

E-Auction Notice for Gems and Jewellery Modules

GOVERNMENT OF INDIA
MINISTRY OF COMMERCE AND INDUSTRY

MEPZ SEZ

Tambaram, Chennai – 600 045.

E-AUCTION NOTCE 01 /2025

The following Gems & Jewellery Built-up are available for allotment through E-auction in MEPZ-SEZ, Tambaram, Chennai – 600 045.

S.N	Module No	Area in SQM
1.	Module No. 1 SDF 6 Building	260
2.	Module No. 6 SDF 6 Building	247
3.	Module No. 7 SDF 6 Building	247

2. E-auction will be held on 22.04.2025. A pre-bid briefing will be held on 11.04.2025 through online.
3. For further details and Terms and Conditions please visit the following websites:

www.mepz.gov.in
www.mstcecommerce.com

E-AUCTION NOTICE

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.	SQ.MTR.
1.	SDF 6 Building	Module No. 1	260
2.	SDF 6 Building	Module No. 6	247
3.	SDF 6 Building	Module No. 7	247

1. The Base Rent for auction of Built up space / SDF is ₹ 3608/sq.m/annum
2. Business entities engaged in Gem and Jewellery manufacturing, or service activities may participate in the E-auction for 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 Modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on **22.04.2025.**

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 3.30 p.m. on **11.04.2025** through Online (Video conference on Webex Platform). The Webex link for the pre-bid meeting will be published in MEPZ SEZ portal. 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. 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.Vijayanandh K, ADC (Mobile No: 9600113175) where upon necessary arrangements would be made for inspection of the premises.**

**Sd/-
DEVELOPMENT COMMISSIONER**

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

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

1. Validity of the Bid – 90 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
 - a. Development Charges: 18 months Lease rent @ ₹ 1700/- sq.m. per annum(Non-refundable on exit from MEPZ-SEZ)
 - b. Security Deposit: 6 months rent at H-1 rate (refundable on exit from MEPZ-SEZ).
 - c. On failure to make the above payments within the given time, the EMD would be forfeited.
3. Earnest Money Deposit (EMD):

SDF Modules:

Sl.No.	Module No	Area in SQM	Annual SDF Module rent @ ₹ 3608/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
1.	Module No. 1 SDF 6 Building	260	₹ 9,38,080/-	₹ 1,00,000/-
2.	Module No. 6 SDF 6 Building	247	₹ 8,91,176/-	₹ 1,00,000/-
3.	Module No. 7 SDF 6 Building	247	₹ 8,91,176/-	₹ 1,00,000/-

4. 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.
5. 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.
6. 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.
7. The minimum increase for a bid shall be ₹ 10/-.
8. Single bid tenders will be rejected in conformity with the CVC guidelines.
9. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.