

**HARYANA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED**

Regd. Office: Plot No- C-13-14 Sector-6, Panchkula - 134109 Ph. 0172-2590481-83

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Corporate Identity Number: U29199HR1967SGC034545

**BROCHURE CONTAINING**  
**PROCEDURE FOR E-AUCTION & ALLOTMENT OF INDUSTRIAL PLOTS IN**  
**Mega Food Park (MFP) at IMT Rohtak\***  
**(UNDER GENERAL CATEGORY)**  
**ON**  
**Freehold Basis**  
**THROUGH E-AUCTION PORTAL - <http://hsiidc.bidx.in>**

**Schedule of Registration**

Registration/ EMD Payment Start Date & Time	Registration/ EMD Payment End Date & Time	Tentative e-Auction Date
18.10.2023 From 9.00 AM	2.11.2023 At 11.59 PM	w.e.f. 10.11.2023

10% rebate on lumpsum payment of plot cost within 45 days of issuance of Regular Letter of Allotment; 5% rebate on lumpsum payment of plot cost within 90 days of issuance of Regular Letter of Allotment; 3% rebate on lumpsum payment of plot cost within 120 days of issuance of Regular Letter of Allotment; 1.5% rebate on lumpsum payment of plot cost within 150 days of issuance of Regular Letter of Allotment; there will be no rebate upon lump sum payment after 150 days#

Provision for 20% rebate on plot cost (Industrial) to SC Category allottees#

Wherever the basic minimum infrastructure is yet to be developed, the allotment shall be without offer of possession

**NOTE: Category-wise e-Auction dates will be decided after closure of Registration and will be displayed on the Website of the Corporation at [www.hsiidc.org.in](http://www.hsiidc.org.in) & e-Auction portal at <http://hsiidc.bidx.in>. No individual notices for the same shall be sent.**

\* *Project being set-up/established by HAFED. Marketing and allotment to be undertaken by HSIIDC on behalf of HAFED as per HSIIDC allotment norms/policy. Plots would be allotted for setting up Food Processing units only and also governed by norms of Ministry of Food Processing Industries, Government of India (MOFPI), lending bank/institution, HAFED, as applicable from time to time*

**RESERVE PRICE AND BID PRICE ON THE E-AUCTION PORTAL WOULD BE INDICATED ON PER SQUARE METER BASIS**

For any help during registration process & e-Auction, the bidders may refer to the 'User Manual' available on the e-Auction portal <http://hsiidc.bidx.in> or contact M/s NSEIT at Helpline no. +91-96939-91992. Email ID - [hsiidc.eauction.bidx@gmail.com](mailto:hsiidc.eauction.bidx@gmail.com) from Monday to Friday from 9:30 AM to 6:45 PM.

For any clarification regarding site, the bidders may contact :

<b>ESTATE</b>	<b>ESTATE MANAGER</b>	<b>PHONE NO.</b>
IMT Rohtak	Mr. Kuldeep Kadian	9812020782

M/s HSIIDC Ltd., C-13 &14, Sector-6, Panchkula - Phone No.0172-2590481-83

## **PROCEDURE FOR E-AUCTION AND ALLOTMENT OF INDUSTRIAL PLOTS**

### **A. ELIGIBILITY FOR PARTICIPATION:**

- Any person legally competent to enter into a contract having a valid PAN Card and intends to setup a project permissible on Industrial Plots in HSIIDC Industrial Estates will be eligible to apply & participate in e-Auction. ***Companies under incorporation and firms under registration shall not be eligible to apply & participate in the auction;***
- In the case the applicant is a HUF/ Partnership Firm/ LLP/ Trust/ Association/ Company etc., the applicant shall furnish certified copy of Board Resolution/Authorization in favor of the person making the bid on its behalf, along with a certified copy of certificate of registration/incorporation, as the case may be;

### **B. DETAILS OF ESTATE(S) AND PLOT SIZE CATEGORIES ON OFFER:**

- Details of various categories of industrial plots proposed to be put to e-Auction are as under:

Sr. No.	Auction Name	Allotment Rate# (Rs. per sqm) (Tentative)	EMD @ 5%	Processing Fee (Rs.)
1	Mega Food Park, IMT Rohtak - 450 sqm	18850	424125	3000
2	Mega Food Park, IMT Rohtak - 1012.50 sqm	18850	954281	5000
3	Mega Food Park, IMT Rohtak - 1800 sqm	18850	1696500	7500
4	Mega Food Park, IMT Rohtak - 4050 sqm	18850	3817125	7500

# Tentative rate of allotment for FY 2023-24

Earnest Money Deposit (EMD) has been kept @ 5% of reserve price of respective plot size category. **The amount to be remitted shall exactly the same as given in the challan including decimal points. Any mismatch may result rejection of payment and registration.** The payment of EMD once remitted shall not be refundable till conclusion of the auction. No requests for charge back of payment remitted through Debit Card/Credit Card shall be entertained.

- The categories indicated in the e-Auction Brochure are tentative and the Corporation reserves the right to withdraw any category from allotment or add any category for allotment at any stage, without assigning any reason. Size of the plots is tentative subject to actual demarcation at the time of physical possession.
- Intending bidder would be required to deposit EMD plus non-refundable processing fee through online mode (through portal itself) for participating in e-Auction and the same shall be credited to the Corporation's account by 11.59 PM on the registration end date, failing which the registration shall not be accepted. For each payment transaction, a separate challan is to be used. The challan once used for remitting a payment shall not be valid for any subsequent payment. In case any applicant/bidder intends to bid for more than one plot in the same category/multiple categories, he/she/it would be required to deposit EMD & processing fee for each plot separately.

### **C. HOW TO PARTICIPATE:**

- It will be the sole responsibility of the applicant/bidder to obtain a compatible

computer terminal with internet connection to enable him/her to participate in e-Auction process. In case the internet connection is lost during auction for any reason, the bidder needs to sign out and sign in again on the portal.

2. Initially the applicant/bidder will register himself/herself for participating in e-Auction by creating User ID on the e-Auction Portal and by paying Earnest Money Deposit (EMD).
3. For applicants other than 'Individual', the 'Bidder Type' on the registration page shall be selected as 'Company/Firm'.
4. In case the Bidder Type selected is Individual, the allotment shall be made in the individual name and in case Bidder Type is selected as Company/Firm, the allotment shall be made in the name of the company/firm indicated at the time of registration. **The name of the bidder to be given at the time of registration shall be same as in PAN card. The intended bidders shall be most careful while filling the name & PAN No. For any mistake on the part of bidder in this regard and consequent delay in refund, the HSIIDC shall not be responsible.**
5. The bidders must ensure that the bank details for refund being entered during registration/payment are correct and matching with details as per his bank record i.e. name of account holder, account number, bank name, type of account, IFSC code etc. In case of any mismatch, unsuccessful bidders may face difficulty in credit of refund amount to their account.
6. After completion of the registration process, the applicant/bidder will login on the e-Auction portal <http://hsiidc.bidx.in> for selecting the auction he/she/it intends to participate from the 'Upcoming Events' and making payment of processing fee and Earnest Money Deposit (EMD). The applicant/bidder can opt for any number of auctions from the 'Upcoming Events' and he/she/it has to pay processing fee & EMD for each auction separately.

The intending applicant/bidder may refer the **User Manual** available on e-Auction portal i.e. <http://hsiidc.bidx.in> to know the complete process of registration.

7. Till this time, HSIIDC will not disclose the no. of plots and their plot numbers in each auction. Once registration period ends, list of plots as well as the schedule of e-Auction shall be displayed in advance before start of e-Auction on e-Auction portal <http://hsiidc.bidx.in> and the website of the Corporation [www.hsiidc.org.in](http://www.hsiidc.org.in)
8. On the day of e-Auction, the bidders shall login on the portal <http://hsiidc.bidx.in> and select the auction in 'Current Events (Live Auction)' by clicking on the hammer icon to participate in the auction & place bids.
9. **Auction shall proceed Round by Round as follow:**
  - a. On the day of auction, the registered applicants would participate in the auction for which they got themselves registered and place their bids for that plot size category, not a particular plot in that category.
  - b. The minimum bid increment shall be Rs.200/- per sqm. The bidder shall be at liberty to place bid with multiple increments.
  - c. The standard e-Auction time will be from 7.00 AM to 9.00 PM. In case the e-Auction does not conclude till 9.00 PM, the e-Auction will pause at 9.00 PM (the

round in progress at 9.00 PM shall continue even after 9.00 PM till its closing) and fresh round shall re-start at 7.00 AM the next day.

- d. The Round-1 shall start with the original reserve price. The standard e-Auction time for Round-1 will be from 7.00 AM to 11.00 AM. All subsequent rounds shall be of ten minutes' duration, unless extended as provided hereunder.
- e. In case in any round any bid is received in the last five minutes of closing time of that round, the e-Auction time of that round will get extended by ten minutes and there will be unlimited such extensions.
- f. Once Round-1 ends according to e-Auction schedule, H-1 bidder will be shown the list of plots offered for e-Auction and he/she will be given 10 minutes' time to book the plot of his/her choice on the portal itself at the H-1 price quoted by him/her. In case the H-1 bidder does not book the plot within the given time, system will randomly allocate a plot to such bidder on the quoted price.
- g. Round-2 shall start from highest bid of H-2 bidder in Round-1 and auction would proceed as under:
  - i. In case no bid is received in Round-2, H-2 bidder of Round-1 will be considered as H-1 bidder of Round-2 and he/she shall have the option to choose a plot of his/her/its choice, for which he/she/it will be given 10 minutes to book the plot. If he/she/it does not book the plot in given time, he will have the liberty to participate in subsequent rounds; Thereafter, Round-3 will start from the original reserve price;
  - ii. In case any bid(s) is received in Round-2, on close of the round, H-1 bidder of Round-2 will be given 10 minutes to book the plot. If the H-1 bidder does not book the plot in the given time, the system will randomly allocate a plot to such bidder. Thereafter, the next round (Round-3) will start from H-2 bid price of Round-2. If only one bid had taken place in the second round, the reserve price used for second round will be carried forward as reserve price of Round-3;
  - iii. All subsequent rounds will take place as per the aforesaid procedure. If any round starts from original reserve price but no bidder places any bid in that round, e-Auction will close.
- h. The successful bidders have to complete 10% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price within 7 days (168 hours) of intimation by the HSIIDC after getting approval of the competent authority for acceptance of H-1 bids, failing which 5% EMD deposited at the time of registration shall stand forfeited. No extension of time for deposit of H-1 payment shall be given. It shall be the responsibility of the bidder to regularly check status of acceptance of his bid and demand of balance payment for completing 10% of H-1 bid price on the e-Auction portal.
- i. The HSIIDC shall reserve to itself the right to accept any bid subject to approval of the Competent Authority or reject any bid, even the highest bid or withdraw the site from auction at any stage without assigning any reason.

#### **D. POST E-AUCTION PROCESS:**

1. After completion of e-Auction, acceptance of H1 bids by the competent authority and

payment of balance 10% price of the plot by the H1 bidders, the H1 bidders shall be required to file an online application for allotment of plots along with requisite documents, by following the procedure defined under “How to Apply” tab on home page of e-sewa portal of HSIIDC at [www.hsiidcesewa.org.in](http://www.hsiidcesewa.org.in);

2. Name of the applicant to be filled in the application form on e-sewa portal of HSIIDC, in whose favour Regular Letter of Allotment (RLA) shall be issued, shall be the same as selected by the bidder while registering & participating in the e-auction on <http://hsiidc.bidx.in>;
3. The PAN of the applicant in the application form on e-sewa portal of HSIIDC and as given while registering & participating in the e-Auction on <http://hsiidc.bidx.in> shall be the same;
4. The application on e-sewa portal of HSIIDC shall be required to be filed within the stipulated period, as may be conveyed by the Corporation, failing which, the 10% price of the plot deposited by the bidder shall be forfeited;
5. After issuance of RLA, if the allottee does not accept the allotment, the amount deposited towards 10% cost of the plot would be forfeited.
6. The allotment shall be governed by the provisions as contained in HEEP-2020, EMP-2015, Haryana Building Code-2017, as amended from time to time and other applicable laws. The provisions of Haryana Building Code-2017 shall prevail over the provisions contained in EMP-2015 related to building bye- laws.

#### **E. PAYMENT TERMS:**

- i) 5% of the tentative price of the plot at reserve price at the time of registration for participation in e-Auction;
- ii) The successful bidders have to complete 10% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price within 7 days (168 hours) of intimation by the HSIIDC after getting approval of the competent authority for acceptance of H-1 bids, failing which 5% EMD deposited at the time of registration shall stand forfeited;
- iii) 15% price of plot within a period of 30 days of issue of RLA (date of issuance of RLA to be excluded), further extendable for 30 days with interest @ 15% p.a. for the extended period;
- iv) In the event an allottee fails to make payment mentioned at (iii) above, within 60 days' period (date of issuance of RLA to be excluded), the RLA shall automatically lapse and the amount deposited by the allottee towards application money shall be forfeited;
- v) Additional 25% of the price of the plot/shed within sixty days from the date of issuance of RLA (date of issuance of RLA to be excluded); in case of delay in remittance of payment, delayed interest @15% p.a. shall be payable which shall be compounded on the instalment dates towards balance 50% price of the plot;
- vi) Balance 50%, in four equal half yearly instalments within two years from the date of issuance of RLA due on 30<sup>th</sup> June and 31<sup>st</sup> December each year. Interest @12% p.a. (or as amended from time to time) on the balance amount shall be payable along with the instalment, from the date of offer of possession. In case of lumpsum

payment of 75%/50% price of plot/shed, the following rebate structure shall be admissible :

- a) In case of full payment of plot cost, without interest, within 45 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 10% rebate on plot cost. The allottee shall have to make payment of 15% price of the plot within 30 days without interest or within 45 days with interest, as per terms of allotment;
- b) In case of full payment of plot cost, without interest, within 90 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 5% rebate on plot cost. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/90 days with applicable interest, as per terms of allotment;
- c) In case of full payment of plot cost within 120 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 3% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/120 days with applicable interest, as per terms of allotment;
- d) In case of full payment of plot cost within 150 days of issuance of RLA (date of issuance of RLA to be excluded), the allottee shall be entitled for 1.50% rebate on plot cost, but shall have to pay interest on balance 50% price of the plot from the date of issuance of RLA. The allottee shall have to make payment of 15%/25% price of the plot within 30/60 days without interest or within 60/150 days with applicable interest, as per terms of allotment;
- e) There will be no rebate upon lump sum payment after 150 days.
- vii) In case the bidder is remitting EMD or H-1 payment through offline mode supported by a challan (NEFT/RTGS), the payment be made well in time (preferably one day prior to the closing date) in order to allow the banks to settle the transaction so that credit of payment happens to HSIIDC account before the closing date and time. Further for each payment transaction separate challan is to be used. The challan once used for remitting a payment shall not be valid for any subsequent payment.

**F. PROVISION FOR 20% REBATE ON PLOT COST (INDUSTRIAL) TO SC CATEGORY ALLOTTEES:**

20% concession in plot cost to SC Category allottees would be implemented in the following manner:

1. The applicant shall be required to submit a certificate issued by the Competent Authority of the Haryana Government, certifying that the applicant belongs to the SC Category.
2. The applicant would have to submit the certificate at the time of registration and prior to the e-Auction. However, till the time a suitable provision is made in this regard in the registration process, the information/certificate would be required to be provided at the time of filing of formal application on e-sewa by H-1 bidders after acceptance of H-1 bids by the competent authority and after completion of 10% payment (after adjusting the EMD amount deposited at the time of registration) at H-1 bid price.
3. The applicant shall be required to submit proofs in support of being resident of Haryana for atleast five years as on the date of applying for allotment of industrial plot.#

4. The allottees of industrial plots from Scheduled Castes category establishing micro and small industries, shall be entitled to a rebate equivalent to 20% of the principal price of the plot, as mentioned in the Regular Letter of Allotment, subject to maximum of premium earned on the plot over & above reserve price. This rebate shall be in addition to the lumpsum payment rebate, if opted by the allottee, as per relevant clause/norms of EMP-2015 and shall be subject to the condition that the allottee will have to complete the project as per provisions of EMP-2015, as amended from time to time, within a period of three years from the date of allotment or offer of physical possession of the plot, whichever is later. Out of aforesaid 20% rebate, 10% shall be adjusted against last instalment of plot cost payable by the allottee and balance 10% shall be reimbursed upon completion of project within the prescribed period. In case the allottee fails to complete the project as above, he/she will be required to pay back 10% rebate, adjusted in last installment, to the Corporation within three months of expiry of three years project completion period along with applicable interest/delayed interest from the date of allotment till the date of payment.
5. In these cases, the change in constitution involving induction of third party(s) shall be permissible only to the extent of 25% dilution of stake and investment in the project shall be in the ratio of 75:25 i.e. 75% by the original allottee and 25% by the incoming partner, to be entitled for 20% rebate as above.
6. Transfer of vacant plot in these cases shall be permissible as per provisions of EMP-2015, but the transferee allottee shall not be entitled to 20% rebate as above.
7. The allottee must not be in default of any dues of the Corporation as on the date of claiming project completion, within three years from the date of allotment or offer of physical possession of the plot, whichever is later, to be eligible for 20% rebate as above.
8. The allottee must not have violated any terms & conditions of allotment including provisions of the Haryana Building Code, as amended from time to time.

# Documents to be uploaded as a single file at the time of filing of formal application on e-sewa would include - certificate issued by the Competent Authority of the Haryana Government, certifying that the applicant belongs to the SC Category; proofs in support of being resident of Haryana for atleast five years as on the date of applying for allotment of industrial plot viz name in the voter's identity card, ration card, electricity connection, water connection etc. In case relevant/complete documents are not filed/uploaded within the stipulated time, claim in such category will be considered as nil and such allotment/RLA shall be considered in General Category, without rebate.

The HSIIDC shall reserve to itself the right to accept any claim or reject any claim at any stage without assigning any reason. Further, in case any information/certificate/document etc. is found to be invalid/unacceptable/forged and applicant is found ineligible at any stage, rebate on plot cost would not be given and if already given, the same would be recovered from the applicant/existing allottee along with applicable interest/delayed interest and the Corporation would be entitled to initiate appropriate action as deemed fit.

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