



**CATALOGUE AND PROCESS  
FOR  
ALLOTMENT OF  
INDUSTRIAL WORK-HALL/  
UNIT IN FLATTED FACTORY  
ON RENTAL BASIS  
THROUGH E-AUCTION**

**Uttar Pradesh State Industrial Development Authority**

**ALLOTMENT OF WORK HALLS/ UNITS ON RENTAL BASIS BY UPSIDA  
THROUGH E-AUCTION**

<https://eauction.etender.sbi/SBI/>

**Auction reference no: UPSIDA/2022/11/01**

**Important dates**

Date of advertisement & notice on UPSIDA e-auction Portal	<b>1<sup>st</sup> Nov 2022</b>
Beginning date for bidder registration, uploading documents, online submission of required documents and deposition of Catalogue Fee, Application Processing Fee (Participation Fee) & EMD.	<b>1<sup>st</sup> Nov 2022 10:00 AM</b>
Last date for online deposition of Catalogue Fee (Document Fee), Application Processing Fee (Participation Fee) & EMD by bidder	<b>30<sup>th</sup> Nov 2022 06:00 PM</b>
Last date for final submission of documents	<b>3<sup>rd</sup> Dec 2022 06:00 PM</b>
Time for bidders to submit clarification (without submission of additional documents) through the e-auction portal	<b>Within two days of raising of such clarification by UPSIDA</b>
Last date for UPSIDA to accept/reject clarification submitted by the bidder and provide intimation to the eligible bidders.	<b>12<sup>th</sup> Dec 2022</b>
Auction starts on (only technically qualified bidders)	<b>13<sup>th</sup> Dec 2022 10:00 AM Onwards to 01:00 PM with Unlimited Extension</b>
Online Intimation from SBI to H1 bidder at the end of all Auction Extensions.	<b>14<sup>th</sup> Dec 2022 (or next day after completion of Auction Extension whichever is later)</b>
Refund of EMD to un-qualified bidders.	<b>19<sup>th</sup> Dec 2022 Onwards</b>
Last date for online payment of additional EMD based on H1 bid by the H1 bidder	<b>20<sup>th</sup> Dec 2022 05:00 PM</b>
Closure of Auction	<b>22<sup>nd</sup> Dec 2022</b>
After confirmation of EMD payment and after getting it approved from the Competent Authority, release of allotment letter by UPSIDA to H1 bidder.	<b>Within 7 days from closure of auction</b>
Payment of Reservation Money to UPSIDA's Bank Account which is mentioned in allotment letter.	<b>Within 30 days from the date of issue of allotment letter.</b>

**Contact information**

For information regarding the **registration** and **e-auction process**:

Helpdesk by Service Provider

**Call Center Ph: 022-22811110**

E-mail: [etender.support@sbi.co.in](mailto:etender.support@sbi.co.in)

(Monday to Friday **10:00 AM to 7:00 PM** and

**(1<sup>st</sup> & 3<sup>rd</sup> Saturday 10:00AM to 6:00 PM)**)

Customer complaints will be responded within one working day.

**UPSIDA Contact details:**

E-mail: [eauction@upsidc.com](mailto:eauction@upsidc.com)

## Application form

To  
**Uttar Pradesh State Industrial Development Authority**

Dear Sir,

1. I/We wish to participate in the e-auction process for

Auction Reference No	
Date of notice/advertisement	
Hall/ Unit No.	
Industrial area name	EPIP, Surajpur
Covered Area	4853.94 Sq. Ft.
Work-Hall/ Unit type	Flatted Industry (Export Oriented)
Reserve Rental	

2. I/We have perused all the terms and conditions mentioned in the auction catalogue and I/we are rendering our unconditional agreement to the same.
3. We agree to abide by all the instructions contained in the above indicated Auction notice, your terms and conditions of Sale and General Rules and Regulation Governing conduct of online Auction on the Service provider's platform/ website.
4. I/We understand that my/our bid in an e-auction event would be construed as my/our acceptance to UPSIDA's terms and Conditions of the sale, General Rules & Regulations governing the conduct of Online Auctions on the Service Provider Platform, Auction Notice. I/We understand that if our bid is approved by UPSIDA, I/We are obliged to complete the transaction and abide by all Terms & Conditions mentioned in this auction document.
5. The undersigned is the authorized signatory for the company and is well within his rights and powers bestowed on him by our company to sign this application form and other relevant documents related to the bidding and award process.
6. I/We are aware of the online auction process and would be able to perform all necessary activities on the e-auction system unassisted by UPSIDA/ SBI.
7. I/We agree that I/we shall change the password to access the e-auction system on receipt by me/us and will keep it confidential. I/We agree that Service Provider shall not be held responsible in any way for any losses that may be suffered by me /us as a result of disclosure of the password to any other person by me.
8. I/We understand that my/our inability to participate in an e-auction event due to disruption of my /our internet services, or due to bandwidth problems with my/our local internet service providers are beyond the control of the Service Provider and I shall not hold them liable for the same.

9. In the event of any failure on our part to comply with all or any of the Terms & conditions regarding the online forward auction, I/We irrevocably agree that the penal actions as detailed in the auction catalogue may be undertaken against me.
10. I/We also agree that UPSIDA is not bound to accept the highest or any bid or to assign any reason for such non-acceptance.
11. UPSIDA shall not be responsible for any consequential, incidental, indirect, punitive, exemplary, or special damages of any nature whatsoever, including, without limitation, lost profits, or losses or for any damages arising out of or in connection with any malfunctions, delays, loss of profit or interruption of service arising out of their supply of material to us.
12. I/We agree to deposit non- refundable Catalogue fee Rs. 1770/- (inclusive of GST 18%) and Application Processing Fee (Participation Fee) of Rs. 5,900.00/-(inclusive of GST 18%) with the submission of Application Form. **(Startups and MSMEs with valid documents are exempted from the payment of EMD, and Application Processing Fee (Participation Fee) paid by the Startups and MSMEs will be refunded after completion of the auction)**
13. Proposed product to be manufactured (to be filled by applicant)  
.....
14. The following persons in our company may be contacted by UPSIDA as and when the need arises during and after the e-auction and award process. I/We further undertake that we will update UPSIDA in case of any change in the persons/their contact details.

Sl No.	Contact Person & Designation	Contact no (Mobile & Landline)	e-mail ID	Contact Address
1				
2				
3				

15. Proposed Capital Investment (Rs.) .....
16. Proposed Employment Generation (Nos):.....

Yours faithfully

Signature of Authorized Person

(Name of the person signing)

Date:

For M/S

Place:

(With Company's Seal)

## General Rules and Regulation of E-Auction for all bidders

### I. Online Submission of documents for participation in e-auction:

1) The interested bidders shall get themselves registered on auction portal and obtain user ID and password. To do this,

- a. The interested bidders shall get themselves registered on e-auction portal (<https://eauction.etender.sbi/SBI/>) site and obtain user ID and password. This is a one-time activity which may be done at any point of time irrespective of the release of advertisement. **The Registration Process confirmation will be done in 24 hours (excluding holidays).**
- b. It is the responsibility of the bidder to ensure that the contact details (person, address, mobile and email) are that of the authorised signatory.
- c. Bidder will receive registration acknowledgment and approval/activation of registration after the submission within 24 Hours (excluding holidays).
- d. Each applicant has to enter valid email Id during registration process for profile activation. Applicant can create only one profile per valid E-mail ID.
- e. Once profile is activated, applicant is allowed to access the auction website at any time
- f. Applicant has to submit Non-Refundable Catalogue fee (Document Fee), Non-Refundable Application Processing Fee (Participation Fee) and EMD through <https://eauction.etender.sbi/SBI/>
- g. Applicant has to upload all KYC documents & other supporting documents as per Catalogue to technically qualify.
- h. Applicant has to identify the property (Event Id) on which they want to submit their response, and submit all kind of fees & KYC document & supporting document against that property (Event Id).
- i. If same applicant wants to participate in multiple properties, applicant has to pay all types of fees and submit supporting document against each property (event ID) separately.
- j. Applicant has to click on “Final submission” without fail. If applicant is failed to complete final submission, applicant’s response will not be stored on e-auction portal and UPSIDA officer will not be in position to technically evaluate the application.
- k. The registered bidder has to upload and submit all documents mentioned below required for applying for allotment of the Work-Hall/ Unit on rental basis and deposit Non-Refundable Catalogue fee Rs. 1770/- (inclusive of GST 18%) and Non-Refundable Application Processing Fee (Participation Fee) of Rs. 5000+ 18% GST (total Rs. 5900.00 inclusive of taxes) and submit scanned signed Application Form as per **Annexure-II** during the participation.

**Note:- Startups and MSMEs with valid documents are exempted from the payment of EMD and Application Processing Fee (Participation Fee) paid by Startups and MSMEs will be refunded after completion of the auction.**

- l. Catalogue Fee, Application Processing Fees (Participation Fee) and EMD needs to be deposit separately in its respective section.
- m. All documents those are mandatorily required to be uploaded by the applicant in the e-auction portal. Without uploading each of the mandatory documents, the bidder is not allowed to proceed further. Supporting Files (pdf, jpeg, doc, docx, png, xls, xlsx) (preferred PDF files) any single supporting file size should not exceed 10 MB. If document size exceeds 10 MB then user can compress or split the file using their available tools.
- n. Before submission of application, Bidders are advised to check whether all required documents as per the category of applicant had been uploaded or not.

- o. Application without Catalogue Downloading Fee and/or Application Processing Fee (Participation Fee) and/or EMD Fee will be rejected and not considered for further bidding process. Startups and MSMEs with valid documents are exempted from the payment of EMD, and Application Processing Fee (Participation Fee) paid by the Startups and MSMEs will be refunded after completion of the auction.

## II. Eligibility Conditions and documents requirement

1. Applicant documents related with Sole Proprietorship Firm/Partnership Firm/ Company/ Trust
2. Project Report (Including Product Process Flow Chart, Floor Setup Plan)
3. Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive.
4. The applicant's Export Turnover should be at least 1/3 of its entire turnover in the last year or in proposed/projected turnover, 1/3 should be from the export.
5. Valid Importer -Exporter Code (IEC) certificate

### Provision for Startups

6. Startups registered with Startup-India are eligible for this category. In the first phase, Priority will be given to the Startups based in Uttar Pradesh in allotment of Work Hall/Units on rental basis.
7. In the Work Hall / Units reserved for the Startups, point no. II (3) as mentioned above will not be applicable on the Startup Category applicants. Startups will be eligible for all the exemptions available for MSME, under this Startups will be exempted from the payment of EMD. Application Processing Fee (Participation Fee) paid by the Startups and MSMEs will be refunded after completion of the auction.

### Supporting/ KYC document:

8. Registered Bidder should be the authorised signatory of the legal entity applying for the land allotment through e-auction. Excepting the case, if bidder is applying as individual for himself/herself or proprietor applying on behalf of the firm, the application without authorization letter shall be treated ineligible.
9. Following Self Attested Documents are required to be submitted by bidder for e-Auction of industrial Work-Hall/ Unit in flatted factory on rental basis:

#### i. Documents:

- ▶ Filled application form (**as attached in Annexure-II, given on Page No. 2&3**)

### Documents listed below as per constitution of applicant:

Applicant	Mandatory documents
Individuals/ Proprietorship Firm	<ul style="list-style-type: none"> <li>▶ PAN and Aadhar Card</li> <li>▶ Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive (<b>Not applicable for Startups</b>)</li> <li>▶ CA certified Audited Balance-sheet and Profit and Loss account of last 3 Financial Years (<b>Not applicable for Startups</b>)</li> </ul>

	<ul style="list-style-type: none"> <li>▶ Valid IEC certificate issued by DGFT</li> <li>▶ CA certificate for share of annual Export in last year turnover/ Export Projections (The applicant's Export Turnover should be at least 1/3 of its entire turnover in the last year or in proposed/projected turnover, 1/3 should be from the export).</li> <li>▶ Valid Startups registration Certificate issued by Startup-India (if applied in Startup Category)</li> <li>▶ Valid Udyam Registration/ Udyog Aadhar (if applied in MSME Category)</li> <li>▶ Project Report*</li> </ul>
Partnership firm	<ul style="list-style-type: none"> <li>▶ Registered or Notarized Partnership deed/ Form-1</li> <li>▶ PAN Card of the firm.</li> <li>▶ PAN/Aadhar Card of all the Partners.</li> <li>▶ Power of attorney by all the partners for authorized signatory for participation in the allotment process through e-auction.</li> <li>▶ PAN/Aadhar Card of the authorized signatory</li> <li>▶ Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive (<b>Not applicable for Startups</b>)</li> <li>▶ CA certified Audited Balance-sheet and Profit and Loss account of last 3 Financial Years (<b>Not applicable for Startups</b>)</li> <li>▶ Valid IEC certificate issued by DGFT</li> <li>▶ CA certificate for share of annual Export in last year turnover/ Export Projections (The applicant's Export Turnover should be at least 1/3 of its entire turnover in the last year or in proposed/projected turnover, 1/3 should be from the export).</li> <li>▶ Valid Startups registration Certificate issued by Startup-India (if applied in Startup Category)</li> <li>▶ Valid Udyam Registration/ Udyog Aadhar (if applied in MSME Category)</li> <li>▶ Project Report*</li> </ul>
Companies (LLP/ Private Ltd/ Limited firms)	<ul style="list-style-type: none"> <li>▶ Certificate of Incorporation, Memorandum of Association &amp; Article of Association issued by Registrar of Companies</li> <li>▶ Shareholding patterns with list of shareholders and Directors duly verified by CA/CS.</li> <li>▶ Board resolution for authorized signatory for participation in allotment process through e-auction.</li> <li>▶ PAN/CIN of the company</li> <li>▶ PAN/Aadhar card of authorized signatory</li> <li>▶ Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive (<b>Not applicable for Startups</b>)</li> <li>▶ CA certified Audited Balance-sheet and Profit and Loss account of last 3 Financial Years (<b>Not applicable for Startups</b>)</li> <li>▶ Valid IEC certificate issued by DGFT</li> <li>▶ CA certificate for share of annual Export in last year turnover/ Export Projections (The applicant's Export Turnover should be at least 1/3 of</li> </ul>

	<p>its entire turnover in the last year or in proposed/projected turnover, 1/3 should be from the export).</p> <ul style="list-style-type: none"> <li>▶ Valid Startups registration Certificate issued by Startup-India (if applied in Startup Category)</li> <li>▶ Valid Udyam Registration/ Udyog Aadhar (if applied in MSME Category)</li> <li>▶ Project Report*</li> </ul>
Trust & Societies	<ul style="list-style-type: none"> <li>▶ Copy of deed/byelaws of Trust/Society.</li> <li>▶ Certificate of registration.</li> <li>▶ PAN of Trust/Society</li> <li>▶ List of Members/Trustees duly verified by CA/CS.</li> <li>▶ Power of attorney of authorized signatory by the managing body of Trust/Society for participation in bidder process through e-auction.</li> <li>▶ PAN/Aadhar Card of authorized signatory</li> <li>▶ Certificate from the Chartered Accountant with UDIN number stating that the Net worth of applicant is positive (<b>Not applicable for Startups</b>)</li> <li>▶ CA certified Audited Balance-sheet and Income and Expenditure account of last 3 Financial Years (<b>Not applicable for Startups</b>)</li> <li>▶ Valid IEC certificate issued by DGFT</li> <li>▶ CA certificate for share of annual Export in last year turnover/ Export Projections (The applicant's Export Turnover should be at least 1/3 of its entire turnover in the last year or in proposed/projected turnover, 1/3 should be from the export).</li> <li>▶ Valid Startups registration Certificate issued by Startup-India (if applied in Startup Category)</li> <li>▶ Valid Udyam Registration/ Udyog Aadhar (if applied in MSME Category)</li> <li>▶ Project Report*</li> </ul>

\* Project Report should include investment details and means of finance, tentative Product Process Flow Chart, Floor Setup Plan, Project completion schedule, Employment generation. The project report should be specific to the sectors as mentioned in annexure – II, as per Work-Hall/Unit.

**(Startups and MSMEs with valid documents are exempted from the payment of EMD, and Application Processing Fee (Participation Fee) paid by the Startups and MSMEs will be refunded after completion of the auction)**

Note: Proposed capital investment as per project appraisal by recognized financial institution duly certified by Chartered Accountant. (Only for the projects with capital investment exceeding INR 50 Crores.)

- ii. Last date and time for the submission of application including uploading/submission of required documents, payment of catalogue fee (document fee), payment of Application Processing Fee (Participation Fee) and deposition of Earnest Money, by bidder as mentioned above in Annexure-I.

The bidder is required to agree to all terms and conditions of the catalogue against which they are uploading documents. Doing so would also mean that they:

- a. Certify that the documents uploaded, and the information contained therein is true to the best of their knowledge and belief.



- b. Certify that they have re-checked all the documents after uploading them as draft and they are satisfied that all of them are correctly uploaded.
- c. Understand that once the documents are submitted online, they will not be allowed further to add/remove/modify/change the documents at any later stage during the auction process.
- d. Agree to take full responsibility in case any document is found incorrect/incomplete in any manner, and UPSIDA and/or SBI shall not be responsible for the same in any manner.

### **III. Earnest Money Deposit (EMD):**

- (1) All applicants are required to make payment of Earnest Money Deposit (EMD) within the stipulated timelines for their documents to be evaluated for further processing. However, Startups and MSMEs who have uploaded valid documents are exempted from payment of EMD.
- (2) The EMD is Rs 1.00 Lakh per Work-Hall/Unit. However, Startups and MSME with valid documents are exempted from payment of EMD.
- (3) Initial EMD deposited by the bidder is refundable to bidders if in any case they are deemed ineligible in the document scrutiny process or they are not the H1 bidder in the Auction Stage.
- (4) Automated refund of Un-qualified & Un-successful bidder will be processed within 3 working days after the closure of auction.

### **IV. Document scrutiny & clarification:**

- (1) Documents will be available for scrutiny in the UPSIDA officer's access to the e-auction platform, immediately after submission of all documents, application fee payment, catalogue fee payment and EMD payment is completed by the bidder.
- (2) Upon completion of the scrutiny, each individual bidder will receive an automatic E-mail intimation sent by service provider on registered email ID/ bidder Dashboard in e-auction system of the bidders informing them of about approval/rejection of their application after scrutiny with the reasons for rejection.
- (3) UPSIDA may also ask for clarification through e-auction system, such applicants may submit clarification (maximum 1000 characters) through e-auction system only within 2 days from the date of clarification raised without submitting any additional documents.
- (4) Review of application on basis of clarification will be done prior to e-auction date and all bidders who had submitted the clarifications will receive intimations on their registered E-mail ID or e-auction dashboard, informing them about the approval/rejection of their application after consideration of their submitted clarification.

### **V. Evaluation criteria for application:**

- (1) In case of application for industrial Work Hall/Unit following evaluation-criteria shall apply:
  - ▶ Each of the documents listed in the catalogue should be valid and in legible form and signed by the authorized signatory.
  - ▶ Each of the required documents listed in the catalogue should be uploaded in the portal.

### **VI. E-auction stage:**

- (i) Bidding process will be done on the basis of Monthly rental rates per Work-Hall/ Unit.

- (ii) Auction will be started on predefined date and time on E-auction portal (<https://eauction.etender.sbi/SBI/>).
- (iii) Technically qualified bidder has to login with their User ID and Password and has to click on “Live Auction” stage. Only auction for which bidder has been technically qualified will be visible.
- (iv) Bidder has to click on details of Work-Hall/Unit against their auction and then accept terms and conditions.
- (v) Bidder will be redirected to live bidding page and here bidder has to do live bidding.
- (vi) Bidding will be started from Auction Reserved Price (Total monthly rental of Work-Hall/unit).
- (vii) Only bid higher than the H1 bidder will be accepted by the system except first bid. For the ease of the bidder system will display present H1 bid and value of next minimum bid, however bidder may bid any value higher than H1 bid which should be Total value of monthly rental adding incremental value in multiple of whole number.
- (viii) Bidding will be continued for the predefined period. If any bidder adds value in the last 5minutes, then auction automatically will be extended for further 15 minutes. This extension process will be unlimited.
- (ix) If at any stage of E-auction (predefined period and Extensions) system didn’t get any value in the last 5 minutes, auction will be ended after completion/termination of time and the last H1 bid will be considered as the provisionally winning bid, subject to approval of UPSIDA.
- (x) The bids submitted by the bidder will be binding on him/her.

***Bidders are strongly advised to monitor the auction system continuously to ensure that they do not miss out on bidding in any stage.***

- (xi) Automated refund of non-H1 bidders’ EMDs will be initiated to their payment source account, after the termination/completion of the e-auction process. These refunds will be processed within 3 working days after the closure of e-auction and approval of H1 bidder by UPSIDA.

**Post Auction Stage:**

- i. UPSIDA reserves the right to accept/reject any bid at any stage, including the highest bid without assigning any reason for the same.
- ii. The auction service provider shall send e-mail intimation to the final H1 bidder intimating them about their H1 status and instructing them to make payment of Balance EMD.
- iii. **In case of noncompliance of the condition within the specified period by the final H1 bidder, the Work-Hall/Unit shall not be offered to the H2 or any other bidder through this auction process. The previously deposited EMD of the final H1 bidder in such cases shall be forfeited and new e-auction for the rental of the Work-Hall/Unit in flatted factory will be initiated.**

**VII. Applicable Taxes & TDS:**

UPSIDA will indicate to the final H1 Bidder the taxes and duties payable for the amounts being collected by UPSIDA as per the prevailing rules and regulations.

- ▶ *Bidders must be extremely careful to avoid any wrong bidding (whether typographical or otherwise). They must check and rectify their bid (if required) before submitting their bid in the live e-auction floor by clicking “Submit Bid” button. The Bidders shall be solely responsible for all consequences arising out of the bid submitted by them (including any wrongful bid submitted by them).*
- ▶ *Bidders must always ensure to keep their e-mail address valid and active. It is the responsibility of the customer to verify the status of their bids and check their e-mails to take necessary action as required within the particular time frame.*
- ▶ *Each property put up for auction shall be deemed to be a separate contract of allotment.*

## VIII. Minimum System Specifications for the bidders

It is recommended that the bidder uses a computer with the following minimum system specifications:

### 1 - Operating System -

- Windows 7 or advance version

### 2 - MS Office Version (Word & Excel) -

- General Documents MS Office 2007 and advance version

### 3 - Internet Browsers -

- Google Chrome (Latest versions)
- Mozilla Firefox (Latest versions)

## IX. Terms and Conditions of allotment through e-auction

### 1. Permissible use in Premises

Non-polluting Units having light weight machineries which are defined in M4 Zone (Premise Use: Non-Polluting Industrial Units, Service Sector Industries and Household Industries) under the Land and Building Development Act-2018 of UPSIDA. (Such as Apparel, Soft Toys, Electronic Assembling, Lightweight Electrical Assembling, Imitation Jewellery etc.)

### 2. Rental rate and Other Terms & Conditions

- 2.1. Reserve rental rate is Rs.73,000.00 per Work Halls/Units per month
- 2.2. At the end of every 3 years, rent will be increased by 15% of last applicable rent (first increase will be after 3 years on H1 bid).
- 2.3. Minimum period of rental is 3 years and thereafter applicant can apply in multiples of 1 year for a maximum period of 15 years.
- 2.4. Each Work-Hall/Unit will be allotted to the highest monthly rental rate bid received in the e-auction. The rental period will not be the base for the allotment on rental basis.
- 2.5. Processing fees of Rs.5000.00 with applicable GST (non-refundable) and EMD of 1.00 lakh per unit will have to be deposited along with the application. **Startups and MSMEs with valid documents are exempted from the payment of EMD, and Application Processing**

**Fee (Participation Fee) paid by the Startups and MSMEs will be refunded after completion of the auction.**

- 2.6. The successful bidder will have to deposit 6 months rent in the form of Security (balance amount after adjusting the EMD of Rs.1.00 lakh per unit if deposited by the successful applicant) within 15 working days from the date of issuance of Permission Letter.
- 2.7. The security deposit deposited by the successful bidder as above, will remain with the Authority without interest for the entire period of tenancy. On the completion of the tenure of the contract, the remaining amount after adjusting the damages done by the tenant to the building and other dues will be returned. The assessment of the damages to the building will be done by the authority which will be final and binding to the tenant.
- 2.8. The applicant has to mention the tenancy period in the bid. In case applicant/tenant wants to terminate tenancy before the expiry of said stipulated period he/she can do so only after giving 03 months advance notice to the authority for termination of the tenancy of the unit. Tenant needs to deposit the full payment of rent for the said notice period in favour of the Authority. The Security deposited by the tenant as per point no. 2.6 will be returned after adjustment as per point no.2.7.
- 2.9. It will be mandatory to register the tenancy contract within 30 working days from the date of issuance of the Permit, the date of execution of the contract will be considered as the date of commencement of tenancy. All the expenses for contract/ Tenancy Agreement execution and registration will be borne by the tenant and after that possession of the Work-Hall/Unit will be provided.
- 2.10. In addition to these, the successful bidder will have to deposit every month's rent in advance on or before the due date.
- 2.11. The following concessions will be provided, If the onetime advance rent is paid for 1 year, 2 years and 3 years: -

Ontime Payment	Rebate
Advance payment of 1 year rent	Concession value equivalent to 50% of the 1 month's rent
Advance payment of 2-years rent	Concession value equivalent to 1 month's rent
Advance payment of 3-years rent	Concession value equivalent to 1.5 month's rent

- 2.12. Facilities to be provided by the Authority
- Maintenance of flatted factory building (except the area inside the work hall) time to time as per the requirement.
  - Provision of proper lighting and cleanliness in the public use area of the flatted factory building.

- The authority will provide line for electricity connection up to a fixed point in each Work Hall/ Unit, from which the tenant needs to get the electricity connection at their own cost from the concerned electricity department.
  - In the kitchen and toilet attached to each Work Hall/Unit a provision for water supply and sewerage will be provided
- 2.13. All taxes including GST related to rental payment shall be payable by the tenant in addition to the quoted rent.
- 2.14. In case the tenancy agreement is not signed and registered within the stipulated period, the Authority will have full right to cancel the bid and forfeit the Security deposit. For unforeseen circumstances and where authority finds its reasonable to do so, Authority may extend the stipulated period maximum to 03 weeks be provided with the approval of the Chief Executive Officer of Authority.
- 2.15. In case of tenant fail in deposit of monthly rent in advance within the stipulated period, the said amount will be adjusted against the Security deposited by the tenant. The tenant will have to recoup the shortfall so accrued in the Security deposit. The procedure for the recoup of shortfall shall be as under: -
- If the tenant does not pay the advance rent continuously for 03 months, the rent will continue to be recovered from the Security deposit. Every time, the Tenant have to recoup the shortfall in the Security deposit. In case of default in recouping shortfall continuously three months, no interest will be charged on the defaulted/recouped amount.
  - In case of failure to recoup the Security deposit for more than 03 consecutive months, the unpaid amount shall be considered as default and the such default shall attract interest from the due date of deposit of third advance unpaid rental/un-recouped security. The applicable interest rate will be equivalent to MCLR+1% (According to the interest fixed by the Authority from time to time for the collection of premium amounts in instalments).
  - The interest on recoupable amount as above shall be payable up to non-payment of 5 months advance rent. The interest shall be payable up to the due date of payment of unpaid 5<sup>th</sup> months advance rent. The Authority shall ensure the sending notice every month for default in payment of advance rent along with accumulated interest as calculated on above principal.
  - Only after sending notice for non-payment/ recouping the security deposit for continuous 5-month advance rent on the due date along with the interest, the authority shall have right to terminate the agreement. In such cases, Authority will issue final notice of 15 days to recoup the default amount failing which it will lead to termination of the tenancy agreement and remaining 02 months security money will be forfeited in favour of the authority.

- 2.16. The tenant will not have any right to sublet the whole or part of the allotted Work Hall/ Unit to anyone else.
3. If any of the above conditions are found to be violated by the tenant, the Authority will have the right to terminate the tenancy and forfeiture the security deposit by giving 15 days' notice.
4. Other Terms and Conditions
- Half of the available Work Hall/Units may also be provided on the rent, it is based on the demand and subject to approval of the Chief Executive Officer of the Authority.
  - Activity will have to be done as per the permissible project in the Work Hall allotted to the tenant. In case of any activity contrary to the permissible project, the Authority will have the rights to terminate the tenancy contract by issuing 07 days' notice to the tenant to stop the invalid activity provided only if the activity is not stopped within the stipulated period.
  - Tenant shall not do any activity in unit which may create any type of air pollution and/or use any air pollutant or use chimney or any use of fossil fuel in the process which may cause air pollution. No harmful liquid shall be discharge by the tenant. Necessary approvals will be obtained by the tenant in this regard from the UP-Pollution Control Board and Fire Department etc.
  - The tenant shall ensure compliance of the labour laws in force for the employees/workers working in his/her unit. In case of violation of the above, the tenant will be solely liable.
  - The validity of the bid quoted by the tenant for the Work-Hall/Unit for acceptance of the bid by the authority will be effective for one year from the date of closure of the e-auction.

#### **X. Governing Law:**

This Agreement is construed and shall be governed in accordance with the laws of India without giving effect to any principle of conflict of law.

#### **XI. Jurisdiction:**

The Court at Kanpur shall have exclusive jurisdiction on any of the terms touching upon any subject matter of this agreement.

**Details of built-up area/units available for rent**

Three storied flatted factory building consisting of 4 Work Halls/ Units on each floor. The details of the constructed work halls/units are as mentioned below: -

The flatted factory building has access ramps on each floor, each hall with pantry/store, kitchen and toilets.

**ADVT. 2 FLATTED FACTORY WORK HALLS/UNITS ON RENTAL BASIS**

S. No.	Work Hall/Unit No.	Area of Hall (Sq. Ft.)	Industrial Area	Regional Office	Reserve Rental Price per Work Hall/Unit per Month (₹)	Catalogue Fee (₹)	Processing Fee (₹)	EMD (₹)	Total Reserve Price of Hall (₹)	Incremental Value (₹)	Document Download Start Date (Adv. Date)	Document Download End Date	Last Date of Registration, EMD, Processing Fee Deposit	Last date of final submission of documents	e-Auction start date and time	Initial e-Auction end date and time	Location Charges (%)
1	GF-1	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
2	GF-2	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
3	FF-1 Reserve for Staurtup*	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
4	FF-2 Reserve for Staurtup*	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
5	FF-3 Reserve for Staurtup*	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
6	FF-4 Reserve for Staurtup*	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
7	SF-1	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
8	SF-2	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
9	SF-3	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0
10	SF-4	4853.94	Flatted Factory Building, EPIP, Site-5	SURAJPUR	73000.00	1770.00	5,900.00	100,000.00	-	1,500.00	01.11.2022, 10 AM	30.11.2022, 6 PM	30.11.2022, 6 PM	03.12.2022, 6 PM	13.12.2022, 10 AM	13.12.2022, 1 PM	0

\* FF-1 To FF-4 Reserve for Startup Projects