

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 INDUSTRIAL ESTATES/IMTs

AT

UV Gurugram-Phase-VI, UV Gurugram-Sector-34-35, I.E. Panipat,  
I.E. Karnal, I.E. Dharuhera & IMT Rohtak  
(UNDER GENERAL CATEGORY)

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
04.11.2021 From 9.00 AM	03.12.2021 At 11.59 PM	w.e.f. 21.12.2021

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, as no contact details of the intended bidders are available with HSIIDC before conclusion of the e-auction.**

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

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

ESTATE	ESTATE MANAGER	PHONE NO.
UV GURUGRAM	Mr. Divya Kamal	93122-21195
IE PANIPAT	Mr. Manjeet Balhara	99966-23078
IE KARNAL	Mr. Vaneet Bhatia	98136-11553
IE DHARUHERA	Mr. Raj Kumar Jindal	98910-90843
IMT ROHTAK	Mr. Kuldeep Kadyan	98120-20782

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:**

- 1.** 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;***
- 2.** 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 ESTATES AND PLOT SIZE CATEGORIES ON OFFER:**

- 1.** Details of various categories of industrial plots proposed to be put to e- auction are as under:

<b>Sr. No.</b>	<b>Auction Name</b>	<b>Allotment Rate/sqm (Tentative)</b>	<b>EMD @ 5%</b>	<b>Processing Fee</b>
1	UV Gurugram Sector-35 - 900 sqm	39500	1777500	7500
2	UV Gurugram Sector-35 - 1600 sqm	39500	3160000	10000
3	UV Gurugram Sector-35 - 2100 sqm	39500	4147500	10000
4	UV Gurugram Sector-35 - 2500 sqm	39500	4937500	10000
5	UV Gurugram Sector-35 - 2800 sqm	39500	5530000	10000
6	UV Gurugram Sector-35 - 3400 sqm	39500	6715000	10000
7	UV Gurugram Sector-35 - 4050 sqm	39500	7998750	10000
8	UV Gurugram Sector-35 - 7200 sqm	39500	14220000	15000
9	UV Gurugram Phase-VI - 250 sqm	39500	493750	5000
10	UV Gurugram Phase-VI - 500 sqm	39500	987500	5000
11	UV Gurugram Phase-VI - 650 sqm	39500	1283750	7500
12	UV Gurugram Phase-VI - 1000 sqm	39500	1975000	7500
13	IE Karnal Sector-37 - 450 sqm	19300	434250	3000
14	IE Karnal Sector-37 - 576 sqm	19300	555840	5000
15	IE Karnal Sector-37 - 700 sqm	19300	675500	5000
16	IE Karnal Sector-37 - 850 sqm	19300	820250	5000
17	IE Karnal Sector-37 - 1012.50 sqm	19300	977063	5000
18	IE Karnal Sector-37 - 1500 sqm	19300	1447500	7500
19	IE Karnal Sector-37 - 1800 sqm	19300	1737000	7500
20	IE Karnal Sector-37 - 2500 sqm	19300	2412500	7500
21	IE Karnal Sector-37 - 3000 sqm	19300	2895000	7500
22	IE Karnal Sector-37 - 3800 sqm	19300	3667000	7500
23	IE Karnal Sector-37 - 5106 sqm	19300	4927290	10000

Sr. No.	Auction Name	Allotment Rate/sqm (Tentative)	EMD @ 5%	Processing Fee
24	IE Panipat - 450 sqm	8800	198000	5000
25	IE Panipat - 1012.50 sqm	8800	445500	7500
26	IE Panipat - 1800 sqm	8800	792000	10000
27	IE Panipat - 4050 sqm	8800	1782000	10000
28	IE Panipat - 7875 sqm	8800	3465000	15000
29	IE Panipat - 24300 sqm	8800	10692000	25000
30	IE Panipat - 33210 sqm	8800	14612400	25000
31	IE Panipat - 39600 sqm	8800	17424000	25000
32	IE Dharuhera - 450 sqm	16400	369000	5000
33	IE Dharuhera - 850 sqm	16400	697000	7500
34	IE Dharuhera - 1012.50 sqm	16400	830250	7500
35	IE Dharuhera - 1255 sqm	16400	1029100	10000
36	IE Dharuhera - 1800 sqm	16400	1476000	10000
37	IE Dharuhera - 2065 sqm	16400	1693300	10000
38	IE Dharuhera - 4050 sqm	16400	3321000	10000
39	IE Dharuhera - 5832 sqm	16400	4782240	15000
40	IE Dharuhera - 8100 sqm	16400	6642000	15000
41	IE Dharuhera - 9100 sqm	16400	7462000	25000
42	IE Dharuhera - 10000 sqm	16400	8200000	25000
43	IE Dharuhera - 11500 sqm	16400	9430000	25000
44	IE Dharuhera - 12500 sqm	16400	10250000	25000
45	IE Dharuhera - 15066 sqm	16400	12354120	25000
46	IE Dharuhera - 18428 sqm	16400	15110960	25000
47	IE Dharuhera - 20047 sqm	16400	16438540	25000
48	IMT Rohtak - 1012.50 sqm	10242	518501	5000
49	IMT Rohtak - 1800 sqm	10242	921780	7500
50	IMT Rohtak - 4050 sqm	10242	2074005	7500
51	IMT Rohtak - 18900 sqm	10242	9678690	15000
52	IMT Rohtak - 40161 sqm	10242	20566448	15000

Earnest Money Deposit (EMD) has been kept @ 5% of reserve price of respective plot size category. **The amount to be remitted shall exactly be 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.

2. Size of the plots is tentative subject to actual demarcation at the time of physical possession. For the purpose of auction, few plot size categories have been clubbed.
3. 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:

1. 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 auction is not concluded till 9.00 PM, the auction will pause at 9.00 PM and 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 72 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 EPP-2015, 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 72 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;
- iv) 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;
- v) Balance 50%, in four equal half yearly instalments within two years from the date of issuance of RLA due on 30th June and 31st 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 45/90 days with 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 45/90 days with 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 45/90 days with interest, as per terms of allotment;
  - e) There will be no rebate upon lump sum payment after 150 days;
- vi) 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.

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