

E-Auction Notice for SDF and Built-up Modules

**GOVERNMENT OF INDIA
MINISTRY OF COMMERCE AND INDUSTRY
MEPZ SEZ
Tambaram, Chennai – 600 045**

E-AUCTION NOTICE - 02/2026

The following SDF Modules and Built-up are available for allotment through E-auction in MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl. No.	Location	Module No.	Area
1	SDF - I (Ground Floor)	27 & 28	1000 sq.m.
2	SDF - I (1st Floor)	47 & 48	1000 sq.m.
3	SDF - I (2nd Floor)	61	302 sq.m.
4	SDF - III (First Floor)	28	323 sq.m.
5	SDF - III (First Floor)	29	323 sq.m.

1. E-auction will be held on 21.04.2026. A pre-bid briefing will be held on 13.04.2026 through online.
2. For further details and Terms and Conditions please visit the following websites:

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

E-AUCTION NOTICE

1. The Base Rent for auction of Built up space / SDF is ₹3,080/- per sq.m. per annum for area more than 500 sq.m. and ₹3,969/- per sq.m. per annum for area less than 500 sq.m. in addition, the cost of office furniture and interior work (Salvage Value) for the below mentioned modules will be included.

Sl.No	Name of the exited unit and Module No.	Module No.	Built up area	Cost of Office furniture and interior works (Salvage Value) as determined by Govt. Valuer
1	M/s. DXC Technology India Pvt.Ltd.,	47 & 48	1000 sq.m.	₹ 5,38,250/-

2. Business entities engaged in 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 **21.04.2026**.

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 **13.04.2026** 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 – 120 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
 - a. Development Charges: Lease Area X ₹1700/- (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.	Location	Module No.	Area in sq.m.	Base Rent per Annum per sq.m.	Annual base rent per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
1	SDF - I (Ground Floor)	27 & 28	1000 sq.m.	₹3080/-	₹30,80,000/-	₹3,08,000/-
2	SDF - I (1st Floor)	47 & 48	1000 sq.m.	₹3080/-	₹30,80,000/-	₹3,08,000/-
3	SDF - I (2nd Floor)	61	302 sq.m.	₹3969/-	₹11,98,638/-	₹1,19,863/-
4	SDF – III (First Floor)	28	323 sq.m.	₹3969/-	₹12,81,987/-	₹1,28,198/-
5	SDF – III (First Floor)	29	323 sq.m.	₹3969/-	₹12,81,987/-	₹1,28,198/-

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 they 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. 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.
7. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Module would be issued to the H-1. **Thereafter, the Module would be handed over in “as is where is whatever there is” condition basis.**
8. 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.
9. The minimum increase for a bid shall be ₹ 10/-.
10. Single bid tenders will be rejected in conformity with the CVC guidelines.
11. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.