



CUTTACK DEVELOPMENT AUTHORITY

Arunodaya Bhawan, Link Road, Cuttack-12

email – cda.cuttack@nic.in

EoI No: 13306

Date: 06/12/2023

Allotment of land through E-Auction for undertaking Super Market/Hyper Market at Sector-12 measuring an area of 96,600 sq. ft. (approx.) on long term lease basis.

Sealed offers are invited by the Cuttack Development Authority (CDA) from interested bidders for undertaking Super Market/Hyper Market at Sector-12 measuring an area of 96,600 sq. ft. (approx.) by way of leasing out the land on long term lease basis.

General Terms & Conditions:

1. Objective: In order to provide one stop shopping experience for wide range of products including groceries, clothing, appliances, etc., all in one place, CDA invites prospective bidders to participate and undertake Super Market/Hyper Market at Sector 12 CDA over an area of 96,600 sq. ft.
2. The applicant/bidder can either be a Company/ Proprietor/Individual/Partnership Firm/Trust registered under relevant acts respectively.
3. The applicant/bidder shall obtain all statutory clearances and/or approvals such as conversion of land, income tax clearance, non-encumbrance certificate etc. and payment of all statutory taxes is the liability of the selected bidder wherever required.
4. The plot shall only be used for Super Market/Hyper Market & its allied uses only. Subletting or use for any other purpose, in any form is not allowed.
5. The application should also be accompanied with a non-refundable application fee in the form of Demand Draft amounting **Rs.11,800/-** in favour of “Cuttack Development Authority” payable at Cuttack towards participation fee.
6. Reserve Price of the land is Rs. 33.81 Crores. Any increase or decrease in the area during hand over of possession, the Quoted Bid Amount in E Auction shall be amended on prorata basis.
7. **Technical proposal documents:** Copies of all documents duly signed is to be submitted mentioning name of the bidder, covering letter on bidders letter head highlighting bidder details like name/registration details/PAN/TAN/GST etc., Power of Attorney for authorised signatory if any, undertaking in affidavit for not being blacklisted, solvency certificate from bank, all pages along with bid document to be signed/numbered & indexed, application fee, interest free Earnest Money Deposit of Rs. 1.70 Crores as Demand Draft in favor of “Cuttack Development Authority” payable at Cuttack, etc. However, after signing of lease deed with successful bidder the EMD of unsuccessful applicants shall be returned.
8. The designated committee of CDA to review the technical capability of the bidder considering prior experience in undertaking Super Market/Hyper Market and evaluation of financial credibility parameters like turnover/positive net worth/insolvency etc.
9. The decision of the committee shall be final and binding on the applicants.
10. Since undertaking of niche projects like Super Market/Hyper Market are capital intensive larger participation from bidders is uncertain. Hence CDA reserves the right to approve single bid depending on the prudent of technical and financial capability. The Authority will evaluate the credibility of the bidder as per the criteria mentioned above and if found eligible then the bidder will be allowed to participate in the E Auction.
11. **Financial proposal:** Technically qualified bidders will be invited to participate in the E Auction process for quoting the financial proposal above the Reserve Price of the land.

12. All the documents shall be placed under a sealed cover duly superscribed as “***Offer for undertaking Super Market/Hyper Market at Sector 12, CDA***”.
13. The selected bidder has to pay differential 50% of the quoted amount in E Auction within 4 weeks of issuance of LOA.
14. The selected bidder has to pay remaining 50% of the Quoted E Auction Price within 90 days of issuance of intimation letter from CDA. In case the selected bidder opts out after issuance of LOA or closure of E Auction then the EMD amount shall be forfeited.
15. The selected bidder shall take possession of the land after full payment of Quoted Bid Amount.
16. The selected bidder shall complete construction as per the approved plan from CDA/CMC & start commercial operation within 12 months from the execution of lease deed. In case the selected bidder fails to make the project operational, as per the above captioned timeline, CDA shall take possession of the land and forfeit the EMD amount and impose an additional penalty amount of 10% of the total amount paid over and above the EMD amount and leftover amount shall be returned to without any interest.
17. **Selection of Bidder:** The technically qualified bidder quoting the highest price above the Reserve Price will be the selected bidder. The bidders are requested to make themselves aware with the site conditions before submitting the EoI.
18. For any queries/clarifications the bidders are requested to send through email to CDA on the id cda.cuttack@nic.in on or before **15/12/2023 till 4 PM** and a pre bid meeting shall be held on **16/12/2023 at 11.30 AM** in the Conference Hall of Cuttack Development Authority.
19. The last date of receipt of application is **10/01/2024 by 3:00 PM**. The applications should be received either through speed post/ courier/ regd. post by the due date and time mentioned above addressing to “**The Secretary, Cuttack Development Authority, Arunodaya Bhawan, Link Road, Cuttack-12, Odisha**”. The applications shall be opened on **10/1/2024 at 4:00 PM**.
20. Date of E Auction shall be informed to technically qualified bidders and posted in CDA website or informed in letter separately.
21. After selection of the bidder, lease agreement shall be executed accordingly with the selected bidder.
22. Offers received without the documents/ details stipulated above are liable to be rejected.
23. For any amendments or clarification interested bidders are requested to visit CDA website frequently i.e. <https://cdacuttack.nic.in/>.
24. For any assistance in this regard or for any clarification w.r.t. this project, the prospective applicants/ bidders may contact the Scheme Officer (Mob:8249964517) and/or to reach the PMU Cell of CDA on 8050398938.
25. Selected bidder has to make all payments by RTGS in favour of Cuttack Development Authority bearing account no: 25711450000026 in HDFC Bank Ltd., Link Road Branch with IFSC Code: HDFC0002571.

Process for E Auction:

- The bidding will be conducted in Indian Rupees (INR) only.
- E Auction will start from 11.30 AM.
- The bid will trigger off from this price and is the same as reserve price + (plus) one incremental value.

Incremental Value: Incremental Value for this auction is Rs. 10,00,000/- (Rupees Ten Lakhs) only. Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid

(H1 Price) at any point of time in the auction by multiples of the minimum Bid increment. The minimum incremental value will be displayed on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of incremental value.

H1 Price: It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of “H1 price+(Plus) incremental value or in multiples of incremental value” only.

Auto Auction extension of the closing time.

- a. **Auto Extension:** if any bidder submits the bid less than 5 min prior to Auction closing time, the system will automatically extend the auction closing time by 10 min.

For Example: If the auction is closing at 17:00 Hrs. and if any bidder bids between 16:55 and 17:00, the auto extension will extend the auction closing time to 17.10 and if any bidder bids between 17:05 and 17:10, it will be extended to 17:20 and so on.

- b. **Unlimited Auto auction extension:** As indicated above, if the bidder bids within the last 5 minutes of the auction closing time, the Auto Auction extension will continue to extend the Auction time till no bid is received within the last 5 minutes of the auction closing time.

Auto Bid: The Auto Bid feature allows Bidders to place an Automated Maximum Bid in an auction and bid without having to enter a new amount each time a competing Bidder submits a higher offer. Bidders are supposed to quote their next highest price in confirmation to the incremental value and in multiples of thereof only. There is no restriction on changing of the Auto Max Bid/value. But once Auto Max Bid/value is clicked and freezed, the same cannot be withdrawn at any point of time during the auction period. However, if the auction is cancelled and new auction dates are announced, the earlier Auto Max Bid/value shall have no relevance. After fixing the highest limit, the manual Bid button will be disabled. The system will automatically bid on his behalf, based on the auction’s H1 price. His bidding dashboard will show his Rank, the H1 price and the highest bid ongoing in the auction. Until his auto-bid amount is not reached (in the H1 price Box) for a particular property in the e-auction, the manual Bid button on his screen will remain disabled. Once his auto bid amount reaches or crosses the Auto Max Bid/value amount, then he will have to bid manually otherwise the bidder may opt for auto bid again by setting a new maximum bid amount.

Max multiples of increment value allowed per bid: Bidder can quote the next H1 price up to current H1 price + (Plus) the maximum allowed multiple of incremental value.

For these auction Max Multiples of increment value allowed is 10 Times of the incremental value.

E.g.: Reserve price=5,00,00,000 increment value 10,00,000 max multiple of increment allowed=10 times i.e. Rs.1, 00,00,000/-

If Current H1 value=5,00,00,000 maximum next bid can be= 6,00,00,000 i.e. 5,00,00,000 (current H1) +1,00,00,000 (increment value) x10 (max multiple of increment)

Successful Bidder: At the end of the Forward Auction, CDA will decide upon the winner based on the highest bid placed for the property under auction and subsequent acceptance of CDA. The decision of “Vice- Chairman, CDA” will be final & binding on all the bidders.

After closure of E Auction if H1 opts not to go ahead then the EMD amount of H1 shall be forfeited. H2 shall be kept in reserve before the issue of LOA to the H1 bidder than the EMD shall be cancelled. However, in the event if H2 also opts not to go ahead then the EMD amount of H2 shall also be forfeited and the asset shall be cancelled and may be invited for retendering.

C.D.A, Cuttack reserves right to accept or reject any application and to annul the selection process at any time, without incurring any liability and without assigning any reason thereof.

Secretary