



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

NKDA Administrative Building

Plot No. DG/13, Premises No 04-3333, Action Area ID, New Town Kolkata
700156

Memo No: 523/NKDA/EE-II/2021-22

Dated: 25.01.22

NOTICE FOR e-AUCTION

[e-auction ID : 2022_WB_2172)

E-AUCTION FOR RENTING OUT ROOF TOP ORGANIC VEGETABLE GARDEN FOR OPERATION AND MAINTENANCE

NEW TOWN KOLKATA DEVELOPMENT AUTHORITY (NKDA) invites offers from eligible, experienced, reputed and resourceful agencies for operating a roof top organic vegetable garden on the roof of CB Block Community Market of NKDA in Action Area IC of New Town, Kolkata against payment of monthly license fees to NKDA . The engagement of the operator will be made through **e-auction** process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below. **E- Auction will be held on 23.02.2022 from 12.00 noon. onwards up to 16 hrs. subject to auto-extension.**

The allotment will be made to the bidder bidding the highest bid in such e-auction process provided that the highest bid so obtained is higher than the minimum Reserve license fee fixed for the operation of the rooftop vegetables garden.

Earnest Money Deposit (EMD) for this bid is Rs 100000.00 (one lakh only) and is to be deposited by 17.00 hrs of 15.02.2022 only through RTGS/NEFT in NKDA's Account with Canara bank, Rajarhat, New Town Branch, details of which are given herein.

Intending bidders shall have to register themselves with National Informatics Centre, Govt. of India on <https://eauction.gov.in>. Such registration process, payment of EMD as well as uploading of documents for e-auction **by 14 hrs. of 17.02.2022** Details are available in the website of NKDA/NIC. Bidders are also requested to note that **only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before the date of e- auction. E-auction will be started on 23.02.2022 from 12.00 hrs. onwards up to 16.00 hrs subject to auto-extension.**

NKDA, however, reserves the right to cancel the e-auction at any stage prior to the handing over of operation of the vegetable garden. NKDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.

NKDA reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of NKDA would be final and binding on the Bidders.

Executive Engineer II
New Town Kolkata Development Authority

BACKGROUND

In the pace of rapid urbanization and growing demand for housing and commercial spaces, the New Town, Kolkata was created in the eastern outskirts of Kolkata to serve the dual purposes of establishing new business centre to reduce the mounting pressure on the existing Central Business Districts (CBD) and increasing housing stock supply by creating new residential units. The New Town Kolkata Development Authority has been constituted under The New Town Kolkata Development Authority Act, 2007 (The West Bengal Act XXX of 2007) for rendering various civic services and amenities within New Town, Kolkata and it has come into effect since November 2008.

The New Town Kolkata Development Authority Act, 2007, was passed by the West Bengal Legislature and the assent thereto of the President of India and it was published in the Kolkata Gazette Extraordinary of the 30th June, 2008 vide Notification No. 1088-L dated 27th June, 2008.

This Act has come into effect, retrospectively, from 28th December 2006 and it extends to the whole New Town Kolkata area as described in Schedule-I appended to this Act.

The area of entire township is comprised of 34 Mouzas (both part and full) falling in areas of New Town Police Station, Techno City Police Station and Kolkata Leather Complex Police Station.

The Development Authority has been vested with the various powers and functions under the said Act. It is a transitional arrangement in the way of creation of an Urban Local Body (ULB).

As a local authority, NKDA has constructed and operates 12 community markets in New Town. One such community market is the CB Block community market situated on Street Number 254 in CB Block, Action Area I in Newtown Kolkata.

To encourage processing of wet waste generated in the market and to promote organic farming, NKDA has set up a composting plant at CB Block Community Market and an organic vegetable garden. The organic vegetable garden is on the rooftop of the three storied CB Community market. The roof top area is more or less 6800 Square Feet with roof top solar panels and rainwater harvesting set up. The organic vegetable garden set up with plastic buckets on the rooftop. The solar panels provide requisite shed to the garden and the rainwater harvesting system, supports the irrigation in the vegetable garden in addition to conventional irrigation system in place. There are 500 buckets with wheels placed in the garden which are the medium for vegetable farming. There is a selling/weighing space of around 400 Square feet on the roof top with a weighing machine installed there.

THE OFFER

New Town Kolkata Development Authority (NKDA), invites offers from experienced eligible, reputed and resourceful agencies for operating the rooftop organic vegetable garden on the roof of CB Community Market on Street Number 254 in CB Block, Action Area I in Newtown Kolkata, on monthly License fee basis through e-auction process to be conducted through the e-Auction Portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below. E-Auction will be held on 23.02.2022 from 12 noon . onwards up to 16.00 hrs subject to auto-extension.

A. TERMS & CONDITIONS

- 1) The Bidder should be a reputed and resourceful agency.
- 2) E-auction bids are invited for getting operation and business rights on license fee basis of above-mentioned rooftop organic vegetable garden. NKDA, however, reserves the right to cancel the e-auction at any stage prior to the signing of the agreement for operation. NKDA shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- 3) The bidder offering highest monthly license fees in the e auction process for the operation of the vegetable garden will be selected for operating the vegetable garden subject to fulfilment of all other terms and conditions.
- 4) The roof top organic vegetable garden is situated on the roof of CB Community Market on Street Number 254 in CB Block, Action Area I in Newtown Kolkata
- 5) This e-auction is governed by the TERMS & CONDITIONS as contained herein and in accordance with the conditions for e-auction through the portal of the National Informatics Centre (NIC), Government of India as well as the general financial norms of the Government of West Bengal.
- 6) E-auction opening time, closing time, inspection schedule and other dates & times mentioned in the e-auction catalogue may be treated as (IST) Indian Standard Time only.
- 7) The bidder s who are interested to get allotment of the above snacks bar through e-auction should get themselves registered with NIC for participating in this e-auction process at least two days before commencement of e-auctions. **Bidders are also requested to note that only digitally signed bids shall be accepted in the e-auction. Hence, they should equip themselves with Indian Digital Signature Certificates before such registration.**
- 8) The agency will have the right to operate the organic vegetable garden and produce organic vegetables and sell the produce from the roof top vegetable garden. They are also allowed to transport the vegetables from the garden to some other place for the purpose of sell.

- 9) During the tenure of the contract for operation, the agency may make addition or alteration to the garden without disturbing the structural stability of the market and with written permission of NKDA
- 10) Other than fruits and vegetables no intoxicating or prohibited plants shall be planted in the vegetable garden. In case of contravention, the contract for operation will stand terminated and without any refund of any deposit already made.
- 11) In the process of sell, the name or brand of NKDA or WBHIDCO or any other government agency shall not be used.
- 12) The manure from the compost plant will be available for use in the farming of organic vegetables. Also the leaves and biodegradable waste from the vegetable garden should be supplied free of cost to the composting plant in the market.
- 13) Efforts should be taken to make the farming process organic without using inorganic inputs.
- 14) Water for irrigation of the vegetable garden will be available from the rain water harvesting system as well as the piped water supply system installed in the garden.
- 15) Electricity will be arranged by NKDA but the cost will have to be borne by the operating agency
- 16) Any bucket or soil or weighing machine or any other movable assets assigned to the operator under this auction cannot be removed from the premises and must be handed over to NKDA in good operational condition on expiry or termination of the operation contract.
- 17) NKDA, reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of NKDA would be final and binding on the Bidders.
- 18) The bidders who have either been blacklisted from participation in any tender/quotation of HIDCO/NKDA/NKGSCCL/any office/organization earlier or have record of defaulted in payment of rent to HIDCO/NKDA/NKGSCCL are not eligible to apply.
- 19) The bidders who have been disqualified from running their business earlier at HIDCO / NKDA allotted space due to non-observance of required terms and conditions and whose letter of allotment/acceptance has been cancelled by the

Competent Authority, are not eligible to apply.

- 20) The entire arrangement should be in pollution free manner. In case of any deviation, the contract shall also be liable to be cancelled.
- 21) The waste materials generated out of the running of the vegetable garden will be handled by the agency as per rules and guidance of New Town Kolkata Development Authority (NKDA) for collection by their solid waste management staff from a particular point as decided by the NKDA. NKDA will clear and replace the waste bins from time to time in normal way. But, if required, the agency may keep separate waste bins to store the garbage at their own arrangement and no littering will be allowed under any circumstances. The agency will be responsible for elimination of the littering and penalty will be imposed for such deviation. NKDA Authority reserves the right to cancel the operation agreement in such cases.
- 22) The selected agency shall be bound to comply with the requisition and direction of the NKDA's authorized representative(s).
- 23) The successful Bidder himself shall have to procure all materials/items required for running the business and will run the business by their own employees. No material will be issued by NKDA unless explicitly mentioned in this e auction document
- 24) The agency will be solely responsible for all payments and observance and compliance of relevant provision of laws/rules/regulations etc. in respect of his employees and the business of vegetable production and sale. NKDA authority or their authorized representatives will have no liabilities whatsoever with regard to such statutory compliances and payments.
- 25) Sub-leasing, sub-letting of the garden for any purpose whatsoever will not be allowed.
- 26) NKDA reserves the right to accept or reject any offer without assigning any reason whatsoever. In case of cancellation, no liability will be incurred by NKDA.
- 27) License Fee for six months is to be paid upfront in advance at the beginning of the contract period. Monthly payment of License fee will start after three months from the beginning of the contract period.
- 28) Before submitting any offer, the intending Bidders should make themselves acquainted thoroughly with the prevailing local conditions by way of actual

inspection of the site and no claim whatsoever will be entertained after finalization of the bid.

- 29) The selected Bidder will have to enter into a renewable agreement of 1(one) year with NKDA within 15 (Fifteen) days from the date of issuance of LOA.
- 30) The tenure for the operation contract shall be initially for 1 (one) year subject to extension up to 3 (three) years based on performance and mutual agreement of both sides.
- 31) After expiry of 3 years the operation agreement may be renewed in mutual consent, however there shall be an annual increase of 10% in the monthly license fees each year after the first 3 years.
- 32) The agreement can be terminated in case of irregularities/ under-performance/ non-payment of upfront monthly License fee/suppression of facts by giving a written notice of one month.
- 33) The bidder will have to bear maintenance charge of internal cleaning.
- 34) GST @18% on License fee to be fixed through bid has to be paid by the successful bidder.
- 35) The agency will be responsible for full observance of all relevant regulations of Government/ NKDA authority. The selected agency shall not carry out any business other than running the vegetable garden at the space under any circumstances.
- 36) The operating agency shall never have any right and title over the space, tenancy or otherwise except the right to run the business using the infrastructure provided by NKDA.
- 37) The BID starting price may be fixed at Rs. 150000/- and bid incremental value may be fixed at Rs1000.00.

B. CONTACT PERSON OF NKDA

Executive Engineer II New Town Kolkata Development Authority 3 rd floor, NKDA Administrative Building Plot No. DG/13, Premises No 04-3333, Action Area ID, New Town Kolkata 700156 E mail: ee2@nkda.in

C. ELIGIBILITY CONDITIONS FOR BIDDERS

1. Proprietorship farms, Private Limited Companies, Partnership farms, NGOs may participate in the e-auction
2. Should have at least three years of experience of vegetables farming or business.
3. NKDA reserves the right to accept/reject any or all of the Bids without assigning any reasons thereof and the decision of NKDA would be final and binding on the Bidders.

D. REGISTRATION

All those who wish to participate in this e-auction and who fulfill the eligibility conditions as stated above shall have to register with the Government e-auction website <https://eauction.gov.in>. No fees are required to be paid for such registration as "Bidder". Once registered the bidder is not required to register again for each and every e-auction in this site. However, after such Registration a bidder has to enter the particular e-auction ID system for participating in this particular e-auction.

This shall involve filling upon online form and submission of necessary documents with NKDA. On receipt of all documents and payment of EMD the bidder's registration shall be activated by NKDA and only thereafter a bidder can log into and participate in the e-bidding process. Participation in this e-auction is not possible without a valid registration. **Such process of Registration with Digital Signature Certificate, payment of EMD & uploading of Documents shall have to be completed by 2.00 pm. of 15.02.2022 at the website <https://eauction.gov.in>.** against this particular e-Auction.

E-auction bidding process will take place through web portal on the day and time specified in the e-auction notice published in the newspaper/web portal. The Bidder should have valid Class II or Class III Digital Signature Certificate (DSC) obtained from any Indian Certifying Authority. In case of requirement of DSC, interested Bidders should go to <https://eauction.gov.in>.

The bidder has to obtain user ID and Password free of cost and can get training for e-auction from NIC. Guidelines to Bidders on the operations of Electronic Auction System can be obtained from <https://eauction.gov.in>. The bidders interested in

participating in the above Auction, using the Electronic Auction System are required to create User ID. Bidders who are interested in participating NKDA's e-auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-auctioning. The duly filled in bid as instructed to be submitted online.

E. DOCUMENTS TO BE UPLOADED AT THE TIME OF REGISTRATION:

- i. Confirmation of electronics transfer of EMD through NEFT/RTGS
- ii. Copy of bidding registration document of the bidding entity or partnership deed
- iii. Copy of valid PAN issued by the Income Tax Dept., Government of India.
- iv. Valid GST registration certificate
- v. Valid Trade License
- vi. Professional Tax registration and
- vii. Credentials, in support of experience of running such type of business for at least three years.

Such Documents are required to be uploaded online on or before the specified end time for submission of such documents online i.e., by 2.00 pm of 17.02.2022 for getting access to the live e-Auction field on the day of e-auction. The Bidders can upload a single document of a compressed file containing multiple documents (i.e., scan copy of EMD particulars, and all other documents) against this NIA.

F. Documents to be furnished by the successful bidder after e-auction:

Self-attested copies, as mentioned in Clause E above.

G. Use and Protection of User ID, Password and Digital Signature Certificate

The bidders are advised to keep their User ID and Password secret and not share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. NIC/NKDA shall not be responsible for any misuse/ abuse/ unauthorized use of the password of any bidder and no representation in this regard from any bidder shall be entertained by NIC/ NKDA. A bid recorded in this e-auction against any password will be deemed to have been submitted by the owner of the password only.

Bidders shall require Class II or Class III Digital Signature Certificate (DSC) to participate in this e- auction. The bidder shall have to set the parameters of his computers so that the DSC is operational. NIC / NKDA shall not be responsible for any malfunctioning or nonfunctioning of any bidder's computer either on account of DSC or for any other reason. Bids submitted by a bidder after signing with his/her DSC signifies nonrepudiation by the bidder. Thus, a bidder after submitting a bid , cannot disown it. A bidder shall be fully and solely responsible for the bid recorded against his/her name to be identified by the set of User ID, Password and DSC.

H. **Bidding Methodology**

On the day of the e-auction, which will be **started on 23.02.22 from 12.00noon. onwards up to 16.00 hrs. subject to auto-extension**, the bidder has to visit the Government e-auction website <https://eauction.gov.in> and click on the link for NKDA e-auctions. He/she has to login with his/her User ID and Password. In the next page, the bidder has to click on the link "View Live e- auctions" and click on the link with the e-auction number for this e-auction . The bidder shall be required to sign his acceptance of e-auction terms and conditions with his DSC and then only the bidder can have access to the bidding area.

The bidding for the Vegetable Garden shall be in whole Rupee in nearest thousand. The **incremental value is Rs.1000/- (one thousand) only. Thus to bid an amount of Rs.20000 (Twenty thousand only), a bidder needs to type 20,000.00** in the space provided for bidding and click on the BID button. On clicking the BID button, the bid has to be signed by the bidder with his DSC.

I. **CAUTION IN SUBMISSION OF BID:**

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by NIC/NKDA in this regard. Hence Bidders must be careful to check (the Bid Amount/No. of Zeros/ No. of Digits/Unit of Measurement etc.) and rectify their bid (if required) before submitting their bid into the live e-auction floor by signing with the Digital Signature Certificate.

J. **EARNEST MONEY DEPOSIT (EMD)**

All intending Bidders have to deposit **Earnest Money Deposit (EMD) for Rs.100000 (One lakh) only**. Deposit of such EMD and uploading the same online should be

completed by **2.00 Pm of 15.02.2022**

Submission of **EMD** should be in favour of NKDA only through RTGS/NEFT in the Canara Bank , Rajarhat, New Town of NKDA. on or before **17 hrs of 15/02/2022** EMD in form of DD/PO shall not be accepted .

BANK DETAILS towards PRE-BID EMD for payments through Indian Rupees only:-

1)	Account Name	New Town Kolkata Development Authority
2)	Bank & branch name	Canara Bank, Rajarhat, New Town Branch
3)	IFS Code	CNRB0019525
4)	Account number	95253070004652

Bidders should take utmost care to ensure that the EMD and intimation are made correctly. EMD deposited elsewhere will not be considered for participation in this e-auction. No interest will be payable on the EMD. EMD of the unsuccessful bidders would be returned by NKDA after completion of the bidding process. The EMD of the Successful Bidder shall be automatically retained. In case the bid is accepted and the bidder refuses/ fails to make further payment towards the advance license fees, the EMD shall be forfeited without prejudice to the rights of NKDA to claim such further damages in this regard without further reference to the bidder.

BANK TRANSFER CHARGES EITHER WAY WOULD BE ON INTENDING BUYER'S A/C.

K. FORFEITURE OF EARNEST MONEY DEPOSIT (EMD)

The highest bidder shall be notified. Hence, bidders are advised to keep their email account active and monitor the same carefully. In case of non -receipt of email, the bidder may contact NKDA.

In case the submitted documents are found false, their offer would stand cancelled, and the Earnest Money Deposit will automatically stand forfeited. In addition to such forfeiture as stated above the defaulting Bidder may not be allowed to take part in any of the bids which may be held by NKDA in future.

L. BID STARTING PRICE

There is a 'Start Price' for e-auction for this vegetable garden, which is Rs 150000/ = (One lakh fifty thousand only) with an incremental bid value of Rs.1,000/- (one

thousand) only for the operation contract for the roof top organic vegetable garden situated on the roof of CB Community Market on Street Number 254 in CB Block, Action Area I in Newtown Kolkata . Start Price will be mentioned in the e-auction floor at whole Rupees for the entire space of snacks bar. Bidders have to bid above Floor price. It is, however, made clear that such starting price is not the minimum 'Reserve Price'.

M. OTHER CONDITIONS

The operation contract for the vegetable garden will be entered with a single successful bidder who has quoted highest rate above minimum reserve price and who has been found to have fulfilled all conditions as stated in these documents, after the approval of the competent authority is obtained.

0. SALIENT FEATURES [e-auction ID : 2022_WB_2172]

1.	Description	Rooftop organic vegetable garden on the roof of CB Community Market on Street Number 254 in CB Block, Action Area I in Newtown
2.	Purpose	To produce organic vegetables and sell the harvested produce under operating license from NKDA
3.	EMD	Rs.100,000.00 (One lakh) only
4.	Starting Price (monthly license fees)	1,50,000.00
5.	Bid Incremental Value	Rs.1,000/- (Rupees one thousand) only
6.	Operating license Period	Initially for 1 (one) year which may be extended further up to three years if considered satisfactory by the authority of NKDA. May be extended beyond three years on mutual consent with annual increment of 10% in monthly license fees .

Schedule of Dates: [e-auction ID : 2022_WB_2172]

No.	Activity	Date & Time
1.	<i>Auction Publish date</i>	On 25.01.2022, at 18.00 PM
2.	<i>Bid documents submission Start Date</i>	27.01.2022 from 12.30 PM
3.	<i>Bid documents submission End Date</i>	17.02.2022 up to 2.00 PM
4.	<i>Pre bid meeting date and time and location</i>	On 08.02.2022, at the chamber of Executive Engineer-II at 2.00 PM
5.	<i>Document/Payment Approval Start Date</i>	18.02.2022 from 12.00 Noon
6.	<i>Document/Payment Approval End Date</i>	22.02.2022 up to 2.00 PM
7.	<i>Auction Start Date</i>	23.02.2022 from 12.00 Noon
8.	<i>Auction End Date</i>	23.02.2022 up to 4.00 PM subject to auto extension.

- **Closing of e-auction** :- The e-auction will be closed at given time. However, if there is any bid within 10 minutes of closing time the closing time shall automatically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minute unless there is no bid within such extended time.