

# **KONKAN HOUSING AND AREA DEVELOPEMENT BOARD**

## **( A REGIONAL UNIT OF MHADA )**

### **INVITATION OF E-AUCTION FOR LEASE OF AMENITY PLOTS**

As per provision of Maharashtra Housing and Area Development Act, 1976 along with Maharashtra Housing and Area Development (Estate Management, Sale, Transfer And Exchange of Tenements) Regulation, 1981 and Maharashtra Housing and Area Development ( Disposal of Land ) Rule, 1981, The Konkan Housing & Area Development Board Invite E-Auction for allotment of Amenity plots on Lease.

The Chief Officer, Konkan Housing And Area Development Board (KHADB) Mumbai invites E-Auction for lease of Amenity plot.

### **1. INTRODUCTION**

The Konkan Housing and Area Development Board (A Regional Board of Maharashtra Housing and Area Development Authority) has carried out scheme at S.N.86,95 Shirdhon under Pradhan Mantri Aawas Yojna at Shirdhon, Tal.Kalyan Dist. Thane. The Chief Officer, Konkan Housing and Area Development Board (KHADB), Mumbai invites E-Auction bids for allotment of Supermarket plot to be developed as per the provision and regulations and sanctioned layout of MHADA and as per standard terms and conditions to be mentioned in lease deed for Supermarket plot within KHADB's colonies from any individual, companies, Public Charitable trust, co-operative Housing Societies registered under Maharashtra co-operative Societies Act 1960, Educational Institutions and others etc. The allotment of this Plot shall be made according to the provision of Maharashtra Housing and Area Development (Disposal of Land) Rules and Regulation as in force and amended from time to time.

### **Project Details –**

**1) Name of Project – Sr.No.86, 95 Shirdhon Tal- Kalyan, Dist - Thane.**

2) Tenement details –

- i) Phase I - 1905 EWS T/s (15 Buildings – G+7 each)
- ii) Phase II - 5236 EWS T/s.(22 Buildings-S+15each ) & 528 LIG T/s. (06 Buildings- S+15 Each)
- iii) Phase III - 3775 LIG T/s (25 Buildings-S+22 each)

3) Site Location - 5442+FJC, Shirdhon, Maharashtra 421204.

4) Features of project –

i) 24/7 water supply from MIDC and electric supply is available.

**ii) An ambitious proposed project 126 km Virar – Alibaug Multi-Modal Corridor by MSRDC is having 100m width expressway goes from the layout of this project and plots proposed in this Auction are adjoining to this proposed Multi-Modal Corridor.**

iii) Nilaje Railway station of Konkan railway is at 6km away from this project.

iv) Dombivli railway station of Central railway is at 10km away from this project.

## ❖ **TERMS & CONDITIONS**

### **2) ELIGIBILITY**

- 1** Any person, Company, Public Charitable Trust or a society registered under Maharashtra Co-operative Societies Act 1960, etc. Competent to contract under the Indian Contract Act are eligible to submit the bid under the scheme.
- 2** When a Company desired to apply, it shall do so under the signature of the Managing Director authorised by its Board of Directors. He /She has to submit attested copy of authorisation by the Company along with attested copy of registration certificate issued by Registrar of companies
- 3** When a Partnership firm desires to apply, the application shall be signed by all the partners and accompanied by a certified true copy of registration certificate issued by Registrar of firm to be submitted.
- 4** When a Trust desires to apply, the application shall be signed by one of the Trustees under the authority of the Trustees (Attested copy to be Submitted)
- 5** When a Co-operative Housing Society desires to apply, the application shall be signed by the Chairman and the Secretary of the society or Chief Promoter and two other promoters along with

the resolution of the society (Attested copy to be submitted)

- 6 In case of Joint Venture of two artificial legal persons/individuals/partnerships, when they desire to apply, it shall do such so under the signature of all the partners/individuals who are party to the joint venture applying for Supermarket plot is required to submit a certificate issued by Health Department.

**A firm/ Society/ Trust or Limited Company fulfilling the above criteria will qualify for the Next process of Bidding and the highest financial bid will be selected for allotment of a plots.**

- 7 Any person, company, Joint Venture, Public Charitable Trust or a society registered under Maharashtra Co-operative Societies Act 1960, Last three years average Turnover Must be 1.5 times of the offset price.
- 8 The bidder should submit valid documents issued by institution / organisation/ department of Government or Government authority as per the eligibility criteria.

### **3.0 Procedure for submission of application for E-Auction. Online E-Auction Schedule**

<b>SN</b>	<b>Information</b>	<b>Date</b>	<b>Time</b>
<b>1.</b>	E Auction Advertisement date	19.06.2025	
<b>2.</b>	Start date of Downloading, Registration, online application upload of documents submitting documents	19.06.2025	11.00 AM
<b>4</b>	End date of Downloading, Registration, online application upload of documents submitting documents	29.06.2025	5.00 PM
<b>3.</b>	Verification of documents	23.06.2025 to 27.06.2025	
<b>4.</b>	Finalising & uploading the eligible bidders list	30.06.2025	3.00 PM
<b>5.</b>	Start date EMD payment	01.07.2025	11.00 AM
<b>6</b>	Last date EMD payment	03.07.2025	5.00 PM
<b>7.</b>	E auction date (for eligible applicants)	08.07.2025	11.00 AM to 5.00 PM
<b>8.</b>	Result	09.07.2025	11.00 AM

3.1 The Complete E-Auction bidding process will be online. All the notification and the details terms & conditions regarding E-Auction the notice hereafter will be publish online on website <https://eauction.mhada.gov.in> & MHADA website <https://mhada.gov.in>.

#### **How To Apply For eAuction**

**Step 1** : Register yourself on MHADA website ([www.eauction.mhada.gov.in](http://www.eauction.mhada.gov.in)).

**Step 2** : Verify your email Id and mobile number through OTP.

**Step 3 :** Login with your user credentials and Verify OTP for secure Login.

**Step 4 :** Select Auction From Live Dashboard.

**Step 5 :** In action Cart View Click on EMD Pay Button ,Where you have to apply (note : this option will start and end in date and time cut-off).

**Step 6 :** Pay EMD through Net Banking ,RTGS,NEFT options

**Step 7 :** Initial Bidding after payment of EMD successfully  
(Note : This is not actual Bidding Stage)

**Step 8 :** Select Auction From Dashboard EMD Paid Auction when Actual Bidding Process Starts for those who paid EMD Successfully

**Step 9:** Auction Result : Actual Bidding Process End immediately Display auction bid result.

The bidder should submit information for e-registration as mention below.

- Applicant's Aadhar card
- Applicant's Pan Card
- Applicant Domicile certificate (State of Maharashtra) (After 2018)
- Bank account details
- Authorization letter from Company / Registered Society to Applicant.
- Mobile No linked with Aadhar Card.
- E-Mail ID.
- For Company/Society registration certificate & resolution
- For Supermarket plot average income of the applicant for last 3 years should be at least 1.5 times the offset price. C.A certified copy for the same should be submitted.

3.2 Applicant should give details of own savings / current / joint account like bank name, branch and number, IFSC number of the bank. Another person's bank account details to the applicant can't be done. Doing so will invalidate the

application. Also NRI Account itself won't work.

- 3.3 While filling the application form during the auction, if the company or co-operative society is the applicant, then the company or or co-operative society Provide the details of Savings / Current / Joint Account of the company or Co-operative Societies. (Bank account details of individual members will not be accepted.)
- 3.4 The EMD deposited by bidder shall be forfeited by Konkan Housing & Area Development Board if the bidder decides to withdraw at any time after the opening of bid or refuses or otherwise fails to accept the allotment or been allotted a Supermarket plot commits a breach of any of the relevant terms and conditions under which the said plot is offered.
- 3.5 The offer once made shall remain valid for acceptance by the Chief Officer, Konkan Housing and Area Development Board for period of 90 days from the last date of receipt of the offer and it cannot be revoked or varied by the bidder. The EMD will be refunded to all those lower bidder / bidders without any interest after the Final decision of Opening of bidders is done. i.e. within maximum 07 working days.
- 3.6 Online application fee for participation in e-auction process shall be Rs.5900/- non refundable (application cost Rs.5000/- + GST @ 18% Rs.900/-)
- 3.7 E-auction processing fee for participation in e-auction process shall be Rs.1180/- non refundable (application cost Rs.1000/- + GST @ 18% Rs.180/-)

**4 a) For E Auction the EMD has to be charged as follows –**

Sr. No.	Layout / Location on Details of Plot	Nature of Reservation (Layout)	Plot area in Sq. Mt.	Offset Price per Sq.mt. (As per MHADA's Resolution )	Offset Price (Rs)	Basic FSI for Plot	EMD (Rs.)
1	2	3	5	6	7	8	9
1	S.N.86,95 Shirdhon Tal.Kalyan Dist. Thane.	Supermarket Plot- EAST	2322.20	21191	4,92,09,740.20	1	2,46,100.00
		Supermarket Plot- WEST	2522.23	21191	5,34,48,575.93	1	2,67,300.00

b) If the allotment made in favor of highest bidder is for any reason cancelled under provision of MHAD Act 1981 (Estate Management, Sale, Transfer and Exchange of Tenants) regulations, before the plot is handed over and occupied by the bidder, the next highest bidder in the e-auction result list may be offer and allotment with such plots on the payment of the price quoted by the highest bidder.

(c) In E-Auction every bidder has to bid in multiple of Rs.100 per Sq.mt.

(d) This E-Auction is valid for 1 year only.

(e) The bidder can apply for more than one plot but for every plot bidder must deposit E-auction fee & EMD separately.

(f) Help support Please see help file on the website [www.eauction.mhada.gov.in](http://www.eauction.mhada.gov.in)

**(g) Procedure for computerized E-Auction of Supermarket plot -**

All online application received as per advertisement will be verified first through online by computerized software process. All the documents submitted by the applicant will be checked. Application with incomplete / incorrect documents will be rejected from the registration process. Applicants who have completed registration process will

be allowed to pay the deposit, processing fee and other charges. After the completion of the said process, the applicant can participate in the bidding process.

- I. If the following types of application are found, all such applications will be rejected from e-auction.
  - More than one application in same category, same code by the same auctioneer.
  - Same account no. of different bidders in same bank.
  - Applications found to have wrong Pan / Tan numbers.
- II. The result E-auction will be published on website <https://eauction.mhada.gov.in> & MHADA website <https://mhada.gov.in> as well as display on MHADA's Notice Board. The First Intimation Letter will be issued to highest bidder only.
- III. The entire deposit paid by the applicants ( who are not successful in the bidding) will get refund (without interest) (E-auction application fee inclusive of GST and e-auction processing fee inclusive GST shall be non-refundable) in the bank account from which the amount deposited by the applicant through electronic clearing system (ECS) / NEFT payment will be made to the bank account from where payment is made.

**(h)Details of documents to be submitted by applicant to MHADA after successful completion of e-auction :-**

The Chief Officer of the Board has the authority to re-examine the documents of the successful and qualified bidders if required. Successful bidders are required to submit original copies of all the documents requested. If the documents are found to be incorrect or if wrong information has been submitted, action will be taken against such applicants under MHADA Regulation 18 and allotment of such bidder will be cancelled. On that the applicant within 15 days can appeal to be made to the Chief officer /Konkan Board and their decision will be final.



Successful bidders must register their acceptance within 10 days. If no decision regarding acceptance is made within the said period, their allotment will be cancelled and the next highest bidder will be given an opportunity and the decision of the Chief officer /Konkan Board in this regard will be final.

**(i) Supermarket plot offset price-**

The offset price of Supermarket plot shows in advertisement is tentative and rights to change the offset price is reserved by the Chief officer, KHADB, Mumbai.

**The offset price offered by the bidder shall be exclusive of the following.**

- Municipal Taxes
- Insurance Premium
- Stamp duty & registration charges as decided by concerned Dept. on Allotment Letter.
- Lease Rent
- Deposits towards the charges for providing service and maintenance.
- Registration charges and other expenses required in connection with the formation of a Co-operative society, Association or Company.
- Charges such as Security Deposit for Electric Meters, license fees, permit Fees etc.
- Non-Agricultural assessment etc.
- Water distribution betterment charges, Documentation charges, Power supply development charges, Fencing charges & other applicable charges.

Any other charges which may be applicable as per Govt/ MHADA rules. The above mentioned charges will be liability of the successful Bidder.

**(j) Mode of Payment :**

Provisional allotment letter will be made available in the login only after eligibility of the applicant / successful bidder is determined. Payment schedule is as per the table mentioned below. Period of 15 days will be

considered from the date of POL as a transit period (mailing period).

<b>Installment</b>	<b>Payment to be made</b>	<b>Period</b>
<b>I</b>	25 % of total bidding price / amount of plot	Within 30 days from the date of POL made available.
<b>II</b>	75 % Residual amount of tenement	Within 60 days from the date of Installment <b>I</b> is over.

**Installment I :** Within 30 days from the date of POL 25% of total sale price of the plot is mandatory. After the period of 30 days is over. After that 15 days extension with delayed MHADA prevailing charges applicable % per annum.

**Installment II :** It is mandatory to pay within 60 days from the date of first installment is over. After Stipulated period for installment **I & II** is over, final extension of 90 days will be granted to applicant / highest bidder subject to applicable delayed prevailing charges per annum. If applicable fails to pay **II** installment even after 180 days are over POL will be cancelled immediately & EMD will be forfeited by the board. Residual amount will be refunded to the applicant without interest.

- The Chief Officer/Konkan Board may, in deserving cases extend the period determined in the Scheme for payment of installments. The decision of The Chief Officer/Konkan Board in this regard will be final and binding on the allottee.

## **5. Evaluation Process –**

The procedure for evaluation of the applications is indicated below-

The participants who have met the Pre- Qualification criteria as above will be finalised by the technical evaluation committee for evaluating the E auction will comprise of following members –

- a) Dy.CEO /MHADA
- b) Finance Controller / MHADA
- c) Legal Advisor /MHADA
- d) Chief Engineer II /MHADA
- e) Chief Officer /KHADB

- f) Executive Engineer – II /KHADB
- g) Chief Accounts Officer /KHADB

## **6. Preliminary examination for the applications**

- a) The MHADA shall examine the applications to determine whether they are complete, whether the documents have been signed as indicated in this document, whether all Forms as asked have been filled in properly, whether applications are generally in order and all information as indicated under various clauses have been furnished.
- b) The MHADA reserves the right to waive minor deviations in the proposal application if they do not materially affect the capability of the participant to perform the assignment.
- c) Prior to detailed evaluation formalities, MHADA shall determine the substantial responsiveness of each application to the Invitation documents. A substantially responsive proposal is one, which conforms to all the terms and conditions of the Invitation document without any material deviation. A material deviation is one, which limits in any way responsibilities and liabilities of the participant or any right of the employer as required in this document. MHADA may waive any minor non-conformity in an application, which does not constitute material deviation. Non-responsiveness shall run the risk of rejection.
- d) The evaluation shall be carried out on the basis of data available in the application documents received in the first instance. However, MHADA reserves the right to call for such clarifications confined in scope to the contents of the application, should such a clarification become necessary for proper judgment in evaluation.

## **7. ALLOTMENT**

- 1 The Plots will be allotted on lease as per the provision of Maharashtra Housing and Area Development Act, 1976 read with Maharashtra Housing and area Development (Disposal of Land) Rules 1981 and the Maharashtra Housing & Area Development (Disposal of Land) Regulation 1982, as in force and time to time amendment.
- 2 The Plots shall be offered on long Lease of 90 years. The first Lease agreement shall be executed with the successful bidder for 30 years and shall be renewed by two renewals of 30 years each

thereafter. However, the MHADA reserves the right to enhance the addition yearly lease rent as may be determined by the Authority after expiry of 30 years and it will be binding on lease to pay the revised lease rent

- a) Any Conditional Auction shall not be considered.
  - b) If the allotment made in favour of successful bidder is for any reason cancelled under the provision of this regulation, then the next highest bidder, in the approved list will be offered and allotted the plots on payment of price agreed to be paid by the original successful highest bidder.
- 3 The allottee of the plots will have to develop the plots for the reserved intended purpose only.
  - 4 Allottee of the Plots will have to start developing the plots within 3 Months From Date of Allotment.
  - 5 PERMISSIBILITY OF ADDITIONAL FSI : As per E-Auction Plot will be allotted with 1.00 FSI. As per the provision of UDCPR Dt.02/12/2020 and Modified UDCPR Dt.16/06/2021 clause no. 7.4, 3.00 FSI permissible for MHADA colonies. After approval of layout of S.No.86,95 & 133 Shirdhon scheme as per 3.00 FSI, beneficiary will have to take NOC from konkan Board for additional 2.00 FSI after making necessary payment as per UDCPR/MHADA policy.

### **8. Amendment to E- Auction**

At any time prior to the last date for receipt of proposals, MHADA, may for any reason, whether at its own initiative or in response to a clarification requested by a prospective participant, modify the E- Auction document by an amendment. In order to provide prospective participants reasonable time in which to make the amendment in preparing their proposals, MHADA may, at its discretion, extend the last date for the receipt of proposals and/or make other changes in the requirements set out in the E- Auction

The participant is required to visit the [eauction.mhada.gov.in](http://eauction.mhada.gov.in) website for any changes or amendments in the invitation of E- Auction before submitting their Expression of Interest.

### **9. LEASE RENT:**

The valuation of Lease Rent for the said plot will be assessed as per MHADA Resolution No.7110 Dated 18/06/2024.

## **10. Terms & Conditions :-**

It is necessary for the applicant to go through carefully the relevant provision of the Maharashtra Housing and Area Development (Disposal of Land) Rules 1981 and Maharashtra Housing and Area Development (Disposal Of Land) Regulations 1982 as in force and time to time amendment. The term and condition of the same including the term and condition of lease deed will be binding on the allottee.

## **11. Site Visit :-**

The applicant are advised to visit the site and see the plots before bidding for the same. The MHADA will not carry out any development work on the plots. The plots will allotted on “as is where is basis”

## **12. Approval/Permits/License :-**

Successful bidder have to taken necessary permission license approval etc. for the intended use of the plots. The board cannot be held responsible for any kind of financial or other liabilities arising out of failure to obtain necessary licenses, approvals or permits.

## **13. EXECUTION OF LEASE DEED AND POSSESSION OF THE PLOTS:**

After payment of the whole amount of lease premium, lease rent and other due by the allottee/bidder, as demanded by the Konkan Housing and Area development Board, Mumbai, the document of lease deed executed in respect of said plots, between and bidder. The possession of the plots shall be handed over only after execution of such lease deed, payment of stamp duty and registering lease deed. The charges to be borne by the prospective lease.

Note: - 1) The area of plots mention in the table on Annexure no. 1 is tentative and will be subject to variation as per actual site condition and issued of P.R. card by the concerned revenue authority.

2) Final area of plots will be informed to the successful bidder as per joint measurement on site and after issued of PR card by the revenue authority.

3) After the issue of Allotment Letter & Possession Letter of the plots from concerned office the whole process of actual possession of the said plots and registration of the lease agreement shall be done by the office of the Estate Manager/ Konkan Housing & Area Development Board within 15 days. Thereafter, it shall be mandatory to submit a copy of the registered Lease Agreement to the office of the Chief Officer / Konkan Board along with all the terms and conditions in respect thereof as applicable to you.

4) Before taking physical possession of the plots, the successful bidder has to pay stamp duty to the Deputy Registrar (Stamps) or similar stamp authority as per the rules and prevailing rates of the concerned department of the government. In case of non-payment and delay in payment of stamp duty, you will have to pay late fee / penalty. Please note that KHADB/ Konkan Board will not be responsible for that.

5) The allottee shall not be permitted to transfer or assign the rights and interest in or benefits derived under the Agreement executed between him/her and the MHADA in respect of the Plot without the prior permission of the MHADA.

#### **14. PERMISSIBILITY OF TDR/ADDITIONAL FSI:**

There is 1 F.S.I. is permissible on all Auction plots. As per the provision of DCPR 2034 and if SPA, MHADA/local planning authority permit to utilise TDR/Additional FSI permission on the plots beyond 1.00 FSI then the beneficiary will take NOC from MHADA/ local planning authority , as per prevailing policy of MHADA on additional payment to MHADA.

#### **15. PERMISSIBLE USE OF FSI WITHIN THE AMENITY PLOTS:**

Where, the use of amenity to be provided is not mentioned, it is to be got decided from the MHADA/ local planning authority by the bidder. Similarly the total FSI of the plots to be use after providing for the prescribed amenity as stipulated by the MHADA/ local planning authority, either residential or

commercial or any other use, as may be permitted by the MHADA/ local planning authority as per DCPR 2034 is to be got decided by MHADA by the bidder.

**16. ILLUSTRATIVE SALIENT CLAUSES LIKELY TO BE INCLUDED IN THE LEASE DEED ARE AS UNDER**

**a) To pay lease rent:**

IF the lease rent or other due to be paid by the lease are not paid on due date whether formally demanded or no, the lease shall have to pay the interest, on such amount of lease rent or any part thereof as shall remain unpaid, at the rate of 18% p.a. or any higher rate as may be decided by MHADA until the hole of such amount has been paid and can be recovered as arrears of land revenue.

**b) TO BUILT ONLY AS PER AGREEMENT /APPROVE PLANS:**

That no building or construction to be erected or addition to be made, shall be commenced, unless and until, specification, plans and details, thereof shall have been previously submitted by the lease in the triplicate for scrutiny thereof and be approved in writing by the Chief Officer, KHADB, Mumbai.

**c) To Enter and inspect:**

To permit the representative of MHADA and the officers, surveyor, work men or other person employed, from time to time and at all reasonable time for the day during the term granted after weeks previous notice to enter into and upon the demise premises and to inspect the state of construction thereof and if, upon such inspection it shall appear that any repairs are necessary, they or any of them may be notice to leasee call upon the leasee to execute the repairs and upon failure to do so by lease within a reasonable time, action will be taken as per law.

**d) Indemnity :**

To indemnify and keep indemnified the lessor against any all claim for damages which may be caused to building on leased plots or any adjoining building or other premises by such building or in consequence of the execution of building work completion of building during life time of building and also against all payment what so ever which may become payable or as may be demanded by the local authorities in respect of said work. Similarly the leasee shall indemnify the lessor against any damaged, loss of property loss of life due to unauthorized work or improper construction including natural calamities.

**e) Not to Assign:**

Not to assign mortgage, underlet, sublet, or part with possession of the demised premises or part thereof or of any manner part with assign or transfer the leasee's interest therein, without the prior consent in writing of MHADA. The Chief Officer, will be at liberty to refuse such consent and grant it subject to such condition including condition requiring payment of premium or other charges as the MHADA may in its absolute discretion think fit.

**f) Changes of Status of the lease:**

No change in proprietorship or ownership of leasee or constitution of partnership firm or limited company to whom the plots if lease shall be recognized without the previous written consent of the Chief Officer, KHADB, Mumbai.

The Chief Officer, Konkan Housing and Area Development Board, Mumbai reserves all right to reject any or all applications/bids without assigning any reason thereof.

**17. Documents to accompany E- Auction**

- The applications shall be complete with the following documents:



- Expression of Interest in Form – I.
- Pre-Qualification Criteria in Form-II
- Certified copy of Registrar of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor (Individual OR Joint Ventures/Consortium)
- Certified copy of Profit and Loss statement for past 3 years and income tax documents supporting the same (Individual OR Joint Ventures/Consortium) alongwith Form-III.
- Letter from any financial institution/organization regarding financial assistance provided to the applicant entity for the said purpose (if required/if any) alongwith Form-IV.
- Affidavit or Self-declaration for participant not black listed in Form –V.
- Letter of Authority for appointed authorized person (if any).
- Processing Fee and EMD payment receipt/proof
- Each page of the E- Auction document duly signed by the authorized person.
- Self-Attested copies of Supporting Documents.
- Any other information to substantiate their claims.
- Bidding form in Form-VI
- The entire E- Auction along with supporting documents and detail presentation shall be submitted on **eauction.mhada.gov.in** and **E-mail on eeratnagirikb@gmail.com**

**18. Other important terms of Supermarket plot allotment:**

- a) The specification given in this information book is not exhaustive, it is indicative only. Conditions of allotment of commercial shops/Complex & market plot will be intimated by Board to the successful bidders from time to time and shall be binding on the bidders. Also the provisions of Maharashtra Housing and Development (Property Management, Sale, Transfer and Exchange of Flats) Regulations 1981/ Maharashtra Housing and Development (Disposal of Land)

Rules 1981 as amended from time to time shall remain binding on the applicant in their entirety.

- b) The successful bidder shall be entitled to obtain regular building proposal approval (C.C.) only after executing lease deed, taking possession of plots etc. NOC for this purpose will be issued only after receipt of 100% premium/bid amount and other dues.
- c) There are chances in case of some Plots, there is a discrepancy between the area in the geodesy and the area of the actual site. Hence, the base selling price may also change. In such cases the successful bidders will be issued Provisional Offer Letter after making changes. That is, for the reduced/ increased area, as per the bid amount quoted by the successful bidder in Auction, per sq.m. The successful bidders will be issued by adjusting the selling price in proportion to the price.
- d) The successful bidder shall be responsible for payment of all government taxes admissible on the bid amount of the successful bidder.
- e) In addition to the sale price of the Auction plots taken out for sale by the board as per government policy/ notification, if Goods & Service Tax is applicable, the said tax shall be paid to the concern office, must be done. Please note that possession of the said Auction plots will be given only after that.
- f) According to the revised policy of the government, the successful bidders will have to pay GST on the bid amount of Auction plots or other taxes applicable in future.
- g) Successful bidder are liable to pay 1% TDS on the sale price as per Income Tax rules.
- h) All the necessary Permission, Licenses, Sanctions, etc. for carrying out construction of the Plot have to be obtained by the allottee himself. It shall be the responsibility of bidder to enquire with the concerned Govt./ Local authorities for the same.
- i) Successful bidder will have to make provision of Electricity connection, water supply provision and any other services at their own end.
- j) Successful bidder will have to pay all municipal taxes, , water charges, sewage charges, electricity charges etc.

- k) Only after payment of the full offset price of Supermarket plot (as per the method mentioned above) possession will be given.
- l) The successful auctioneers will have to pay the prescribed stamp duty on the sale price as per Government of Maharashtra rules, documentary proof of this will be required to be submitted to the Deputy Chief Officer, Marketing, Konkan Board without it, distribution letter and possession letter will not be given.
- m) Applicants have to upload their own documents while registering online. If it is found that documents or photos of other persons/ places/ things etc. have been uploaded application will be invalidated
- n) The bid document downloads from the site of The bidder is requested to visit the site and appraised of the site condition before the submitting the bid. No complain in this regard will be entertained. The bid shall be accepted only online.
- o) It will be responsibility of allottee to remove encumbrances if any , including trees etc within the plot after obtaining necessary permission of the concern authority.
- p) The allottee / intending lessee shall provide necessary infrastructure including Electric sub station for electric supply as per requirement of MSEDCL with the plot if necessary.
- q) The successful bidder / allottee shall be responsible for obtaining all the necessary clearances / NOC from respective Local Authority or Govt organization if required time to time .
- r) The issue of this BID document does not imply that MHADA is bound to allot the said Plots to the Bidder and it reserves the right to reject all or any of the Bids without assigning any reasons in respect thereof.
- s) MHADA reserves the right not to proceed with the Bidding Process as per time table without liability or to reject/cancel any or all plot/Bid(s) without assigning any reasons in respect thereof.
- t) MHADA reserves the right to cancel, amend, revoke, modify the conditions of the scheme at its discretion or reject any or all offers/ plots without assigning any reasons thereof. In case of cancellation of the plot, bidder will not have any say.
- u) Chief Officer/ Konkan Board reserves all rights to reject/cancel any or all bids/plots without assigning any reason thereof.

- v) All the Notifications, Corrigendum, Information etc. and the detailed terms & conditions regarding e-Auction cum e-Auction hereafter will be published online on website.
- w) The bidder shall not take any benefit of grammatical or printing mistakes, which may have occurred.

**1. Note:-1. The Mandatory Documents, Eligibility Documents as prescribed in clause no. 2 ) i.e. Eligibility as applicable must be submitted without fail.**

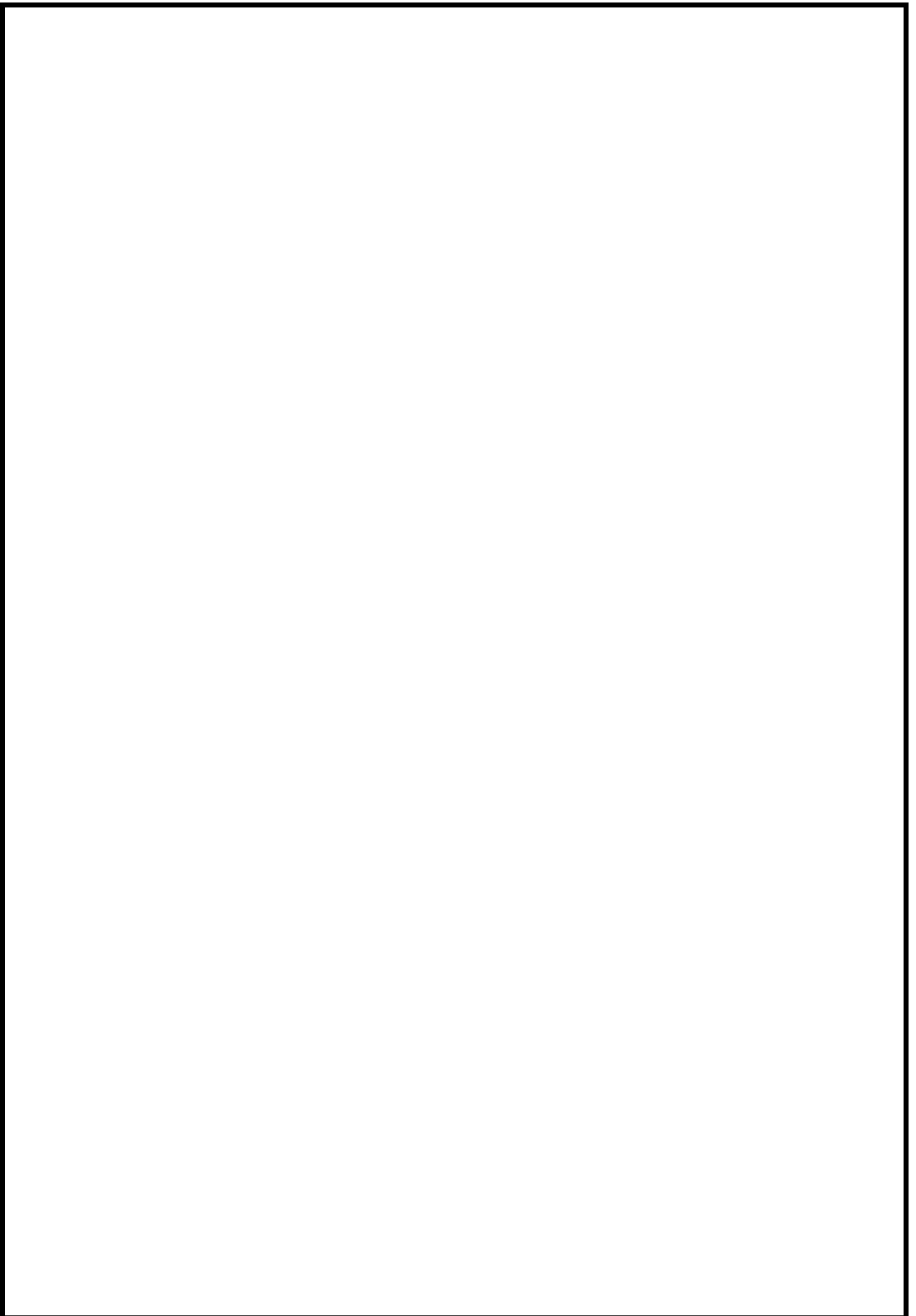
**2. The Forms attached herewith the Auction document must be duly filled and signed by bidder and the same should be submitted during the process of E – Auction.**

The rights to reject any or all the bidder without assigning any reason are reserved by the Chief Officer , MHADB Konkan

I have read above declaration and gone through it thoroughly .All the terms and conditions mentioned above in this declaration are abiding to me , I accept them unconditionally

Signature of Bidder

Dy. Chief officer / Marketing /  
Konkan Housing and Area Development  
Board Konkan)



**Annexure -I**

<b>Sr. No.</b>	<b>Layout / Location on Details of Plots</b>	<b>Plot area in Sq.Mt. As Per Layout</b>	<b>Offset Price per Sq.mt.</b>	<b>Offset Price (Rs)</b>	<b>Basic FSI for Plots</b>	<b>EMD (Rs.)</b>
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
1	Supermarket Plot- EAST	2322.20	21191	4,92,09,740.20	1	2,46,100.00
2	Supermarket Plot- WEST	2522.23	21191	5,34,48,575.93	1	2,67,300.00

**FORM- I**  
**Interest Letter Proforma**

**To,**

**Hon. Chief Officer**

Konkan Housing & Area Development Board,  
Room no 169 Mezz. Floor, Gruhnirman Bhavan,  
Bandra (E), Mumbai – 400 051.

Sub: Invitation for E- Auction from person any entity for lease  
of Supermarket Plot at Sr.No.86 ,95 Mauje Shirdhon, Tal  
–Kalyan Dist- Thane

Sir,

The undersigned having read and examined in detail all the E- Auction documents pertaining to your assignment; do hereby express the interest to do the work as specified in the scope of work.

No.	Description	Details
1	Name of the entity	
2	Address	
3	Name, designation & address of the person to whom all references shall be made	
4	Telephone no. (with STD/ISD code)	
5	Mobile no./details of contact person	
6	E-mail address of the contact person	
7.	Fax no. (with STD/ISD code)	

**Note: -**

a) Any other information to substantiate their claims.

**FORM- II**  
**Checklist for Pre-Qualification Eligibility Criteria**

Table-3		
No.	Conditions	Remarks
1	Certified copy of Registrar Of Companies and Registrar Of Firm (as applicable) or Bank opening statement for proprietor (Individual OR Joint Ventures/Consortium)	
2	Certified copy of Profit and Loss statement for past 3 years and income tax documents supporting the same (Individual OR Joint Ventures/Consortium) alongwith Form-III	
3	Letter from any financial institution / organization/ Joint Venture Consortium regarding financial assistance provided to the applicant entity for the said purpose (if required/if any) alongwith Form-IV	
4	The participant shall not have been black listed in India. (In support of this undertaking should be submitted/format of same attached as Form-V).	

Date: \_\_\_\_\_

Place \_\_\_\_\_

Signature of the applicant

Note: -

- Participant shall submit all documentary evidence in support of their claim for above criteria, duly signed by Authorized Signatory. It is requested to kindly highlight / flag the item requested above, if being submitted, as part of a larger document.



**Pre-Qualification Eligibility Criteria**  
**FORM-III**  
**Financial Capability**

Annual Income of applicant entity for past three years.

No.	Financial Year	Amount (Rs.)
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: \_\_\_\_\_

Place \_\_\_\_\_

UDIN :-

Signature of the applicant  
Accountant

Signature of the Chartered

**Pre-Qualification Eligibility Criteria**  
**FORM- IV**  
**Financial Capability**

Annual Income of Joint Ventures/Consortium for past three years

No.	Financial Year	Amount (Rs.)
1.		
2.		
3.		

Note: -

Bonafide Certificate from the Chartered Accountant verifying the above.

Date: \_\_\_\_\_

Place \_\_\_\_\_

UDIN :-

Signature of the applicant  
Accountant  
(Joint Ventures/Consortium)

Signature of the Chartered

**Pre-Qualification Eligibility Criteria**  
**FORM- V**  
**REGISTERED UNDERTAKING**

**Reference:** Invitation for E- Auction from person any entity for sale of Supermarket Plot on lease at Mauje Shirdhon, Tal- Kalyan, Dist – Thane

Candidates shall be excluded from participation in the selection procedure if:

1. They are bankrupt or black listed or being wound up, are having their affairs administered by the courts, have entered into an arrangement with creditors, have suspended business activities, are the subject of proceedings concerning that matter, or are in any analogous situation arising from a similar procedure provided for in national legislation or regulations;
2. They have been convicted for an offense concerning their professional conduct by judgment, which has the force of res judicature;
3. They have been guilty of grave professional misconduct proven by any means, which the contracting authority can justify;
4. They have not fulfilled obligations in respect of payment of social security contribution or the payment of taxes in accordance with the legal provisions of the country in which they are established or with those of the country of the contracting authority or those of the country where the contract is performed;
5. They have been the subject of a judgment, which has the force of res judicature for fraud, corruption, and involvement in a criminal organization or any other illegal activity detrimental to the communities' financial interests;
6. Following another procurement procedure or grant award procedure financed by the community budget, they have been declared to be in serious breach of contract for failure to comply with their contractual obligations.

**In response to your call for expression of interest, I/We hereby declare that:**

1. Am/are not in any of the situations excluding me/us from participation.
2. Agree to abide by the highest ethical standards in the profession and, in particular, have no potential conflict of interest;
3. Will inform the Authority immediately if there is any change in the above circumstances at any stage during the E- Auction procedure or during the implementation of the project;
4. Fully recognize and accept that any inaccurate or incomplete information deliberately provided in this E- Auction may result in my/our rejection.

(Signature of the applicant or of authorized representative of Charitable Public Trust / Registered Non-government organization/ Public Societies with office seal)

Date: \_\_\_\_\_

Place \_\_\_\_\_

Signature of the applicant

**FORM - VI**  
**Bidding Form**

I/ We hereby declare that my/ our E- Auction is made in good faith and the information contained is true and correct to the best of my/ our knowledge and belief.

Thanking you,

Yours faithfully,

(Signature of the Applicant)

Name:

Designation:

Seal:

Date: \_\_\_\_\_

Place \_\_\_\_\_