Annexure-1

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED

(A Government of Rajasthan Undertaking)

e-Auction Rules

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED, hereby referred to as **RIICO**, has decided to make sale of Plots through online forward e-Auction mode. RIICO has made arrangements for forward auction; e-payment integrated gateway, Bidder management etc.

1. **DEFINITIONS**

i. **Lessor / Auctioneer**: Lessor/Auctioneer referred in these conditions of e-Auction is the RIICO through their officers.

ii. **Auction Committee**: A Committee constituted by RIICO for Auction.

iii. **Bidder:** Any person representing as an individual or Proprietor or as a Partner of registered Partnership firm or as a duly authorized representative of any Company registered under the Companies Act, 1956 or of any legal entity, who has been registered with the Lessor and who has paid the Earnest Money Deposit (EMD) & Participation fee and complied with other terms and conditions mentioned herein or as may be specified through separate publication, shall be considered as a Bidder.

iv. **Successful Bidder:** At the end of the Forward Auction, RIICO will decide upon the winner based on the highest bid placed for the Plot under auction and subsequent acceptance of RIICO. The decision of RIICO will be final & binding on all the bidders.

v. **Registration:** The bidder is required to be register on RIICO website www.riico.co.in or https://sso.rajasthan.gov.in before participating in e-Auction.

vi. **Estimated value of the Plot:** Bid Start Rate X Area of Plot.

vii. **Participation Fee: T**he bidder shall also pay non-refundable "e-Bid Participation fee" which will be valid only for one Auction event of a Plot for participating in e-auction. The participation fee shall not be valid for more than one Plot. If the bidder wishes to bid for more plots put up for auction, the participation fee will be charged separately for each Plot.

viii. **Earnest Money Deposit(EMD):** The Bidder will have to deposit Earnest Money for each plot as per publication/auction advertisement for the particular e-Auction.

ix. **Bid:** The bidder(s) have to quote the rate per sqm for the plot available for e-auction.

x. **Bidding Currency:** Bidding will be conducted in Indian Rupees (INR) only.

xi. **H1 Price:** It is the highest value placed in the bid at prescribed point of time during the auction for the Plot. It will be visible to all the bidders on the screen and the bidders can bid an amount of "**H1price** *plus* **incremental value or in multiples of incremental value"** only**.**

xii. **Incremental value:** Incremental Value will be in multiple of Rs. 10/- per sqm. for all sizes of plots/category of plot or as decided by the Corporation from time to time. 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 an increment, multiples of the minimum Bid increment or at least of minimum bid increment plus multiple of Bid Increment. The minimum increment value will be displayed against each Plot on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of increment value.

xiii. **BSR:** It refers to the "Bid Start Rate" which shall be decided by the RIICO and shall be visible to all the bidders on their screens. The bid will trigger off from this rate and no bidder can start bidding below this amount.

2. **PARTICIPATION/APPLICATION PROCESS**

I. **Registration of Bidder:**

a. The bidder can apply for registration on RIICO website (www.riico.co.in) or https://sso.rajasthan.gov.in. After registration, an auto generated User ID & Password shall be sent on registered mobile number & E-mail ID of the user.

II. **Participation in e-Auction:**

a. For Online Participation in e-auction, bidder can view the advertisement as well as the relevant informations published in Print Media / Website of RIICO.

b. The registered bidder shall be required to deposit "e-Bid Participation Fee (Non Refundable)" amounting to Rs. 1000/- + Applicable GST for the auction in which he is specifically participating (separately for auction of each plot).

c. The registered bidder shall also be required to upload requisite KYC documents and fill the project profile in Project Profile Form, the bidder can also download the project profile form and after fulfilling, he can upload the same.

III. **Earnest Money:** Apart from one time e-auction registration fee and e-Bid participation fee, the Bidder will have to deposit Earnest Money (EM) as per publication/auction advertisement for the particular e-Auction. The EM amount shall have to be deposited within the time limit as notified and shall be subject to clearance of the same by RIICO. Earnest Money will be non-transferable to the other Bidder or any other Plot to be purchased by the same Bidder.

IV. **Contact Persons:** RIICO will nominate nodal officers who will coordinate for responding to bidder's queries regarding Auction as mentioned below:

S. No	Issues	Contact Person
1.	Auction Process, Land Title, Location & Revenue Record	Unit Head of concerned unit office
2.	Information Technology (IT) Support & Nodal officer	DGM (IT)

3. **PROCEDURE OF FORWARD E-AUCTION**

I. RIICO will declare its Bid Start Rate (BSR) which shall be visible to all the bidders at the start of the Forward auction**.**

II. The Bid Start Rate (BSR) of Plot in online forward auction is open to all the participating bidders. Any bidder can start bidding, in the online forward auction from this Rate onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's BSR by one increment or absolute multiples of increment.

III. The onwards bidding will have to be higher than the H1 rate as quoted and displayed on screen by one increment value or higher than the H1 rate by multiples of the increment value.

IV. The bid Increment amount shall be specified by RIICO which the e-bidders can view on their bidding screen. The bid can be placed only of the BSR + incremental value or in multiples of increment value.

V. Online Forward Auction shall be open for a specified period as per publication issued by RIICO for each Plot. The closing time and date of auction may be extended at any time. There will be unlimited extension of 5 minutes duration each, if any valid bid is received in last 5 minutes of the close of E-auction. The bidder(s) are cautioned not to wait till the last minutes or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

VI. RIICO reserves rights to cancel the highest bid in any condition what so ever. The Notice for such cancellation shall be duly notified on the e-Auction portal.

VII. The minimum Bid increment shall be available on screen to the Bidders at the start of the e-auction. The bidder can view the same by clicking on the relevant details at the start of the auction.

VIII. During Forward Auction, if no bid is received within the specified time or bid is cancelled as per point number (VI) above, RIICO, at its own discretion, may decide to re-invite the bid / scrap the e-auction process / proceed with conventional mode of auctioning.

IX. The bids will be taken as an offer to purchase the Plot on lease basis on terms & conditions attached with the Plot. Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.

X. Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.

- Opening BSR (Bid Start Rate) & minimum Increment Value.

- Leading (highest) Bid in the e-Auction
- Bid Placed by the bidder himself
- Rank of bidder in the e-auction

XII. The Bidder must read the terms and conditions of the e-auction very carefully before participating in bidding process.

XIII. RIICO will respond to all queries relating to the e-Auction processes and rules on the telephone numbers given or through mail as per the publication/ auction advertisement.

XIV. RIICO reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.

4. **EARNEST MONEY DEPOSIT PAYMENT, ITS REFUND AND FORFEITURE:**

a) The intending bidder(s) have to deposit 5% of the reserve price (i.e. area of plot x reserve rate) or Rs. 25,000/-, whichever is higher as Earnest Money Deposit (EMD) as per publication/ auction advertisement for the particular e-Auction.EMD will be deposited online through RIICO Payment Gateway before participating in e-Auction.

b) The EMD amount shall have to be deposited within the time limit as notified and shall be subject to clearance of the same by RIICO.

c) Delay in deposit of EMD will not be entertained and the bidder shall not be eligible for participation.

d) The EMD paid within the specified period is adjustable in the Bid amount if and when the Plot is finally allotted to that highest / successful bidder.

e) The EMD of the un-successful bidders will be refunded without any interest, cost or claim after the closure of the e-auction or the extended period as decided by the RIICO.

f) The refund of EMD of unsuccessful bidders shall be made in the same bank account which is specified by the bidder in the e-auction form. RIICO shall not be responsible if incorrect / incomplete Bank details are furnished by the bidder in any manner.

g) Earnest Money Deposited will be non-transferable to the other Bidder or any other Plot to be purchased by the same Bidder.

5. **PLOT BID CONFIRMATION – COST AND BALANCE PAYMENTS**

a) The HIGHEST BID will be taken only on **Subject to confirmation (STC)** basis. After the closure of the e-Auction, RIICO will intimate the successful / highest bidder through a **“Confirmation of Auction Cum Demand Letter”** whose highest bid is accepted by the RIICO through an e-mail / registered post after the completion of each auction. In case of multiple bids received in e-auction, after approval of the highest bid by the Field Level Committee, confirmation for allotment of plot and demand letter will be issued accordingly. In case of single bid, the confirmation of allotment and demand letter will be issued only after approval of single bid by Competent Committee at Head Office. The highest bide shall be approved by the Field Level Committee within 2 working days and after approval of the bid either by the Field Level Committee or Head Office Committee, the offer letter confirming approval of bid will be sent online by unit head within 2 days from the date of approval.

b) The highest bidder, after approval of the bid, has to deposit the following amount within 30 days from the issue of offer letter of acceptance of bid:

I. **In case of Industrial Plot :-**

i. Application Fees along with applicable GST,

ii. 1% of *Premium amount as Security Money (Minimum Rs. 2500/- and

iii. 25 % of *Premium amount after adjusting amount already deposited as EMD.

II. **In case of Non Industrial Plot :-**

i. 1% of *Premium amount as Security Money (Minimum Rs. 2500/-)

ii. 25 % of *Premium amount and Applicable GST on Total *****Premium amount as per applicable rates after adjusting amount already deposited as EMD.

***Premium amount = Highest Bid x Area of Plot**

c) In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited earlier (on account of EMD) shall be forfeited without giving any further notice. However, the Managing Director will grant time extension for deposit of such amount with interest up-to the period as prescribed by the Corporation from time to time, depending upon merit of the each case.

d) If Bidder fails to deposit the Amount as mentioned in (b) within 30 days from the issue of the Confirmation of Auction Cum Demand Letter or extended period if any, the auction of Plot shall stand automatically cancelled and all Amounts deposited by the Bidder shall stand forfeited. RIICO will have the right to re-Auction this Plot without further reference with the Bidder.

e) The balance 75% Premium amount shall be deposited by the allottee in installments (interest bearing) if applicable and as prescribed by the Corporation from time to time. However, the allottee may also opt to pay balance 75% Premium within 120 days of the land allotment for which no interest will be charged.

f) All payments except Registration Fees, Participation Fee, EMD mentioned at '4' above shall also be accepted through RTGS/NEFT to Concerned Unit Office Bank Account No., the details of which are as under:

a) Name of Bank : ....
b) Name of Bank Branch : ....
c) Account No. : ....
d) IFSC Code : ....
e) Bank Address : ....

6. **KYC COMPLIANCE**

During online registration for KYC compliance the bidders will have to upload following documents:-

Features	**List of valid KYC Documents**
Individuals ➢ Legal name and any other names used	(i) Passport (ii) *PAN Card (iii) Voter's Identity Card (iv) Driving License (v) Identity Card (vi) *Aadhar Card ***Mandatory**
Address	(i) Utility Bill like telephone, electricity (not older than 3 months) (ii) Bank account statement /Pass Book (iii) Passport (iv) Letter from employer (Subject to satisfaction of the Company) (v)Latest Rent / Leave & license agreement etc. **(Any One)**
Companies ➢ Name of the Company, Principal place of business ➢ Address of the company ➢ Identity of signatories	(i) Certificate of incorporation and Memorandum & Articles of Association (ii) Resolution of the Board of Directors to open an account and identification of those who have authority to operate the account (iii) Power of Attorney granted to its managers, officers or employees to transact business on its behalf (iv) PAN card of Company (v) Any other officially valid document establishing proof of existence and address of the entity to the satisfaction of the Company (vi) Any officially valid document to identify the signatories (vii) Certificate of Commencement of Business (viii) BRN
Partnership firms ➢ Legal name and address ➢ Identity of all partners and their addresses ➢ Identity of signatories	(i) Registration certificate, if registered (ii) Partnership Deed (iii) Power of Attorney granted to a partner or an employee of the firm to transact business on its behalf (iv) Any officially valid document identifying the partners and the persons holding the Power of Attorney and their addresses (v) Proof of existence & proof of address of the

	firm (vi) BRN No. etc.(vii) PAN card of Firm or PAN Card of all Partners.
Trusts & foundations ➢ Identity of trustees, settlers, beneficiaries & signatories ➢ Identity and addresses of the founder, the managers / Directors and the beneficiaries ➢ Identity of signatories	(i) Certificate of registration, if registered (ii) Trust Deed (iii) Power of Attorney granted to transact business on its behalf (iv) Any officially valid document to identify the trustees, settlers, beneficiaries and those holding Power of Attorney, founders/managers/ directors and their addresses. (v)Resolution of the managing body of the foundation/association (vi) Any officially valid document establishing the proof of existence and proof of address of the entity to the satisfaction of the Company. (vii) BRN (viii) PAN Card of Trust

7. **PAYMENT MODE**

I. Pre e-auction payments i.e. Bid Participation Fee along with GST and EMD will be deposited online.
II. Post e-auction payments shall also be deposited in concerned RIICO bank account through RTGS/NEFT.
III. The realization of amount will be effective only after it is credited in RIICO Account.

8. **INSPECTION OF LAND / PLOT**

I. Land / Plot will be auctioned on "AS IS WHERE IS BASIS".
II. The bidder is advised to visit and examine the Land / Plot at his own cost and be satisfied before participating in the Auction process. No claim what so ever will be entertained once the Land /Plot is auctioned.

9. **TERMS & CONDITIONS**

A. General :

I. The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders which shall otherwise make him ineligible.
II. Land will be allotted on the basis of Leasehold of which the period will be of 99 years.
III. The Bidder shall not divulge either his/her Bids or any other exclusive details of RIICO or to any other party.
IV. The decision of competent authority of RIICO shall be final and binding on all the Bidders.
V. RIICO shall not have any liability towards the Bidders for any interruption or delay in access to the site irrespective of the cause. Please note that failure of internet connectivity/(due to any reason

whatsoever it may be) shall be sole responsibility of bidder(s) and RIICO shall not be responsible for such unforeseen circumstances. In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements/alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. The bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such mishaps.

VI. RIICO is not responsible for any damages what so ever, including damages on account of any negligence on their part.

VII. NRI are advised to comply with the RBI / FEMA / Indian Income Tax and other laws of land before participating in this bid. RIICO shall not be responsible for any non-compliance and the risk and cost shall be of that NRI.

VIII. E-Auction Notice will be uploaded on State Procurement Portal (SPP).

IX. Advertisement for E-auction notice should be published in widely circulated two State Level Newspapers and one leading National Level Newspapers (NCR/Delhi Edition).

X. **Time line for e-Auction**

S.No	**Activity**	**Time period (days)**	**Remark**
1	Date of publicity of e-Auction in Newspaper and other print media as well as hosting of e-Auction plan on website.	T	T= date of publicity
2	Registration and participation start date	T	The bidder can start the registration and participation activity (in case already registered, only participation activity)
3	Submission End date of required documents, deposition of participation fees and EMD by the bidder.	T+15	15 days given as per the general guidelines
4	Verification of documents by unit office and to allow the eligible bidder for e-bidding.	T+17	2 working days for verification of documents and approval to bidder for participating in e-Auction.
5	Start of e-Auction bidding	T+18	1 day after due verification
6	End of e-Auction bidding	T+21*	Three working days given for participating the bidder in e-Auction with end time 5.00 PM on the last day of each bidding.

			*The days may vary as per the date fixed for e-auction period.

Note*: 3 working days means working days as per official calendar of Govt. of Rajasthan excluding gazzeted holidays. However, the days on which half day holiday is declared either by GoR or District Collector, the same will be treated as full working day for calculation of 3 working days for bidding.

B. Plot Specific:

I. The Bidder is required to study the Plot specific Terms & Conditions for the proposed Plot / Land scheduled for Auction and be satisfied before participating in the Auction process.

II. The Plot specific Terms & Conditions shall form the integrated part of the Auction document and the Bidder would be responsible to comply the same. The Bidder is also required to sign these Terms & Conditions and submit along with Price Confirmation Letter.

III. The prevailing provisions of Rajasthan State Industrial Development & Investment Corporation (RIICO Disposal of Land Rules, 1979), other relevant Rules, Byelaws, Guidelines, Circulars and Orders of Government of Rajasthan and/or RIICO will also be applicable and binding on the Bidders besides the provisions mentioned in this document. If there is any difference in the provisions contained in this document and the above mentioned rules and regulations, the provisions of this document will have the overriding effect to that extent only.

IV. If there is any dispute on interpretation of any of the provisions, the same must be brought into the notice of RIICO in writing be for at least 3 days of scheduled start Auction date. The decision of RIICO shall be final and binding.

V. The Bidder must participate in the Auction process only after being fully satisfied.

10. **DISPUTE RESOLUTION**

Any disputes arising out of this e-Auction shall be subjected to Jurisdiction of Jaipur, Rajasthan (India) Courts only.

11. **SPECIFIC TERMS AND CONDITIONS AND DISCLAIMER**

The Specific Terms and Conditions of e-auction as per **Annexure-A** and Disclaimer as per **Annexure-B** will be uploaded on e-auction portal for acceptance of bidder.

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