

**West Bengal**  
**Industrial Infrastructure Development Corporation**  
**DJ-10, Sector-II, Salt Lake City, (1st Floor), Kolkata-700 091.**

**Notice inviting Bid for allotment of Industrial land /Plot at Coochbehar Industrial Park , Chakchaka, Coochbehar**

Bid Notice No:-WBIIDC/HQ/6(C)/2022-2023

No: Infra/Gen/1L-Gen/1L-Cooch-4/09/547

Date:- 24.02.2023

Chief Executive Officer, West Bengal Industrial Infrastructure Development Corporation invites Open Bid for allotment of 1 (one) no industrial plot measuring 0.55 acre available at Coochbehar Industrial Park, Phase- I, Chakchaka in the district of Coochbehar developed by WBIIDC for allotment of land to set-up an industrial units

Open Bid will be held on **13th day of March 2023 from 12:00 Noon** onwards at Office of the Executive Engineer (Civil), WBIIDC, Coochbehar Industrial Park, Chakchaka, Coochbehar.

  
**Chief Executive Officer**  
**WBIIDC**

Detailed terms & conditions of Bid

**Detailed Notice of Bid for allotment of Industrial land/Plots at Coochbehar Industrial Park, Phase I, Chakchaka, Coochbehar under WBIDC**

**Back Drop-** West Bengal Industrial Infrastructure Development Corporation (**WBIIDC**) has developed an Industrial Park within 10KM away from Coochbehar Town on NH. Various infrastructure facilities both- industrial and social have been developed within the Park.

Within Coochbehar Industrial Park, Phase-I, a plot measuring 0.55 acre is available for allotment. Plot map is attached as Annexure I for ready reference. WBIIDC intended to go for open bidding for the allotment of that available plot to the prospective entrepreneur/company/consortium interested to establish industrial units.

**A.1. Details of available Plots / Area of the plots that will be allotted through Open Bid Process are mentioned as below: ----**

Sl no	Name of the Industrial Park	Plot No	Area in Acre	Reserve Price
1	Coochbehar Industrial Park (Phase-I) , Chakchaka, Coochbehar	165(P)	0.55	Rs. 19,00,000/-

**2) Period of Lease-** Available Plots will be allotted on long term lease basis ( generally for residual years') on "as is where is and what so ever there is basis' to the successful Bidders.

**3.) Bid Security**

Rs. 15,000/- (Rupees Fifteen Thousand) only as Bid Security needs to be submitted in the form NEFT / RTGS in favour of West Bengal Industrial Infrastructure Development Corporation, Savings Bank account with HDFC Bank, Salt Lake Branch (0277), Bank A/C No 50100399351868, IFSC: HDFC0000277, on or before 09.03.2023

**4) Reserved Price:-**

The Rate quoted below the fixed Reserved Price will not be accepted and such bids will be rejected.

**5) Validity of Bids:-**

The Bid shall remain valid and for acceptance for a period of 90 days of the date of submission of Bids.

**6) Site Visit-**

The intending bidders are advised to visit and obtain information of the site/ plot on their own initiative before participating in the bid process. For identification of such land or plot Bidder may contact Office of The Executive Engineer, Coochbehar Division office of WBIIDC, which is located **within Coochbehar Industrial Park on or before 09.03.,2023 between 12 p.m. to 3 p.m.**

#### **B. The other Terms & Conditions of Bid**

**1)** The offer is to be made for an **entire Plot of land** as specified in the notice, plot will not be sub-divided. Offer received for portion /part of Plot will be rejected.

- 2) Successful Bidder has to pay full lease premium as per quoted sum as **lease premium along with G. S. T, 20 years' advanced lease rent, one year advanced Users' Charge at one go** along with Project DPR, Land Application Form in the prescribed format and other documents as required for allotment of land within **30 days** from the date of offer of land by WBIIDC. The sum paid as Bid Security will be adjusted against total lease premium/other charges to be paid by the successful Bidder. Bid security **deposited** by unsuccessful bidders will be refunded in due course without any interest.
- 3) If the successful bidder fails to pay the lease premium within the stipulated date given by WBIIDC, the allotment made by WBIIDC will be cancelled and Bid Security deposited would be forfeited and land will be offered to 2<sup>nd</sup> highest bidder at highest Bid price. However, in case WBIIDC is not in a position to allot the plot due to any reason whatsoever, in that case, Bid Security deposited by bidder may be refunded
- 4) Area of the plots as mentioned above are tentative, the lease premium and other charges is to be paid as per actual joint measurement of the plot.
- 5) In case highest acceptable offer (i.e. same sum offered) is made by more than one bidder, the 2<sup>nd</sup> Bid will be held amongst such highest bidders, no other bidder would be invited for 2<sup>nd</sup> Bid. The highest offer made in the 2<sup>nd</sup> Bid will be considered as successful bid.
- 6) In case offer is made by Consortium /JV Company the lead member shall be authorized to participate in the bid and for further process with WBIIDC on behalf of the partners of consortium/JV Company. An individual partner of a consortium/JV Company cannot participate in the bid process individually on behalf of such company /JV company without proper authorisation.
- 7) Land shall be used only **for Industrial purpose and for no other purpose.**
- 8) The project for which land will be allotted is to be completed **within 2 (Two ) years** from the date of handing over possession, statutory clearance/ applicable permission are to be obtained by the Bidder's prior to establishment of industry on his own.
- 9) The successful bidder shall have to perform/observe all usual terms and conditions as determined by the WBIIDC in the matter of leasing out of land/undertaking construction of the building and factory etc.
- 10) The successful bidder has to apply for power connection from WBSEDCL, WBIIDC will provide NOC. . Water is to be availed from WBIIDC's source subject to payment of water charge & observance of other formalities.

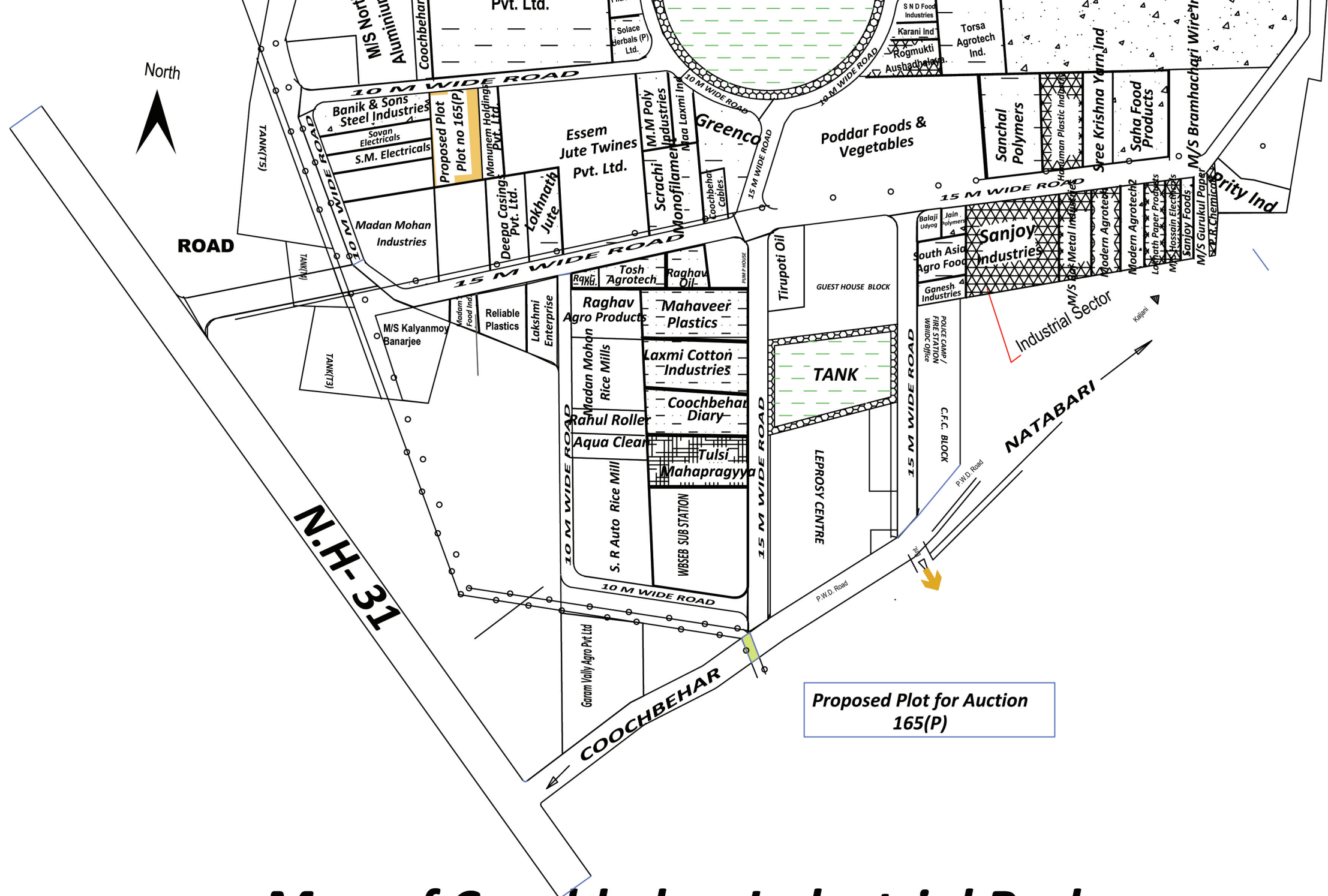
- 11) For establishment of industries, the successful Bidder has to obtain all statutory clearance permission from the appropriate authorities & in this respect WBIIDC will have no liability.
- 12) For registration / documentation of allotted plot of land, registration fees stamp duty etc are to be borne by Bidder.
- 13) At the time of Bid process, Bidders or authorized representative may remain present, but their absence will not vitiate the Bid process.
- 14) WBIIDC will not entertain any request from any bidder to extend the bidding period. It is the absolute discretion of WBIIDC to decide such matter
- 15) WBIIDC reserves itself the right to accept or reject any bid or annul the bid process or reject all bids without assigning any reason whatsoever and without thereby incurring any liability to the affected Bidders.
- 16) The bidders shall bear all the costs incurred by them in the participation of bid process and preparation and submission of technical proposal. WBIIDC will not, under any circumstances compensate the bidder for any expense incurred in participation of Bid process. All activities in connection with the participation of the bid will be the sole responsibility of the bidder
- 17) Local WBIIDC Office address is as follows.

**Executive Engineer (Civil)**  
**Coochbehar Industrial Park,**  
**Chakchaka,**  
**P.O.-Chakchaka,**  
**Coochbehar**  
**Pin Code:**

Intending buyers are requested to contact at the above office from 10 AM to 5.30 PM for any clarification related to bid process.



**Chief Executive Officer**  
**WBIIDC**



Proposed Plot for Auction  
165(P)

**Map of Coochbehar Industrial Park**