

IFFCO KISAN SEZ LIMITED (IKSEZ)
TENDER / E-AUCTION DOCUMENT
E-AUCTION OF 10 ACRES OF INDUSTRIAL LAND
BLOCK NO. 10, GATE NO. 1, IKSEZ
For Long-Term Lease to Industrial Investors

1. NOTICE INVITING E-AUCTION

IFFCO Kisan SEZ Limited (IKSEZ) invites eligible and interested investors to participate in the competitive E-Auction for leasing 10 Acres of industrial land in Block No. 10 at Gate No. 1 of the IKSEZ project site, Racharlapadu Village, Regadichelika Panchayat, Talamanchi Revenue Village, Kodavaluru Mandal, SPSR Nellore District, Andhra Pradesh. The bidder shall be a bona fide investor interested in establishing a manufacturing unit in an approved industrial sector. The approved list of industrial sectors is provided under Point No. 13.

The land is proposed to be leased for 99 years for establishment of an industrial/manufacturing unit, subject to this Tender/E-Auction Document, the Letter of Confirmation, allotment conditions and the lease deed.

The E-Auction shall be conducted through the C1 India E-Auction platform. Bidders shall complete registration, KYC and EMD payment within the prescribed time and participate in the E-Auction as per timeline specified in the platform.

2. LAND DETAILS

Particulars	Details
Project	IFFCO Kisan SEZ Limited (IKSEZ)
Location	Gate No. 1
Block	Block No. 10
Survey / L.P. No. & Location	L.P. No. 1, Racharlapadu Village, Regadichelika Panchayat, Talamanchi Revenue Village, Kodavaluru Mandal, SPSR Nellore District
Extent	10 Acres
Purpose	Establishment of industrial unit by the bidder in the duly approved category.
Mode	Competitive E-Auction.
Lease Period	99 Years
IGRS Market Value / Circle Rate	Rs. 87.12 Lakhs per Acre
Reserve Price	Rs. 87.00 Lakhs per Acre
Total Reserve Price	Rs. 8.70 Crore
EMD	Rs. 8.70 Lakh (1% of Total Reserve Price)

3. RESERVE PRICE

Based on the Market Value of Land (Circle Rate) as per the AP Government Market Rates available on the IGRS Portal, the value of the proposed land is Rs. 87.12 Lakhs per Acre. Accordingly, the Reserve Price is fixed at Rs. 87.00 Lakhs per Acre for the proposed E-Auction.

The Reserve Price of Rs. 87.00 Lakhs per Acre represents the upfront lease consideration for the 99-year lease. Bidders shall quote at or above the Reserve Price, and the H1 price emerging from the E-Auction be the final upfront lease consideration, subject to the terms of this document and approval of the Competent Authority.

In addition to the upfront lease consideration, the successful bidder/Lessee shall also pay annual lease rent, applicable security deposits and other applicable charges, taxes and statutory levies, as prescribed by IKSEZ from time to time and as specified in the final Lease Deed.

4. E-AUCTION PLATFORM

The E-Auction shall be conducted through C1 India. Bidders shall register on the C1 India platform, complete KYC requirements and comply with the technical and payment requirements prescribed for the auction.

C1 India E-Auction Portal: <https://bankeauctions.com>.

Bidders are responsible for completing registration sufficiently in advance and ensuring that their internet connectivity, login credentials and other technical requirements are in order.

5. ELIGIBILITY

- Individuals legally competent to execute the lease for industrial land in India.
- Registered partnership firms and LLPs.
- Companies incorporated under applicable law.
- Eligible trusts, societies and co-operative societies.
- Government departments, PSUs and eligible autonomous bodies.
- Other legally eligible entities accepted by IKSEZ.
- Where the bidder is an entity, the bid shall be submitted by an authorised signatory supported by a valid Board Resolution, Power of Attorney or other authorisation.

6. KYC / DOCUMENTS

Bidder Type	Indicative Documents
Individual	PAN, Aadhaar/Passport/Voter ID/Driving License, bank details
Company	Certificate of Incorporation, PAN, MOA/AOA, Board Resolution/authorisation, signatory ID, bank details, GST Certificate.
LLP/Partnership	Registration certificate, LLP Agreement/Partnership Deed, PAN, authorisation/POA, partner/signatory ID, bank details, GST Certificate.
Trust/Society/Co-operative	Registration certificate, constitutional documents, PAN, authorisation, signatory ID, bank details, GST Certificate.

IKSEZ/C1 India may seek additional documents or clarifications for verification. Non-submission or incomplete submission may result in rejection.

7. EMD

The EMD shall be Rs. 8.70 Lakh, equivalent to 1% of the total Reserve Price of Rs. 8.70 Crore. The EMD shall be paid by the bidder through the C1 India E-Auction Platform within the stipulated time. Only bidders who have successfully paid the prescribed EMD within the stipulated time shall be eligible to participate in the E-Auction.

The EMD amount may be remitted to the following IKSEZ Bank Account as per given details:

- Account Name: IFFCO KISAN SEZ LIMITED
- Account Number: 00000031738166990
- Bank Name: State Bank of India (SBI)
- Bank Branch: Nellore Town (01163)
- IFSC Code: SBIN0001163

8. EMD REFUND / ADJUSTMENT

8.1. Successful Bidder

The EMD shall be adjusted against the amount payable towards final lease consideration, subject to the approved payment terms. If the successful bidder defaults on payment or land allotment conditions and the allotment is cancelled, applicable deductions/forfeiture shall be made as per the final approved terms. Any balance EMD, after applicable deductions, shall be refunded.

8.2. Unsuccessful Bidder

The EMD of unsuccessful bidders shall be refunded after completion of the E-Auction process, subject to the applicable procedure.

9. SITE VISIT AND DUE DILIGENCE

Bidders are advised to inspect the land and surroundings at their own cost before participating and satisfy themselves regarding location, access, physical condition, infrastructure and other site conditions.

Bidders shall be deemed to have examined the site whether or not they actually visit it. No claim arising from non-inspection or lack of knowledge of site conditions shall be entertained after the auction.

The land is proposed to be offered on an '**as is where is**' basis, subject to applicable legal and contractual conditions.

10. PERMITTED USE

The successful bidder shall use the land only for establishment and operation of an industrial/manufacturing unit and activities permitted under applicable laws and lease conditions and within the industrial sectors as specified under Point No. 13.

The successful bidder shall obtain all approvals, permissions, licences, NOCs, environmental clearances, building permissions, utility connections and other statutory approvals at its own cost and is required to complete the construction activity as per the timelines specified under Lease Deed.

11. E-AUCTION PROCEDURE

- Complete C1 India registration and KYC.
- Pay the prescribed EMD within the stipulated time.
- Bids shall be placed at or above the Reserve Price.
- Bid increments shall be as configured in the C1 India auction.
- The highest valid bid at closure shall be treated as H1, subject to verification and approval.
- The H1 price shall form the basis for final lease consideration.
- Any auto-extension/time-extension shall be governed by the C1 India auction configuration subject to approval of IKSEZ.
- IKSEZ reserves the right to cancel or reject a bid or auction process in accordance with this document.

12. H1 PRICE AND FINAL LEASE CONSIDERATION

The H1 price emerging from the competitive E-Auction shall be considered as the market-determined price per Acre. The final lease consideration for 10 Acres shall be calculated based on the accepted H1 price, subject to verification and approval by the Competent Authority.

Being H1 bidder shall not by itself create an unconditional right to allotment. Final allotment is subject to compliance with all tender conditions, payments, documents and approval.

13. LIST OF APPROVED INDUSTRIAL SECTORS AS PER EC FOR IKSEZ INDUSTRIAL PARK.

- Synthetic Organic Chemicals Industry
- Distillery
- Bio-Technology Related / Enzymes
- Textiles
- Mineral Beneficiation
- Petrochemical Products
- Leather Processing
- Light & Heavy Engineering / Renewable Energy Products
- Food & Agri Processing / Farm Equipment
- Aqua Processing & Derivatives
- Nano Materials & Nano Fertilizers
- Non-Alcoholic / Fruit-Based Beverages
- Electric Mobility & Associated Products
- Electrical & Electronics including Li-ion & Solid-State Batteries
- Warehouse & Logistics

14. POST-AUCTION ALLOTMENT PROCESS

- Issue of a Letter of Confirmation to the successful bidder, incorporating the applicable terms and conditions, subject to approval of the Competent Authority.
- Submission of the required project details/Project Report/DPR, wherever applicable.
- Payment of the upfront lease consideration and other applicable charges as per the approved terms and conditions within 90 days from the date of intimation.
- Issue of Final Allotment/Lease-related Communication upon receipt of the required payments and satisfactory compliance with all applicable conditions.
- Execution and registration of the Lease Deed in the prescribed format.

15. LEASE DEED

The successful bidder shall execute a lease deed for 99 years in the form approved by IKSEZ. The lease shall be subject to applicable laws and approved allotment conditions.

Stamp duty, registration charges, taxes and other expenses relating to execution and registration shall be borne by the successful bidder.

16. PROJECT DEVELOPMENT

The successful bidder shall develop the industrial unit in accordance with the approved project proposal, applicable development regulations and timelines specified by IKSEZ.

All statutory approvals and project-related permissions shall be obtained by the successful bidder at its own cost.

17. DEFAULT AND CANCELLATION

Failure to make payments, submit documents, execute the lease deed, implement the project or comply with material conditions within prescribed timelines may result in cancellation of allotment and forfeiture/deduction of EMD or other amounts as applicable under the final approved conditions.

Extension of time, if any, shall be at the sole discretion of IKSEZ and shall not be claimed as a matter of right.

18. RIGHTS OF IKSEZ

- Accept or reject the tender/E-Auction in whole or in part, without assigning any reason.
- Cancel, postpone, modify or withdraw the E-Auction & subsequent process at any stage without citing any reasons.
- Seek clarification or additional information from bidders.
- Verify documents and information submitted by bidders.
- Reject a bidder for false, misleading, incomplete or materially incorrect information.
- Modify the auction schedule or terms by suitable notice.
- Take any other action considered necessary in the interest of IKSEZ, subject to applicable law and approved terms.
- No bidder shall have any claim for compensation or damages on account of cancellation, postponement, modification or withdrawal of the E-Auction.

19. INSTRUCTIONS TO BIDDERS

- Submit all information and documents within the stipulated timelines.
- Follow prescribed formats wherever specified.
- Provide communications and information in writing.
- Ensure that all information submitted is complete and correct.
- Provide additional information/clarifications as and when requested.
- Material misrepresentation or suppression of facts may lead to rejection/cancellation.
- Comply with C1 India technical and security requirements.
- Independently satisfy all statutory and regulatory requirements.

20. IMPORTANT DATES

Event	Timeline
Publication of E-Auction Advertisement	D0 – To be specified by IKSEZ
Last date for C1 India registration and EMD payment	D1 – To be specified
E-Auction date and time	D2 – To be specified
Issue of Letter of Confirmation	Within 15 working days from E-Auction, subject to approval
Required documents/DPR	Within 15 days from Letter of Confirmation
Full payment	Within 90 days from Letter of Confirmation, unless otherwise specified
Execution of Lease Deed	Within 15 days after full payment.
Possession	As per lease conditions

21. PAYMENT PROCEDURE

The successful bidder shall make payments only through the authorised payment mechanism communicated by IKSEZ in the Letter of Confirmation/allotment communication. The bidder shall retain and submit system-generated payment receipts/transaction acknowledgements wherever required.

22. TAXES, DUTIES AND OTHER CHARGES

All applicable taxes, duties, stamp duty, registration charges, statutory fees, utility charges and other expenses connected with allotment, development and lease of the land shall be borne by the successful bidder.

23. COMMUNICATION AND CLARIFICATIONS

Queries relating to the Tender/E-Auction shall be submitted to IKSEZ within the period specified in the auction notice. Queries regarding C1 India registration, login, technical issues or platform operation shall be addressed to C1 India through its official support mechanism.

IKSEZ shall communicate material changes in the auction schedule or conditions to registered bidders through the designated communication channel.

24. GOVERNING DOCUMENTS

The successful bidder shall be bound by this Tender/E-Auction Document, accepted bid, Letter of Confirmation, allotment communication, lease deed and other applicable conditions issued by IKSEZ. In case of inconsistency, the final approved allotment terms and executed Lease Deed shall prevail to the extent applicable.

25. KEY COMMERCIAL AND OPERATING CONDITIONS

- The following key commercial and operating conditions shall apply to the successful bidder and shall form part of the lease/allotment conditions, subject to the final Lease Deed approved by IKSEZ:
- **Lease Term:** The lease shall be for a period of 99 years from the Lease Commencement Date specified in the Lease Deed. The lease may be further renewed at such terms and conditions as determined by IKSEZ for an additional period of 33 years, subject to the approval of IKSEZ, execution of a fresh Lease Deed, compliance with applicable rules and regulations, and payment of applicable stamp duty, registration charges, taxes and other related expenses.
- **Lease Consideration:** The final lease consideration shall be based on the accepted H1 bid price emerging from the E-Auction, subject to approval of the Competent Authority and the terms of the Tender/E-Auction Document.
- **Annual Lease Rent:** In addition to the upfront lease consideration, the Lessee shall pay annual lease rent of Rs 20,000/- per acre per year as specified in the final Lease Deed. Applicable taxes shall be payable additionally. The annual lease rent shall be subject to revision as specified in the final Lease Deed/approved policy of IKSEZ.
- **Rent Security Deposit:** The successful bidder shall maintain a security deposit equivalent to one year's lease rent, towards annual lease rent and other applicable charges. The security deposit shall be interest-free and refundable, subject to adjustment against any outstanding dues and compliance with the terms and conditions of the Lease Deed.
- **Power Supply:** The Lessee shall obtain and maintain its own power connection from APSPDCL or another approved electricity distribution company, at its own cost. All connection, consumption, maintenance and commercial charges shall be the responsibility of the Lessee. The Lessee shall not damage any existing or future infrastructure of IKSEZ and shall compensate IKSEZ for any damage caused.
- **Water Supply:** IKSEZ may provide water at the boundary of the leased premises. The Lessee shall intimate its expected water requirement in advance and pay applicable water charges, taxes and statutory levies. The prevailing tariff and future revisions shall be as specified by IKSEZ from time to time.
- **Water Metering:** Water supplied to the Lessee shall be measured through a flow meter installed and maintained by IKSEZ or its authorised agency at the cost of lessee, and the quantity recorded shall form the basis for billing.
- **Common Facilities:** IKSEZ shall provide/maintain common facilities within the industrial park, such as access roads, common area lighting, storm-water drainage, security, greenbelt and other common infrastructure, as per the approved Master Plan and applicable policy. The Lessee shall make arrangements within its premises for connecting to and using such facilities.

- **Common Facilities Charges:** The Lessee shall pay common facilities/maintenance as prescribed by IKSEZ from time to time. The said charges shall be subject to revision from time to time. The charges shall be payable within the prescribed period against the invoice raised by IKSEZ or its authorised agency.
- **Maintenance Security Deposit:** Where prescribed, the Lessee shall maintain a non-interest-bearing security deposit for one quarter towards common facilities/maintenance charges. The deposit shall be refundable subject to adjustment of outstanding dues and other applicable deductions at the end of the lease/termination.
- **Environmental Compliance:** The Lessee shall obtain all required environmental approvals and comply with all applicable environmental laws and directions of statutory authorities. The Lessee shall provide and operate its own ETP, STP and other required pollution-control facilities and shall be responsible for safe disposal of all wastes generated by its unit.
- **Greenbelt and Internal Development:** The Lessee shall develop greenbelt, open spaces, internal roads and other facilities within the leased premises in accordance with the approved Master Plan and approvals of the competent authorities.
- **Damage to Common Infrastructure:** The Lessee shall not disturb, damage or destroy any existing or future common infrastructure provided by IKSEZ. Any damage caused by the Lessee, its contractors or agents shall be repaired or compensated by the Lessee as determined under the Lease Deed.
- **Revamp / Strengthening Charges:** As per the final Lease Deed or approved IKSEZ policy, the Lessee shall contribute towards periodic revamp, strengthening and improvement of common facilities/common infrastructure at the rates and intervals specified by IKSEZ.
- The above conditions are included in simplified form for tender purposes. The detailed rights, obligations, tariffs, escalation/revision mechanisms, payment schedules, security deposits and other conditions shall be governed by the final Lease Deed and the applicable policies of IKSEZ.

26. INDICATIVE KYC / DOCUMENT CHECKLIST

- PAN Card.
- Aadhaar/Passport/Voter ID/Driving Licence or other valid identity proof.
- Bank account details/cancelled cheque.
- Certificate of Incorporation/Registration, where applicable.
- MOA and AOA for companies, where applicable.
- Partnership Deed/LLP Agreement, where applicable.
- Board Resolution/Authorisation/Power of Attorney.
- GST Registration Certificate, where applicable.
- Any other document requested by IKSEZ/C1 India.

27. BIDDER DECLARATION

I/We hereby declare that I/We have read and understood the Tender/E-Auction Document and agree to abide by all its terms and conditions. I/We confirm that the information and documents submitted by me/us are true, complete and correct.

I/We have inspected or had the opportunity to inspect the proposed land and have satisfied myself/ourselves regarding its location and site conditions. I/We understand that the land is offered subject to the conditions of the Tender/E-Auction Document and Lease Deed.

I/We understand that the H1 bid is subject to verification and approval by the Competent Authority and does not by itself create an unconditional right to allotment.

Name of Bidder	
Authorised Signatory	
Designation	
Date / Place	
Signature & Seal	

28. KEY LEASE CONDITIONS

The final Lease Deed shall be executed in the form approved by IKSEZ and shall contain, inter alia, the lease period, permitted use, payment obligations, development obligations, statutory compliance, transfer/sub-lease conditions, default and termination provisions, taxes and duties, dispute resolution and other applicable conditions.

The successful bidder shall comply with the final approved Lease Deed and all applicable laws, regulations and conditions governing the IKSEZ industrial park.

MASTER PLAN SHOWING THE 10-ACRE LAND PROPOSED FOR E-AUCTION

