

E-AUCTION NOTICE

The following Plots with superstructure built on it are available for allotment by E-auction in the MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl.No	Name of the exited unit and Plot No.	Plot area in sq.m.	Built up area	Cost of Superstructure as determined by Govt. Valuer
1.	M/s. Indo-Japan Apparels Limited – B-12	2266	Basement : 1814 sq.ft. F.F : 7900 sq.ft. S.F : 7900 sq.ft. ----- Total: 17,614 sq.ft -----	₹ 1,58,56,000/-
2.	M/s. Venture Lighting India Limited B-8(partially)	3192	GF : 14500 sq.ft. F.F : 14500 sq.ft. S.F : 14500 sq.ft. Mezzanine Floor : 840 sq.ft Other sheds: 3152sq.ft Staircase Area : 9000 sq.ft ----- Total 56492 sq.ft -----	₹ 7,30,00,000/-

The Base Rent for E-Auction of Plot is @ ₹ 176/- per sq.m. per annum.

In addition to the above, the following Modules in the SDF Building in the MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Location	Module No	Area of the Module
1	SDF I Building	31 & 32	1000.00 sq.m
2.	SDF I Building	35 & 36	1000.00 sq.m

The Base Rent for auction of Built up space / SDF is ₹ 1,948/- per sq.m. per annum.

2. Business entities engaged in manufacturing or service activities may participate in the E-auction for the Plots and SDF Modules.

3. Those business entities desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the E-Auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.
4. E-auction of the above Plots / Modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on **15th September 2020**.
5. The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, www.mstcecommerce.com. A pre-bid briefing to explain the process of E-auction would be held by M/s. MSTC Limited at 4.00 p.m. on **8th September 2020** in the Conference Hall of MEPZ-SEZ Administrative Office Building. All those who are willing to participate in the E-auction are requested to participate in the Pre-bid brief meeting on the aforementioned date, time and venue. No separate information / letter / email will be given in this regard.
6. Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, ADC (Mobile No: 96982 70001) whereupon necessary arrangements would be made for inspection of the premises.

DEVELOPMENT COMMISSIONER.

Terms and conditions for E-auction and Allotment of vacant Plots & SDF Modules in MEPZ-SEZ.

The Competent Authority of this office has approved the following terms & conditions for E-auction and Allotment of Vacant Plots and SDF Modules in MEPZ-SEZ, Tambaram, Chennai-45.

1. Validity of the Bid – 120 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
 - a. Entry Fees : 3 years rent @ ₹ 176/- sq.m. per annum (existing Government rate for Plots) ; 18 months Lease rent @ ₹1,948/- sq.m. per annum (existing Government rate for SDF modules) (Both are Non-refundable on exit from MEPZ-SEZ)
 - b. Security Deposit : 6 months rent at H-1 rate (refundable on exit from MEPZ-SEZ).
 - c. First Quarter Rent : 3 months rent at H-1 rate.
 - d. On failure to make the above payments within the given time, the EMD would be forfeited.
3. Earnest Money Deposit (EMD):

For Plots:

Plot No	Area in Sq.m.	Annual Plot rent @ ₹ 176/- sq.m. p.a.	EMD @ 10% of Annual Plot rent (R/o to the nearest 1000)	Valuation of the Building on the Plot	EMD @ 2% of the value of the building	Total EMD Col (4) + Col (6)
(1)	(2)	(3) ₹	(4) ₹	(5) ₹	(6) ₹	(7) ₹
B-16, Phase – I	2266	3,98,816	40,000	1,58,56,000	3,17,120	3,57,120
B-8, Phase – II	3192	5,61,792	56,000	7,30,00,000	14,60,000	15,16,000

SDF Modules:

Module No	Area in Sq.m	Annual SDF Module rent @ ₹ 1948/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
31 & 32 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000
35 & 36 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000

4. For participation in the bidding for the plot, the bidders should furnish an undertaking in ₹ 100/- Non Judicial Stamp Paper, for taking over the building at the Government valuation.
5. If the Highest Bidder (H-1) is a LOA holder in any other SEZ, or is a Non-LOA holder, he shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit will be forfeited. If H-1 already has a LOA to operate in MEPZ-SEZ he need not apply for LOA again.
6. On failure of H-1 to obtain LOA within 60 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
7. The H-1 shall pay 100% of the cost of building as per the Government valuation to the Exited unit and the Exited unit shall furnish a Bank Guarantee for 10% of the Government valuation to the H-1 bidder. After the exited unit submits No Due Certificate from Statutory Authorities like Municipality and Electricity Board, the H-1 bidder shall release the Bank Guarantee submitted by the Exited unit.
8. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Plot would be issued to the H-1. Thereafter, the Plot and the Building would be handed over in "as is where is whatever there is" condition basis.
9. In the event of H-1 backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.
10. The minimum increase for a bid shall be ₹ 10/-.
11. Single bid tenders will be rejected in conformity with the CVC guidelines.
12. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.