quote for the rate** with reference to the plots put on e-auction over and above the reserve price, as mentioned in the ANNEXURE-I. The e-Auction will start as per schedule mentioned in this document. The bid for e-auction shall start with a minimum one increment above the reserve price. The reserve price as mentioned in the document may not be treated as the final price. **Minimum Bid Increment in e-auction shall be Rs.50,000/- for all the plots indicated in the Annexure-I.**
6. **Note of caution for the Bidders:**
 - i. Bidders may encounter certain unforeseen problems such as time lag, heavy traffic, and system/power failure at their end. To prevent potential bidding issues due to the aforementioned unforeseen circumstances, it is strongly recommended to ensure a reliable internet connection and ICT equipment, and also not to wait until the last moment to submit a bid.
 - ii. Bidders are expected to thoroughly examine all the instructions, terms and conditions and formats of the e-auction. Failure to furnish all the necessary information as required for submission of a proposal not substantially responsive to the requirements of the e-auction shall be at Bidder's own risk and may result in rejection.
7. In the case of disruption of service at the service provider's end while the auction is live due to any technical snag or otherwise attributable to the system failure at the server end, System Malfunction Procedure as stated in the download section of the e-auction portal will come into effect and be followed.
8. **Letter of Intent (LOI):** The Letter of **Intent** shall be issued to H-1 Bidders online/offline, within 7 days of the approval of the bid by the Competent Authority. (**Annexure V**).
9. **Acknowledgement of Letter of Intent :** Within a maximum of 7 days from the date of issue of the LOI, the H-1 Bidder shall acknowledge the receipt of LOI and give his concurrence by mailing a signed copy of the LOI to *rem.dsiiidc@gmail.com*, **along with the proof of payment of 2nd stage EMD.**

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CHAPTER- VI

GENERAL TERMS & CONDITIONS OF THE E-AUCTION AND ALLOTMENT

1. The competent authority may, without assigning any reasons, withdraw any INDUSTRIAL PLOTS from the e-Auction at any stage.
2. The bid shall be for the amount of premium offered for the freehold rights in the Industrial plot Plot/Built-up Kiosk being auctioned on “as is where is basis”. It is presumed that the intending bidder has inspected the site and has familiarized himself/herself with the prevalent site conditions in all respects before offering the bid. If any tree exists in any of the plots, it would be the responsibility of the successful bidder/allottee to get it removed if he/she so desires, after obtaining permission from the concerned authorities and DSIIDC will not be a party for obtaining permission etc.
3. The accepting officer, subject to confirmation of the MD, DSIIDC, normally accepts the highest bid for a plot, provided that it is above the reserve price and deemed to be competitive enough to reflect the market value of the plot auctioned for. The confirmation of the highest bid shall be at the sole discretion of the MD, DSIIDC who does not bind himself/herself to confirm the highest bid and reserves the right to reject any or all bids without providing a reason. Any bid not fulfilling any of the prescribed conditions or incomplete in any respect shall be rejected. **“The Corporation may implement a threshold technique to avoid disposing of plots that have not received a reasonable bid increment.”**
4. If the bid is not accepted, the Earnest Money will be refunded to the bidder without any interest. If due to any reason, DSIIDC has to withdraw the Industrial plot Plots/Built-up Kiosks from e-auction (including non-handing over of the possession of the INDUSTRIAL PLOTS to the successful bidder/allottee due to any reason like excess area or less area, etc. or due to any reason whatsoever), then the EMD and the bid premium deposited together with bid processing fee (excluding GST), will be refunded to the successful bidder/allottee without any interest up to a period of six months from the date of e-auction. Beyond the six months period, DSIIDC will pay an interest at the rate of 7% per annum on the amount held by DSIIDC during that period. The withdrawal of any plot from e-auction, at any stage, is solely at the discretion of the MD, DSIIDC, who is not obligated to provide a reason for the withdrawal.
5. The bidder after submission of bid shall not be permitted to withdraw, surrender or modify his/her bid on any ground whatsoever and the bid shall remain valid for six months from date of e-auction. If he withdraws or surrenders the bid, the entire amount of earnest money shall be forfeited. This shall be without prejudice to other rights or remedies that may be available to DSIIDC.
6. The Demand-cum-Allotment letter will be sent to the successful bidder after the bid is accepted by the Competent Authority and receipt of second stage EMD payment and other requisite documents and verification of second stage EMD. The successful bidder is required to make payment of the balance 75% bid amount, within 90 days from the date of issue of the Demand-cum-Allotment letter. In case the payment of the balance premium is not received within the stipulated period of 90 days as indicated above, he/she shall be liable to pay the interest on the balance amount/premium @ 12.5% per annum where the delay is 30 days or less. He/She shall be liable to pay the interest on the balance amount/premium @ 15% per annum where the delay exceeds 30 days, for the period beyond 90 days allowed for making payment of balance amount/premium, provided that such delay

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does not exceed 90 days. **For calculation of interest any part of the month shall be treated as a full month.**

7. In case payment of balance premium along with interest (if any) is not received within the maximum permissible period of 180 days from date of issue of Demand-cum-Allotment letter, as indicated above, the Demand-cum-Allotment letter shall stand automatically cancelled and the entire EMD shall stand forfeited, without any further notice. Any amount deposited in excess of earnest money shall be refunded without interest. In such a scenario, the competent authority shall have the authority to re-auction the Industrial plot.
8. The successful bidder may avail loan facility from financial institutions for paying balance 75% bid amount, for which NOC/mortgage permission is offered.
9. After making the payment of balance amount of premium offered as indicated above, the successful Bidder/Allottee shall appear before the Divisional Manager (REM) in his office in person or through an authorized representative along with:-
 - a. The terms and conditions of e-auction duly typed on a Non-Judicial Stamp Paper worth Rs. 100/- signed by the successful Bidder/Allottee and duly attested by a Notary Public,
 - b. Specimen signature of successful Bidder, if an individual, or all the partners, if the successful Bidder is a Partnership Firm or the person authorized by the Company through resolution passed by the Board of Directors to enter into contract and take possession, in case the successful Bidder is a Company, as the case may be,
 - c. 5 passport size photographs, one additional passport size photograph duly attested by a gazetted officer or Notary Public,
 - d. proof of identification
 - e. Other documents, if any, indicated in the Demand-cum-Allotment Letter.

On submission of the aforesaid documents, the Possession Letter will be issued to the successful Bidder/Allottee. The Possession Letter so issued shall carry the date on which physical possession of the Industrial plot will be handed over to the successful Bidder/Allottee at site. Failure to take possession of the allotted Industrial plot on stipulated date, next date of possession will be fixed only on payment of Rs. 5000/- per month or part thereof on account of penalty for not taking over possession by the allottee. Possession, however, must be taken within 3 months from the date initially fixed for the same and in case possession is not taken within 3 months, then the allotment shall stand cancelled and the allottee will not be entitled to any compensation/refund.
10. The size of the Industrial plot Plot/Built-up Kiosk announced by DSIIDC at the time of the e-auction, being only approximate, the bidder whose bid is accepted shall have to accept variations up to 15% either way in the area of the INDUSTRIAL PLOTS for which his/her bid has been offered subject to payment or refund as the case may be, of amount of the premium offered, for such varied area at the auction rate per square meter. The auction rate per square meter for this purpose shall be calculated by dividing the amount of the premium offered by the allottee by the area of the plot as announced in this e-auction document in Annexure-I.
11. **Operations and Maintenance charges:-** The allottee shall be responsible for all sorts of maintenance of the Industrial/Kiosk plot & building constructed thereon and shall be liable to pay the DSIIDC Operations and Maintenance charges, CETP etc. as per the provisions of the Delhi Industrial Development, Operation & Maintenance Act, 2010 and rules framed thereunder and other charges as may be applicable, to the authorities concerned.

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12. **Cost and Expenses:** The cost and expenses of preparation, stamp duty and registering the Conveyance Deed and all other incidental expenses shall be borne by the allottee/successful bidder. The allottee shall also pay any other duty/charges as may be levied by any other authority.
13. The terms and conditions of the auction shall be strictly followed by the successful bidder/allottee and in case of any breach of terms and conditions of the auction, allotment and the conveyance deed shall stand cancelled. The Orders of the competent authority at DSIIDC regarding the interpretation of any conditions of the auction, conveyance deed shall be final and binding and shall not be called in question in any proceedings.
14. **Compliance with Statute, Regulations:** The allottee shall comply with all Statutory Provisions, Rules and Regulations, Bye Laws, etc. in all respects, including paying all fees, taxes in accordance with the provisions of:
 - i. Any Central or State Enactment, Ordinance or other Statute, or any regulation, or bye laws of any local or other duly constituted authority, and
 - ii. The rules and regulations of all public bodies and companies whose property or rights are affected or may be affected in any way by the implementation of the Project.
 - iii. Each allottee will be required to seek approvals/clearances in respect of their Industrial Plots/Kiosk Plots as may be required, from all local authorities including Fire Deptt./Agencies/DPCC/MoEF& abide by all conditions as per their guidelines.
15. **Execution of Conveyance Deed:** The Bidder/Allottee shall be required to execute Conveyance Deed in the approved format after taking over possession of the INDUSTRIAL PLOTS. For this purpose, three copies of the Conveyance deed will be provided to the allottee. Allottee is obligated to submit the Conveyance Deed papers with stamp paper of required value within 3 months so as to ensure execution of the Conveyance Deed.
16. Further, if the allotment of the INDUSTRIAL PLOTS is obtained by any concealment, misrepresentation, mis-statement or fraudulent means, and if there is any breach of conditions of the e-auction, the allotment/Conveyance deed will be cancelled and the possession of the Industrial plot Plot/Built-up Kiosk will be taken over by the DSIIDC and the allottee will not be entitled to any compensation/refund.
17. **Construction on the Industrial Plot:**
 - i. The allottee shall, within 2 years from date of taking over possession of the plot, have to erect and complete the industrial building in accordance with type, design and other architecture, after obtaining and in accordance with the sanction of the building plan with necessary design, plans and specifications from proper municipal or other authorities concerned in accordance with their respective rules, bye laws etc. as the case may be. The allottee shall not start construction before the said plan etc. are duly sanctioned by the respective authorities. The allottee shall not start construction before the execution and registration of the Conveyance Deed.
 - ii. The Allottee shall not use the plot for any purpose other than that for which it has been allotted. The Allottee shall not be entitled to divide the plot or amalgamate it with any other plot. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the

E-AUCTION DOCUMENT

DSI IDC and the allottee will not be entitled to any compensation/refund.

18. Other clauses:

- i. The DSI IDC reserves the right to make any amendments, additions, deletions and alterations in the terms and conditions of allotment, as it finds expedient and such amendments, addition, deletion and alterations shall be binding on the Allottee.
 - ii. In case of any dispute in the interpretation of any word or terms and conditions of the e-auction and consequent allotment of plot, the decision of the MD, DSI IDC shall be final and binding on the Allottee and his / her / their successor.
 - iii. The Allottee shall require to pay within such time such additional sum or sums towards premium as may be decided upon by the DSI IDC on account of the compensation awarded by the Land Acquisition Collector being enhanced on reference or in appeal or both and the decision of the DSI IDC in this behalf shall be final and binding on the Allottee, the Allottee and his / her / their successor shall be responsible to bear the additional cost. The decision shall be final and binding on the Allottee and his / her / their successor.
 - iv. DSI IDC will monitor the implementation of the project. Applicants who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
 - v. The allotment will be accepted by the Allottee on "as is where is basis". The Allottee is advised to visit the site before applying.
 - vi. Provisions related to the fire safety, environmental clearance, NGT directives shall be observed by the Allottee. Necessary approvals shall be obtained from the authorities concerned by the Allottee.
19. All dues payable to DSI IDC in respect of the industrial/Kiosk plot and the building erected thereon shall be recoverable as arrears of land revenue and will be the first charge on the property.
20. **Consequence of mis-representation:** If the allotment is found to be obtained by any misrepresentation, concealment, and suppression of any material facts by the Bidder/ Allottee, the allotment of plot shall be cancelled. Further for any violation /breach of the terms and conditions, the allotment of the plot shall be liable to be cancelled and the **aforsaid Conveyance Deed** if already executed, is liable to be **revoked**. The Bidder/allottee shall not be entitled to any compensation whatsoever, or to the return of any premium to him/her. Legal action for such misrepresentation, concealment, suppression of material facts, violation /breach of the terms and conditions shall also be taken.

**Signature of the Bidder/Allottee/
On behalf of the allottee/applicant**

**Countersigned by
(Officer conducting the auction)**

ANNEXURE-I

E-AUCTION DOCUMENT

DETAILS OF INDUSTRIAL PLOTS WITH RESERVE PRICE, FIRST STAGE EMD AND BID INCREMENT VALUE

Industrial Plots :- Narela Industrial Area, Delhi

S. No.	Sector	Plot No.	Size	Status Description	Reserved Price	1st Stage EMD
1	H	1306	368.32		3,40,32,768.00	17,01,638.40
2	G	D-46	448.84	Corner	4,56,20,097.60	22,81,004.88
3	H	D-66	437.8	Corner	4,44,97,992.00	22,24,900.00
4	G	D-42	1,061.86	Corner	10,79,27,450.40	5396373
5	G	D-43	1,333.99	Corner	13,55,86,743.60	6779337
6	H	D-64	562.89	Corner	5,72,12,139.60	28,60,607.00
7	H	D-65	581.58	Corner	5,91,11,791.20	29,55,590.00

Industrial Plots :- Bawana Industrial Area, Delhi

S. No.	Sector	Pocket	Plot Number	Approx. Size (in sqm)	Status Description	Reserved Price	1st Stage EMD
1	5	A	44	250		23100000	1155000
2	5	F	8	200		18480000	924000
3	5	F	182	100		9240000	462000
4	5	G	128	100		9240000	462000
5	5	G	185	100		9240000	462000
6	5	G	194	100		9240000	462000
7	5	H	104	200		18480000	924000
8	5	H	205	250		23100000	1155000

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9	5	I	5	200		18480000	924000
10	5	I	17	200		18480000	924000
11	5	I	45	200		18480000	924000
12	5	I	52	200		18480000	924000
13	5	I	85	250		23100000	1155000
14	5	I	i1-83	200		18480000	924000
15	5	II	1	250		23100000	1155000
16	5	II	2	250		23100000	1155000
17	5	II	3	250		23100000	1155000
18	5	II	4	250		23100000	1155000
19	5	II	5	250		23100000	1155000
20	5	II	6	250		23100000	1155000
21	5	II	7	250		23100000	1155000
22	5	II	8	250		23100000	1155000
23	5	II	12	200		18480000	924000
24	5	II	13	200		18480000	924000
25	5	II	14	200		18480000	924000
26	5	II	19	200		18480000	924000
27	5	II	20	200		18480000	924000

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28	5	I1	22	200		18480000	924000
29	5	I1	23	200		18480000	924000
30	5	I1	24	200		18480000	924000
31	5	I1	28	200		18480000	924000
32	5	I1	29	200		18480000	924000
33	5	I1	30	200		18480000	924000
34	5	I1	31	200		18480000	924000
35	5	I1	32	200		18480000	924000
36	5	I1	33	200		18480000	924000
37	5	I1	35	200		18480000	924000
38	5	I1	36	200		18480000	924000
39	5	I1	46	200		18480000	924000
40	5	I1	47	200		18480000	924000
41	5	I1	48	200		18480000	924000
42	5	I1	61	200		18480000	924000
43	5	I1	64	200		18480000	924000
44	5	I1	65	200		18480000	924000
45	5	I1	67	250		23100000	1155000
46	5	I1	69	200		18480000	924000

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47	5	I1	70	200		18480000	924000
48	5	I1	71	200		18480000	924000
49	5	I1	73	200		18480000	924000
50	5	I1	74	200		18480000	924000
51	5	I1	76	200		18480000	924000
52	5	I1	78	200		18480000	924000
53	5	I1	85	200		18480000	924000
54	5	I1	87	200		18480000	924000
55	5	I1	88	200		18480000	924000
56	5	I1	90	200		18480000	924000
57	5	J	92	100		9240000	462000
58	5	J	102	100		9240000	462000
59	5	J	172	100		9240000	462000
60	5	L	79	100		9240000	462000
61	5	L	231	150		13860000	693000
62	5	M	12	200		18480000	924000
63	5	N	17	200		18480000	924000
64	5	N	77	200		18480000	924000
65	5	N	201	100		9240000	462000

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66	5	N	222	123		11365200	568260
67	5	N	223	112		10348800	517440
68	5	O	14	200		18480000	924000
69	5	O	15	200		18480000	924000
70	5	O	18	200		18480000	924000
71	5	P	6	200		18480000	924000
72	5	P	9	200		18480000	924000
73	5	P	42	250		23100000	1155000
74	5	P	47	150		13860000	693000
75	4	B	158	100		9240000	462000
76	4	B	212	100		9240000	462000
77	4	C	142	150		13860000	693000
78	4	C	260	150		13860000	693000
79	4	C	261	150		13860000	693000
80	4	C	262	150		13860000	693000
81	4	D	27	250		23100000	1155000
82	4	D	138	100		9240000	462000
83	4	D	143	100		9240000	462000
84	4	E	136	100		9240000	462000

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85	4	E	225	100		9240000	462000
86	4	H	2	250		23100000	1155000
87	4	H	87	100		9240000	462000
88	4	I	12	150		13860000	693000
89	4	I	168	100		9240000	462000
90	3	D	103	100		9240000	462000
91	3	I	24	200		18480000	924000
92	3	L	147	100		9240000	462000
93	3	M	55	150		13860000	693000
94	3	M	135	100		9240000	462000
95	3	N	J-167	100		9240000	462000
96	3	O	114	100		9240000	462000
97	3	O	119	100		9240000	462000
98	3	P	54	100		9240000	462000
99	2	A	129	100		9240000	462000
100	2	C	206	100		9240000	462000
101	2	C	270	200		18480000	924000
102	2	C	D-156	100		9240000	462000
103	2	D	41	100		9240000	462000

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104	2	E	130	100		9240000	462000
105	2	E	L-10	250		23100000	1155000
106	2	H	222	200		18480000	924000
107	2	I	68	100		9240000	462000
108	2	J	45	250		23100000	1155000
109	2	M	11	200		18480000	924000
110	1	A	22	200		18480000	924000
111	1	B	142	100		9240000	462000
112	1	B	203	200		18480000	924000
113	1	B	P-5	200		18480000	924000
114	1	M	71	250		23100000	1155000
115	1	O	70	200		18480000	924000
116	5	H	188	250	Corner	25410000	1270500
117	5	I	i1-80	200	Corner	20328000	1016400
118	5	II	15	191	Corner	19413240	970662
119	5	II	68	200	Corner	20328000	1016400
120	5	II	84	200	Corner	20328000	1016400
121	5	N1	69	175	Corner	17787000	889350
122	5	O	79	335	Corner	34049400	1702470

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123	4	A	139	120	Corner	12196800	609840
124	1	M	84	150	Corner	15246000	762300

ANNEXURE- II

AFFIDAVIT

E-AUCTION DOCUMENT

(To be given separately by each constituent of the bidder in the case of Joint Venture/Consortium on Stamp paper of Rs.100/-)

Whereas I S/o
.....R/o.....
..... will bid for e-auction for Industrial Plot No at
Pocket.....Sector, atIndustrial Area

Now therefore, I the undersigned do hereby solemnly affirm and declare that the information supplied is accurate, true and correct. It is further affirmed and declared that the aforementioned Industrial Plot has been physically inspected by me and found to be commensurate with the details provided with the e-auction document posted on the e-auction portal. I am fully satisfied with the location of the Industrial Plot and would not raise any dispute regarding the same in future.

The undersigned Allottee/Bidder has diligently reviewed the entire e-Auction document and meets all the requirements and eligibility criteria to bid for and allotment of the Industrial Plot. The undersigned also accepts that the confirmation of the highest bid shall be at the discretion of the MD, DSIIDC. Further, the MD.DSIIDC may withdraw any Industrial Plot from the e-auction at any stage. The undersigned acknowledges that **“The Corporation may implement a threshold technique to avoid disposing of plots that have not received a reasonable bid increment.”**

The undersigned also authorize(s) and request (s) to any bank, person or firm to furnish pertinent information deemed necessary and requested by the DSIIDC to verify my reputation.

The undersigned also understands and agrees that further qualifying information may be required at any stage of e-auction process and agrees to furnish any such information at the request of the DSIIDC.

The undersigned also understands that furnishing false information could result in disqualification of my Bid for the allotment of Industrial Plot.

(Signed by an Authorized Signatory of the Firm)

(Deponent)

Verification

I the above named deponent do hereby verify on this day of 2024, at New Delhi the contents of my above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

(Deponent)

E-AUCTION DOCUMENT

ANNEXURE- III

LETTER OF INTENT AND APPLICATION (LOIA)

(On Letter head of the applicant or lead partner responsible for the Consortium/Joint Venture including Full Postal Address, Telephone No., E-mail Address)

Date:-

To

The Divisional Manager (REM),
Delhi State Industrial & Infrastructure Development Corporation Ltd.,
DSIIDC Office Building, Plot No. 74 A,
Ring Road, Lajpat Nagar-III, New Delhi -110024

Sir,

1. Being duly authorized to represent and on behalf of (hereinafter the Applicant), and having studied and fully understood all the information provided in the e-auction documents, the undersigned hereby apply as a bidder for the Industrial Plot No. at Pocket.....Sector....., at Industrial Area according to the terms and conditions of the offer made by DSIIDC for the said Industrial Plot.
2. The payments towards the Earnest Money Deposit have already been made online.
3. DSIIDC and its authorized representatives are hereby authorized to conduct an inquiry or investigation to verify the statements, documents and information submitted in connection with this application and to seek clarification from our bankers and clients regarding any financial and technical aspects. This letter of application will also serve as authorization to any individual or authorized representative of any institution referred to; in the supporting information, to provide such information deemed necessary and requested by yourselves to verify statements and information provided in this application or with regard to the resources, experience and competence of the Applicant.
4. This application is made with full understanding that:
 - a. Bid will be subject to verification of all information submitted at the time of bidding
 - b. DSIIDC reserves the right to reject or accept any Bid, cancel bidding process and reject all bids.
 - c. DSIIDC shall not be liable for any of the above actions and shall be under no obligation to inform the applicant of the same.
5. We undersigned and declared that the statement made, and the information provided in the duly completed application form enclosed are complete, true and correct in every detail.
6. We have read the terms and conditions of the offer detailed in the e-auction documents and are willing to abide by them unconditionally.

E-AUCTION DOCUMENT

7. The offer made by us is valid for the next six months.

Name

Name

Signed

Signed

Name

Name

For and on behalf of

For and on behalf of

(Name of Applicant of lead partner of a
Joint Venture/consortium)

(Name of Applicant of lead partner of a
Joint Venture/consortium)

Signed

Signed

Name

Name

For and on behalf of

For and on behalf of

(Name of Applicant of lead partner of a
Joint Venture/consortium)

(Name of Applicant of lead partner of a
Joint Venture/consortium)

Signed

Signed

E-AUCTION DOCUMENT

ANNEXURE-IV

Application Form

(The bidder is required to use this form only for auction. Use of any other form in lieu thereof shall make him liable for disqualification)

DELHI STATE INDUSTRIAL AND INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

Application by the Bidder for allotment of the plot/kiosk on free hold basis.

A. PARTICULARS OF THE BIDDER:

1. Name (in block letters) Shri/Smt.
2. Status of the Application firm
(Lead Firm) whether Public Ltd.,
Pvt. Ltd., Partnership, Sole Proprietorship etc.
3. Year of Establishment of Firm
4. Name of the Authorized Signatory of the
Firm & his designation
5. Name of Father/Husband of the Applicant/
Authorized Signatory
6. Age
7. Full Residential Address
8. Occupational Address
9. Telephone No./Mobile No.
10. Email id

B. PARTICULARS OF BID FOR Industrial Plot

1. Plot/Kiosk No.
2. Location of the Plot/Kiosk
3. Reserve Price (Rs. in figure).....
4. (i) Bank A/c No.....(for refund, if any)

(ii) Name of Bank & Branch.....

I/We the undersigned being the bidder/bidders as mentioned above, hereby apply to the DSIIDC for allotment of the Industrial Plot as described above on free hold basis, in accordance with the terms/conditions of the allotment by auction under DSIIDC. I /We have read and understood terms/ conditions of the auction document as well as those contained in the Proforma of the Conveyance Deed and hereby unequivocally accept the same. I /we have inspected the Industrial Plot for which the application is being submitted.

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I/We shall pay the balance of the premium and other amounts and execute the conveyance deed in the form prescribed in accordance with terms/conditions of the e-auction document.

The terms & conditions of conveyance deed, terms and conditions of the e-auction document have also been signed and being submitted with the application form.

SIGNATURE OF THE BIDDER OR
ON BEHALF OF THE APPLICANT BIDDER

Date :.....

Place :.....

NOTE:-

- a) Any correction in the application form should be initiated by the applicant/duly authorized agent.
- b) All pages of the application form should be signed and stamped by the applicant/duly authorized agent.
- c) The amount of premium offered (total bid amount) must be above the reserve price.

E-AUCTION DOCUMENT

ANNEXURE-V

Delhi State Industrial & Infrastructure Development Corporation Ltd.

Plot No.74A, DSIIDC Office, Ring Road, Lajpat Nagar-III, Delhi-110024
(REM Division)

No. DSIIDC/REM/PLOTS-Narela, Bawana/e-Auction/2023

Date:

To,

Subject:-**Letter of Intent (LOI)** for successful (H-1) Bidder in respect of e-auction for allotment of Industrial Plot on free-hold basis at Industrial Area.

Sir/Madam,

With reference to the above referred e-auction held on _____ 2024, the undersigned is pleased to inform you that your bid for the e-auction item no. _____, of e-auction document dated _____ at _____ Industrial Area measuring _____ amounting to _____ (Only) being H1 bid, has been accepted by the Competent Authority of Delhi State Industrial & Infrastructure Development Corporation Ltd. (DSIIDC Ltd.) You are, therefore, requested to pay the second stage EMD i.e. 25% of the bid premium (H-I Bid) minus 1st stage EMD already paid at second stage amounting to _____ within 7 days of the issue of this letter.

2. The above payments shall be made into DSIIDC's Axis bank Connaught Place, P Block New Delhi branch, account specifically designated for e-auction transactions.**The link for payment of EMD is separately available on DSIIDC's website www.dsiidc.org.**

3. It may also be noted that failure in making above payments shall lead to cancellation of bid and forfeiture of EMD amount as per clause 7(iii) of Instructions to Intending bidders.

4. This letter is to be signed and a soft copy of the same is to be mailed to rem.dsiidc493@gmail.com as a token of your acceptance. The Demand-cum-Allotment letter shall be issued after making aforesaid payments and completion of the above stated formalities.

Yours faithfully

(_____)
Divisional Manager (REM)

E-AUCTION DOCUMENT

I, _____, the H-1 Bidder, in respect of Auction Sub-item No. _____ of Annexure-I, hereby accept the above offer of allotment of Industrial Plot No at Pocket.....Sector, atIndustrial Area through the e-auction held on _____, 2024, on the terms and conditions as stipulated in the e-auction document.

2nd stage EMD amounting to Rs. _____ has been paid vide following transaction details.

Name of the bank	UTI ID	Date	Amount

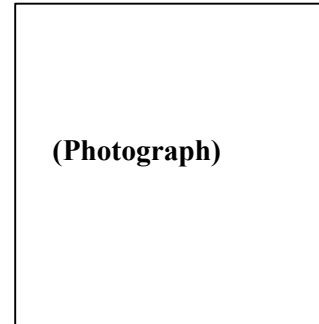
(Name & Signature of the H-1 Bidder)

**Divisional Manager (REM)
DSIIDC Ltd.**

E-AUCTION DOCUMENT

DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

CONVEYANCE DEED



This deed of Conveyance made on this day of
Two Thousand and between the President of India, hereinafter
called “THE VENDOR” through Delhi State Industrial & Infrastructure Development
Corporation Ltd., registered office at A-3/4, Baba Kharak Singh Marg, Connaught Place,
New Delhi-110001 (which expression shall unless excluded by or repugnant to the context
be deemed to include his successors in office and assigns) of the one part and Shri/ Smt./
M/s

.....
R/o.....

.....
hereinafter called “The purchaser” (which expression shall unless excluded by or
repugnant to the context be deemed to include his/her heirs, administrators, representatives
and permitted assigns) of the other part.

WHEREAS.....
..... situated in
..... was allotted to the
Purchaser by Delhi State Industrial & Infrastructure Development Corporation Ltd. vide
allotment letter No. dated
..... against a consideration of Rs.....
(Rupees.....)
.....) which has been received subject
to limitation, terms and conditions mentioned in the said letter of allotment.

E-AUCTION DOCUMENT

AND WHEREAS representing that the said allotment is still valid and subsisting, the said Purchaser has applied to the Vendor to execute the Conveyance Deed for freehold ownership rights in the said demised property allotted to him and physical possession whereof has been handed over to him on..... and this deed is being executed accordingly of the said demised property subject to terms and conditions appearing hereinafter.

NOW THIS INDENTURE WITNESSES THAT in consideration of the sum of Rs...../- (Rupees.....) paid at the time of allotment and Rs./- (Rupees.....) was paid before the execution hereof (the receipt whereof the vendor hereby admits and acknowledges), the aforesaid representation and subject to limitation mentioned hereinafter, the Vendor does hereby grant, convey, sell release and transfer, assign and assure unto the aforesaid Purchaser freehold ownership in the Plot/ Property No.situated in.....

(1) The Vendor excepts and reserves unto himself all mines and minerals of whatever nature lying in or under the said property together with full liberty at all times for the Vendor, its agents and workmen, to enter upon all or any part of the property together to search for, win, make merchantable and carry away the said mines and minerals under or upon the said property or any adjoining lands of the Vendor and to lay-down the surface of all or any part of the said property and any building under or hereafter to be erected thereon making fair compensation to the Purchaser for damage done unto him thereby, subject to the payment of land revenue or other imposition payable or which may become lawfully payable in respect of the said property and to all public rights or easement affecting the same.

(2) That notwithstanding execution of this Deed, use of the property in contravention of the provision of Master Plan/ Zonal Development Plan/ Layout plan shall not be deemed to have been condoned in any manner and Delhi State Industrial & Infrastructure Development Corporation Ltd. shall be entitled to take appropriate action for contravention of the law for the time being in force.

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(3) The Purchaser shall comply with the building, drainage and other byelaws of the appropriate Municipal or other authorities for the time being in force.

(4) The said plot/property is allotted on the basis of 'as is' and the Purchaser cannot make any alteration/ addition/ encroachment/ unauthorized construction in or around the same without written permission of Vendor (DSIIDC) who may refuse or grant the same subject to such terms and conditions as deemed proper. All fees, taxes, charges, assessments Municipal or otherwise and other levies of whatsoever nature shall be borne by the Allottee/ Purchaser.

(5) If it is discovered at any stage that the allotment or this Deed has been obtained by suppression of any fact or by any misstatement, misrepresentation or fraud, then this Deed shall become void at the option of the Vendor, which shall have the right to cancel this Deed and forfeit the consideration paid by the Purchaser. The decision of the vendor in this regard shall be final and binding upon the Purchaser and shall not be called in question in any proceedings.

(6) That the Purchaser shall abide by the terms and conditions of allotment/ auction/ tender, which shall be treated as a part of these presents.

(7) That the vendor reserves the right to cancel this Deed in event of breach of conditions of allotment/ auction/ tender and of this Deed.

(8) The stamp duty, registration charges and all other ancillary charges upon this instrument shall be borne by the Purchaser. This transfer shall be deemed to have come into force with effect from the date of registration of the deed.

In witness whereof Shri..... For
and on behalf of and by the order and direction of the Vendor has hereunto set his/
her hand Shri/ Smt./ M/s the
Purchaser, hereunto set his/her hand day and year first above written.

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THE SCHEDULE ABOVE REFERRED TO

All that.....in
the layout plan of and consisting of Sqm. (Courtyard Area
.....) or thereabouts bounded as follows.

NORTH FAR:
EAST USE:
SOUTH
WEST

Signed by Shri/Smt.....

For and on behalf of and by the order and direction of the President of India (Vendor)

(VENDOR)

In the presence of :

1. Shri/Smt.
.....

Signed by Shri/Smt.....
.....

(PURCHASER)

In the presence of

1. Shri/Smt.
.....

2. Shri/Smt.
.....