HELLO WORLD

INNOVATION & RESEARCH PARK

eAuction of Plots in Hello World Innovation & Research Park, Verna Industrial Estate, Goa

No: GIC/26-27/05 dated 14/08/2026

Issued: 14/08/2026

Goa Industrial Development Corporation

KNOWLEDGE PARTNER

CREDAI

Goa Industrial Development Corporation

Plot No. 13-A-2, EDC Complex, Patto Plaza, Panaji-Goa 403001

Email: eauctiongidc@gmail.com

DISCLAIMER

1. The information provided in this eAuction Document, or subsequently to intending Bidders, whether verbally or in documentary or any other form by or on behalf of the Goa Industrial Development Corporation (hereinafter referred to as the "Corporation"), its directors, employees, or advisors, including the hand-holding department, is on the terms and conditions set out in this eAuction Document and other terms under which any information is provided.
2. This eAuction Document is not an agreement and is neither an offer nor an invitation by the Corporation to the intending Bidders or any other person. Its purpose is to provide information that may be useful to interested parties in formulating their bids for the plots offered through this eAuction Document.
3. The eAuction Document includes statements reflecting various assumptions and assessments made by the Corporation regarding the eAuction process. These assumptions and assessments do not purport to contain all information each Bidder may require. The Document may not be complete, accurate, adequate, or correct. Therefore, each Bidder should conduct their own analysis, verify the contained information, and seek independent advice.
4. The information in this eAuction Document includes legal interpretations, which are not exhaustive accounts of statutory requirements and should not be viewed as authoritative statements of law. The Corporation accepts no responsibility for the accuracy of any legal interpretation or opinion expressed herein.
5. Terms defined in this eAuction Document and in the Goa Industrial Development Corporation (Allotment, Transfer and Sub-Lease) Regulations, 2023, notified in the Official Gazette of the Government of Goa under no. Goa-IDC/Reg/2023-24/3621 dated 7th December 2023, apply only as defined and within the context of those Regulations.
6. The Corporation, its employees, and advisors make no representations or warranties and shall have no liability for any losses or expenses incurred due to the use of this eAuction Document or the contained information.

7. The Corporation reserves the right to update, amend, or supplement the information as it deems appropriate.
8. Issuance of this eAuction document does not, in any manner, create or imply any legal obligation, liability, or commitment on the part of the Corporation under any law currently in force in India.
9. Bidders must ensure the eAuction Document they download is complete, including all annexes and attachments.
10. Bidders residing outside India are required to adhere to all applicable Indian legal requirements.
11. Each Bidder is responsible for all costs incurred in preparing and submitting their bid. The Corporation is not liable for these or any other costs.
12. Bidders shall not make any public announcements about the bidding process; only the Corporation may do so. Violations may result in bid rejection.
13. By responding to this eAuction Document, Bidders accept its terms and conditions and waive all related claims. Bids submitted under this eAuction are strictly non-transferable and cannot be assigned or transferred in any manner.
14. Bidders must keep all information related to the bidding confidential unless authorized by the Corporation. Disclosure without consent may lead to disqualification or penalties.
15. Bidders must quote prices in Indian Rupees only. No other currency is acceptable.

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SECTION 1: INTRODUCTION

1.1 About Goa Industrial Development Corporation

1.1.1 The Goa Industrial Development Corporation (hereinafter referred to as the "Corporation") is a statutory body established by the Government of Goa under the Goa Industrial Development Act, 1965 (hereinafter referred to as the "Act"). The primary objective of the Corporation is to promote, secure, and facilitate the rapid and orderly establishment and organization of industries within the State of Goa.

1.1.2 The principal functions of the Corporation include:

- Establishing and managing industrial estates at locations designated by the State Government.
- Developing industrial areas designated by the State Government and making them available to industrial enterprises on a long-term lease basis.
- Undertaking projects or initiatives, either jointly, or as an agency in collaboration with other corporate bodies, institutions, or the Government, in furtherance of the Corporation's objectives and related matters.

1.1.3 At present, the Corporation manages 24 industrial estates spread across the State of Goa.

1.1.4 Under Section 37A of the Act, the State Government has declared all 24 industrial estates as notified areas, thereby empowering the Corporation to exercise all powers and functions of a local authority (Panchayat/Municipality), including building control, collection of taxes and fees, and provision of civic amenities, among others.

1.1.5 Furthermore, under Section 37B of the Act, the Corporation is vested with the powers and functions of the Chief Town Planner within industrial estates, thereby serving as the single-point authority for industries with respect to all construction-related permissions.

1.1.6 Section 51 of the Act empowers the Corporation to make regulations for the development and management of land in industrial estates. In exercise of this power, the Corporation has notified the Goa Industrial Development Corporation (Allotment, Transfer and Sub-Lease) Regulations, 2023 (hereinafter referred to as the "Goa-IDC Regulations 2023").

To download the Official Gazette copy of the Goa Industrial Development Corporation (Allotment, Transfer and Sub-Lease) Regulations, 2023.	
	To download the Goa Industrial Development Corporation (Allotment, Transfer and Sub-Lease) Regulations, 2023 with infographics.

1.2 About Hello World Innovation & Research Park

1.2.1 Hello World Innovation & Research Park (hereinafter referred to as the "Tech Park") is a world-class technology park being developed by the Corporation at Verna Industrial Estate, which is centrally located in the State of Goa along National Highway 66.

1.2.2 The Tech Park spans approximately 4,03,000 (four lakh and three thousand) square meters, comprising three (3) plots available for allotment on a leasehold basis to eligible Bidders through eAuction under Phase II.

1.2.3 Of the three (3) plots available for allotment in Phase II, two (2) plots measure 25,000 (twenty-five thousand) square meters each, and one (1) plot measures 29,900 (twenty-nine thousand nine hundred) square meters. The master plan of the Tech Park is shown in Figure 1.

1.2.4 The Corporation seeks to collaborate with qualified developers to create state-of-the-art office spaces designed to host enterprises engaged in sectors or activities such as Research & Development (R&D), Information Technology (IT) and IT enabled Services (ITeS), Global Capability Centres (GCCs), Artificial Intelligence and Emerging Technologies, Data Centres.

1.2.5 The Tech Park enjoys a strategic location at the heart of Goa, with direct access to NH-66 and NH-566. The Dabolim International Airport (GOI) lies approximately 15 kilometers away, Mopa International Airport (GOX) about 59 kilometers, and the Margao Railway Station about 17 kilometers from the site. The Tech Park is also well connected to major towns including Panaji (25 km), Margao (13 km), Ponda (14 km), and Vasco-da-Gama (18 km).

Figure 1: Master Plan of Hello World Innovation and Research Park

1.2.6 The Tech Park benefits from the strong industrial ecosystem of the Verna Industrial Estate, which is the largest in Goa and home to leading companies such as IFB, Bosch, Cipla, Pfizer, Siemens, Commscope, Abbott India, Lupin, Watson Pharma, Coca Cola, Finolex, and Duraline India, among others. Goa ranks as the fourth largest pharmaceutical exporter in India, contributing about 12 percent to the nation's total pharmaceutical exports.

1.2.7 The Tech Park is expected to generate direct employment for around 35,000 highly skilled professionals and contribute significantly to Goa's economy, firmly positioning the State on the global technology map.

SECTION 2: DEFINITIONS & INTERPRETATIONS

2.1 Definitions

Unless defined otherwise, the following terms wherever used in this eAuction Document shall have the following meanings:

2.1.1 "Bidder" means an individual, a body corporate, a limited liability partnership, or a registered partnership firm.

2.1.2 "eAuction Document" means this document issued by the Corporation for the allotment of plots through an eAuction for the establishment of Industrial Enterprise in the Verna Industrial Estate and shall include any annexures, corrigenda or clarifications thereto;

2.1.3 "H1 Bidder" means the Bidder who has submitted the highest bid in the eAuction process.

2.2 Interpretation

2.2.1 A reference to singular includes the plural and vice-versa where the context so requires.

2.2.2 A reference to any legislation or legislative provision includes any statutory modification or re-enactment of, or legislative provision substituted for, and any subordinate legislation issued under that legislation or legislative provision.

2.2.3 The metric system of measurement shall be used for the purpose of this eAuction Document.

2.2.4 A reference to any person includes that person's executors, administrators, substitutes, successors and permitted assigns.

2.2.5 A reference to a day, month or year is relevant to a day, month or year in accordance with the Gregorian calendar; unless otherwise specified in this eAuction Document.

2.2.6 A reference to ₹, Rs., INR or Rupees is to the lawful currency of the Republic of India unless specified otherwise.

2.2.7 A reference to an agreement, deed, instrument or other document includes the same as amended, novated, supplemented, varied or replaced from time to time.

2.2.8 The expression "writing" or "written" shall include communication by electronic mode or by physical letter.

2.2.9 If there is any difference between a number expressed both in figures and words, the latter shall prevail. This shall also apply to all documents and communications received by the Corporation from the Bidders.

2.2.10 Any capitalised term not defined in this eAuction Document shall have the same meaning as ascribed to it in the Goa-IDC Regulations 2023. Further, if there is a difference or ambiguity in relation to the definitions and terms used in this eAuction Document with the ones used in the Goa-IDC Regulations 2023, the definitions and terms used in the Goa-IDC Regulations 2023, shall prevail.

2.2.11 The applicable laws shall be any and all relevant laws, byelaws, ordinances, regulations, rules, codes, requirements and so on, as applicable and in force from time to time in the territory of India.

SECTION 3: PLOT DETAILS AND UTILIZATION NORMS

3.1 Plots Offered under this eAuction

3.1.1 Under this eAuction Document, the following plots are available for allotment in Phase II of Hello World Innovation & Research Park, as per Regulation 6 of the Goa-IDC Regulations, 2023.

Table 1: Details of Plots, Base Price, eAuction Fee, EMD, and date & time of eAuction

S.No.	Plot No.	Area of Plot (sqm)	Base Price for eAuction (per sqm)	eAuction Fee (including 18% GST)	EMD as 2% of the (C) X (D)	Date of eAuction	Time of Live eAuction (IST)
(A)	(B)	(C)	(D)	(F)	(E)	(G)	(H)
1	HW-2	25,000	₹4,000	₹17,700	₹20,00,000	12/10/2026	14:00 HRS
2	HW-3	25,000	₹4,000	₹17,700	₹20,00,000	13/10/2026	14:00 HRS
3	HW-6	29,900	₹4,000	₹17,700	₹23,92,000	14/10/2026	14:00 HRS

3.1.2 For the detailed procedure of allotment for the H1 Bidder after the successful completion of the eAuction, please refer to Section 6 of this eAuction document.

3.2 Utilization and Development Norms for the Plots

3.2.1 The built-up area in the Hello World Innovation & Research Park can be utilized by enterprises primarily engaged in:

a) Research & Development (R&D)
b) Information Technology (IT) and IT enabled Services (ITeS)
c) Global Capability Centres (GCCs)
d) Artificial Intelligence and Emerging Technologies
e) Data Centres

3.2.2 The Hello World Innovation & Research Park's master plan is uploaded on the portal along with this eAuction Document. They can also be downloaded from the Corporation's OPEN Portal (https://idc.goa.gov.in).

3.2.3 Bidders may conduct site visits of the plots listed in Table 1 and undertake appropriate due diligence before participating in the eAuction process. Requests for site visits may be sent by email to: eauctiongidc@gmail.com.

3.2.4 The activities in the plots offered in Table 1, shall remain confined to the permitted categories specified in Clause 3.2.1 throughout the Lease Term, even in the event of Transfer, Sub-Lease, or Extension of the Lease Term as per the Goa-IDC Regulations 2023.

3.2.5 The Base Price for the eAuction represents the starting bid amount. Bidders shall increase the bid value only in multiples of ₹100 (Rupees one hundred only). For detailed information on the procedure for eAuction, please refer to Section 5 of this eAuction Document.

SECTION 4: BIDDER ELIGIBILITY

4.1 Eligibility Criteria

S. No.	Eligibility Criteria	Supporting Documents
1	The Bidder shall be: (a) A company registered in India under the Companies Act, 1956 or 2013; or (b) A limited liability partnership (LLP) registered under the Limited Liability Partnership Act, 2008; or (c) A partnership firm registered under the Indian Partnership Act, 1932.	1. For a company: Certificate of incorporation 2. For a limited liability partnership: Certificate of registration 3. For a partnership firm: Registered copy of partnership deed
2	The Bidder shall have a minimum annual average turnover of ₹100 crore (Rupees One hundred crore only) during the past 03 (three) financial years (2023-24, 2024-25 and 2025-26)	A CA-issued certificate on the firm's letterhead, certifying the bidder's annual turnover for the last three financial years based on audited statements or tax returns, signed and stamped with CA details and a valid UDIN.
3	The Bidder shall have a positive net worth of not less than ₹30 crore (Rupees thirty crore only) as on 31st March 2026.	A CA-issued certificate on the firm's letterhead, certifying the bidder's net worth as on the latest audited financial year, based on verified financial records, signed and stamped with CA details and a valid UDIN.
4	The Bidder shall have successfully developed at least one IT, Commercial	Occupancy Certificates issued by competent authority.

S. No.	Eligibility Criteria	Supporting Documents
	Park, Institutional Real Estate Development, Special Economic Zone (SEZ) or Integrated Township project with a built-up area of not less than 20 (twenty) lakh square feet.	
5	The Bidder shall possess the following valid certifications: (a) ISO 9001 (Quality Management) (b) ISO 14001 (Environmental Management) (c) ISO 45001 (Occupational Health & Safety)	Copy of valid certifications as on last date of submission of bid.

4.2 General Instructions

4.2.1 Bidders are not required to submit supporting documents at the time of eAuction. However, they must furnish an affidavit as per Annexure A of this eAuction Document, clearly stating that they satisfy all eligibility criteria.

4.2.2 After the eAuction, only the H1 Bidder shall be required to submit all supporting documents along with the application for the plot, as specified in Clause 6.2 of this eAuction Document. These documents form part of the Detailed Project Report (DPR).

4.2.3 In case the H1 Bidder fails to submit the required supporting documents at the time of application for the Plot, the eAuction shall stand cancelled and the EMD of the H1 Bidder shall be forfeited.

SECTION 5: PROCEDURE FOR E-AUCTION

5.1 eAuction Portal

5.1.1 The eAuction shall be conducted on the National Informatics Centre (hereinafter referred to as "NIC") eAuction India Portal, which can be accessed at https://eauction.gov.in.

The detailed procedure for enrollment as Bidder is provided 'eAuction Online Bidder Enrollment' documents which is available in the eAuction 'Bidders Manual Kit,' available under the 'Resources' section in the footer of the NIC eAuction India Portal. The same may also be downloaded using the following QR code.

Bidder's Manual Kit ➔

5.1.2 For any technical queries relating to the NIC eAuction India Portal, Bidders may avail of the 24x7 helpdesk support provided by NIC.

5.2 Registration

5.2.1 Interested Bidders shall register themselves on the NIC eAuction India Portal, which is accessible at https://eauction.gov.in. The registration procedure is explained in detail in the Bidders Manual Kit.

5.3 General guidelines for eAuction

5.3.1 Bidders shall ensure timely submission of bids before the last date and specified in Table 2 under Clause 5.4 of this eAuction Document. The Corporation or NIC shall not be responsible for any delay or failure on the part of the Bidders in submitting their bids on time.

5.3.2 Any corrigenda issued by the Corporation after the release of the eAuction Document shall form an integral part of this eAuction Document.

5.3.3 Verbal clarifications or information provided by the Corporation, its employees, representatives, or consultants shall not be binding unless confirmed through corrigenda.

5.3.4 The Corporation reserves the right to extend the last date for submission of bids or the date of the eAuction to allow Bidders sufficient time to consider any corrigenda issued.

5.3.5 The Bidder **shall sign the affidavit** provided in Annexure A of this eAuction Document and upload it on the NIC eAuction India Portal before the last date for submission of bids.

5.3.6 Failure to upload the affidavit before the last date of bid submission shall lead to disqualification of the Bidder.

5.3.7 Uploading the affidavit without the signature of the Bidder or its authorized signatory shall lead to disqualification of the Bidder.

5.4 Schedule of the eAuction

Table 2: Schedule of the eAuction

S. No.	Event Description	Date
1	Release of eAuction Document and opening of registration on NIC eAuction portal	14/08/2026
2	Receipt of pre-bid queries via email at eauctiongidc@gmail.com	24/08/2026
3	Pre-bid meeting Mode: Online Meeting Link: https://meet.google.com/sht-afgz-hyc	26/08/2026
4	Uploading responses to pre-bid queries (if required)	27/08/2026
5	Start date for submission of bids	14/08/2026
6	Last date for submission of bids	12/10/2026 to 14/10/2026 at 09:00 HRS
7	Evaluation of bids[1]	12/10/2026 to 14/10/2026

[1] The evaluation of bids will take place on the same day as the live eAuction for the respective plots.

8	Live eAuction of plots	12/10/2026 to 14/10/2026

5.5 Schedule for evaluation and live eAuction

Table 3: Schedule for evaluation and live eAuction

S.No.	Plot No.	Last date for submission of bids	eAuction Date	Evaluation Time (IST)	Live eAuction Time (IST)
1	HW-2	12/10/2026 at 09:00 HRS	12/10/2026	10:00 HRS to 12:00 HRS	14:00 HRS onwards
2	HW-3	13/10/2026 at 09:00 HRS	13/10/2026	10:00 HRS to 12:00 HRS	14:00 HRS onwards
3	HW-6	14/10/2026 at 09:00 HRS	14/10/2026	10:00 HRS to 12:00 HRS	14:00 HRS onwards

5.6 Submission of bid

5.6.1 After registration, Bidders shall click on ‘Auctions By Org’ menu item in the home page and select ‘Goa Industrial Development Corporation’ under the ‘Organization’ drop down list to locate this eAuction.

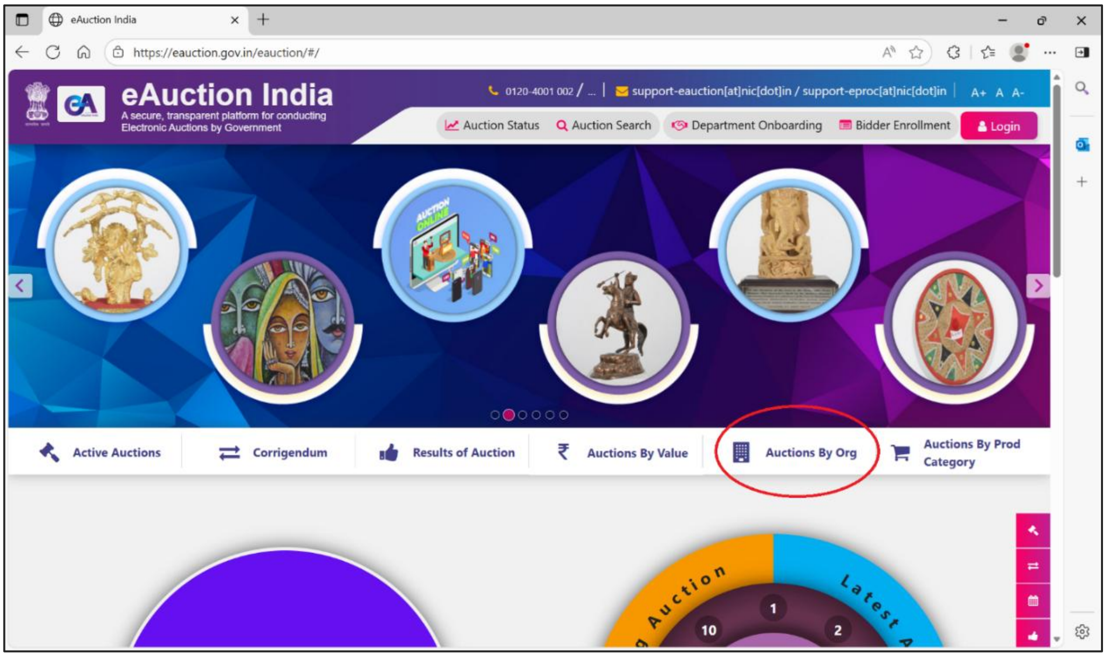

Figure 2: NIC India eAuction Portal Home Page

5.7 Payments for eAuction

5.7.1 The following payments shall be made by the Bidders for participation in the eAuction:

Table 4: Details of the payments

S.No.	Item	Amount (in ₹)	Remarks
1	eAuction Fee	15,000 + (18% GST) = 17,700	Non-refundable
2	Earnest Money Deposit (EMD)	2% of (Plot Area X Base Price) (Refer Table 1 under Clause 3.1.1)	Refundable and non-interest bearing

5.7.2 A Bidder may bid for more than one plot. However, Bidder must remit separate payments towards the eAuction Fee and Earnest Money Deposit (EMD) for each plot individually.

5.7.3 After remitting the payments, the Bidders shall upload the payment receipts on NIC eAuction India Portal.

5.7.4 Any bid submitted without the required payments before the last date of submission shall be summarily rejected.

5.7.5 The EMD of the H1 Bidder shall be adjusted against the Land Premium payable.

5.7.6 The payments shall be made into the following escrow account of the Corporation:

Table 5: The Escrow account details of Goa-IDC for payments

Name of the Bank:	ICICI Bank
Link for Escrow:	https://goaidc.procure247.com/TenderPay

5.7.7 Failure to make complete payment or upload the payment receipt on the NIC eAuction India Portal shall result in disqualification of the Bidder.

5.7.8 It shall be the responsibility of the Bidder to ensure that the EMD amount is credited to the Corporation’s escrow account before the last date of submission. The Corporation shall not be responsible for any delay or failure of the Bidder in this regard.

5.8 Evaluation

5.8.1 Before the commencement of the live eAuction, all bids shall be evaluated for completeness on the respective eAuction day as per the times indicated in Table 3 under Clause 5.5 of this eAuction Document.

5.8.2 Bidders shall be evaluated as per Annexure B of this eAuction Document.

5.8.3 Only Bidders who have uploaded the signed affidavit and payment receipts shall be granted access to participate in the live eAuction through the ‘Live Auction’ tab of the NIC eAuction India Portal.

5.9 Live eAuction

5.9.1 The eAuction shall be conducted strictly as per the schedule specified in Table 3 under Clause 5.5 of this eAuction Document.

5.9.2 During the live eAuction process, the identity of the Bidders shall remain strictly confidential until the completion of the eAuction process.

5.9.3 The incremental value shall be in multiples of ₹100 (Rupees one hundred only).

5.9.4 The default time for eAuction on the NIC eAuction India Portal is 30 (thirty) minutes. If any Bidder raises the bid value within 10 (ten) minutes before the scheduled end time, the eAuction shall automatically extend by an additional 10 (ten) minutes.

5.10 Declaration of the Results

5.10.1 The Bidder submitting the highest bid shall be declared the H1 Bidder. A confirmation email shall be sent to the H1 Bidder.

5.10.2 The EMDs of unsuccessful Bidders shall be refunded without interest after the completion of the eAuction process.

5.10.3 The procedure for allotment of plot to the H1 Bidders is provided in Section 6 of this eAuction Document.

5.10.4 If only a single bid is received for any plot, the eAuction process shall still be carried out, and the single Bidder shall be declared as the H1 Bidder upon completion of the eAuction time.

5.10.5 If an H1 Bidder is disqualified or rejected due to misrepresentation, non-submission of supporting documents, or non-compliance with the terms and conditions of the Provisional Allotment Order, the eAuction shall stand cancelled and the EMD of the

H1 Bidder shall be forfeited.

5.10.6 The decision of the Corporation in declaring the H1 Bidder shall be final and binding on all Bidders.

5.10.7 The acceptance or rejections of the bid, or the methodology adopted by the Corporation in conducting the eAuction through the NIC eAuction India Portal, shall not constitute grounds for any legal action before any court of law.

5.11 Misdeclaration

5.11.1 If, upon scrutiny, the Corporation finds any misdeclaration of facts in the supporting documents submitted by the Bidder, it may blacklist the Bidder and the associated professional(s) for a minimum period of 5 (five) years. Such instances shall also be reported to the relevant regulatory authorities in accordance with Regulation 26 of the Goa-IDC Regulations 2023.

> *26. Action in case misdeclaration*
>
> *If upon scrutiny, the Corporation finds any misdeclaration of facts by a chartered accountant, engineer, valuer, architect, company secretary or any other professional whose certificate is submitted by an Applicant, Allottee or Lessee along with any application under these Regulations, the Corporation may blacklist such Applicant, Allottee or Lessee and the professional for a period of at least five years, and further inti-mate such instances of misdeclaration to relevant regulatory authorities.*

5.12 Grievance Redressal

5.12.1 Any grievance in respect of this eAuction shall be dealt with in accordance with Regulation 25 of the Goa-IDC Regulations 2023.

> *25. Grievance Redressal*
>
> *Any Applicant, Allottee or Lessee aggrieved by the decision of any officer of the Corporation in respect of any matter under the Act or these Regulations, may within a period of sixty Working Days from the date of such decision/order, may appeal before the grievance redressal authority constituted by the Corporation for resolution of the grievance(s). Such grievance redressal authority shall be a sub-committee of the Board of Directors consisting of three-members:*
>
> *Provided that the sub-committee shall consist of at least one representative from industry bodies.*
>
> *Provided further that the Managing Director shall not be a member of the grievance*

	redressal authority

5.13 Governing Law and Jurisdiction of Courts

5.13.1 The eAuction Document and the bidding process shall be governed by and construed in accordance with the laws of India. The courts in Goa shall have exclusive jurisdiction over all the disputes arising under or in connection with the bidding process.

SECTION 6: PROCEDURE OF ALLOTMENT

Upon the declaration of the eAuction results, the following procedure shall be followed for allotment and grant of leasehold rights.

6.1 Confirmation email from the Corporation

6.1.1 The Corporation shall send a confirmation email to the H1 Bidder immediately after the successful conclusion of the eAuction.

6.2 Application by the H1 Bidder

6.2.1 The H1 Bidder shall apply for the plot on the Corporation's OPEN Portal which can be accessed at https://idc.goa.gov.in. The H1 Bidder shall prepare a Detailed Project Report as specified in Schedule-I of the Goa-IDC Regulations 2023 and upload it at the time of submitting the application.

6.2.2 It shall be the responsibility of the H1 Bidder to submit a complete application along with the Detailed Project Report. The Corporation shall not be liable for any delay in submission or for any incompleteness in the application.

6.2.3 If the H1 Bidder fails to submit a complete application along with the Detailed Project Report, within 30 (thirty) days from the date of declaration of results, the eAuction shall stand cancelled and the EMD of the H1 Bidder shall be forfeited.

6.3 Issuance of Provisional Allotment Order

6.3.1 The Corporation will issue a Provisional Allotment Order to the H1 Bidder within 15 (fifteen) working days from the date of submission. Thereafter, the H1 Bidder shall be referred to as the Allottee.

6.3.2 After issuance of the Provisional Allotment Order, the Allottee shall, within 30 (thirty) working days, fulfil the following conditions:

a) payment of Land Premium; and

b) payment of Lease Rent for the first year; and

c) execution of the Lease Deed based on Form-LD as per the Goa-IDC Regulations 2023.

6.3.3 If the Allottee fails to fulfil the conditions specified in Regulation 9(2) of the Goa-IDC Regulations 2023, within thirty working days of issuance of the Provisional Allotment Order, along with any extension thereof, the Provisional Allotment Order shall stand cancelled and the EMD paid by the Allottee shall be forfeited.

6.4 Land Premium

6.4.1 The highest bid offered in the eAuction shall be used only for calculation of the Land Premium. The details of Land Premium calculation are as follows:

Table 6: Land Premium Calculations

Definition	Formula	Illustration
Land Premium means the refundable and non-interest-bearing amount to be paid as premium in relation to the allotment of the Plot, being the highest bid multiplied by the area of the Plot. Land Premium is not subjected to any taxation.	Land Premium = (Highest Bid) x (Area of the Plot)	For example, if the highest bid is ₹6,000 per square meter for plot HW-2 (measuring 25,000 square meter), then: Land Premium = ₹6,000 x 25,000 = ₹15,00,00,000

6.4.2 The Allottee has the option of paying the Land Premium in a maximum of eight equal installments along with simple interest of 11% (eleven percent) per annum. However, the Allottee shall pay at least 20 (twenty) percent of the Land Premium within 30 (thirty) working days of issuance of the Provisional Allotment Order in accordance with Regulation 9(3) of the Goa-IDC Regulations 2023.

6.4.3 An illustration of payment of Land Premium through instalments, assuming that the highest bid is ₹6,000 per square meter for HW-2 plot measuring 25,000 square meters, is as follows:

Table 7: Land Premium Instalments

S. No.	Particulars	Instalment	Interest
1	Year 1 (20% downpayment)	₹3,00,00,000	NIL
2	Year 2	₹1,50,00,000	₹1,32,00,000

S. No.	Particulars	Instalment	Interest
3	Year 3	₹1,50,00,000	₹1,15,50,000
4	Year 4	₹1,50,00,000	₹99,00,000
5	Year 5	₹1,50,00,000	₹82,50,000
6	Year 6	₹1,50,00,000	₹66,00,000
7	Year 7	₹1,50,00,000	₹49,50,000
8	Year 8	₹1,50,00,000	₹33,00,000
9	Year 9	₹1,50,00,000	₹16,50,000
	Total	₹15,00,00,000	₹5,94,00,000

6.5 Lease Rent

6.5.1 The Lease Rent shall be calculated based on the Plot Rate, as on the date of notification of this eAuction Document, as fixed by the Corporation. The prevailing Plot Rate in Verna Industrial Estate is ₹2,810 per square meter.

6.5.2 The details of Lease Rent calculation are as follows:

Table 8: Lease Rent Calculations

Definition	Formula	Illustration
Lease Rent means the annual rental amount to be paid by the Lessee[2] to the Corporation as consideration for the leasehold rights granted over the Plot under the Lease Deed. It shall be two percent (2%) of the Plot Rate multiplied by area of the Plot. Further, it is subject to an increment of ten percent (10%) every three (03) years from the date of execution of the Lease Deed. Lease Rent is subjected to levy of 18% GST.	Lease Rent = 2% of (Plot Rate) x (Area of the Plot)	For Plot HW-2, measuring 25,000 square meter: Plot Rate of Verna Industrial Estate = ₹2,810 per square meter Annual Lease Rent = 2% of (₹2,810) x (25,000) = ₹14,05,000 Annual Lease Rent (including GST @ 18%) = ₹16,57,900

6.5.3 The Lease Rent as determined above shall be subject to an increment of 10% (ten

[2] After the execution of the Lease Deed, the Allottee shall be referred to as 'Lessee'

percent) every 3 (three) years.

6.6 Constitution of SPV

6.6.1 The Allottee may incorporate a Special Purpose Vehicle (SPV) for the purpose of executing the Lease Deed and setting up of the enterprise, subject to the conditions specified in Regulation 9(5) read with Regulation 2(1)(g) of the Goa-IDC Regulations 2023.

9. Lease Deed and Physical Possession *(5) The Allottee may incorporate an SPV, with Controlling Ownership interest, for the purpose of executing the Lease Deed and setting up the Enterprise on the Plot allotted.* *(6) In case of clause (5) of this Regulation, all obligations of the Allottee shall apply mutatis mutandis to the SPV.*

2(1)(g). "Controlled Ownership Interest" means: *(i) Holding of at least twenty six percent of voting rights in a body corporate as defined under the Companies Act, 2013 (Act No. 18 of 2013); or* *(ii) Ownership of or entitlement to at least twenty-six percent of the capital or profits in a limited liability partnership, partnership firm, society or trust;*

6.7 Mortgage

6.7.1 The Lessee may mortgage the leasehold rights over the Plot and secure financing from any financial institutions with the prior approval of the Corporation in accordance with Regulation 19 of the Goa-IDC Regulations 2023.

6.8 Lease Term

6.8.1 The initial lease term shall be for 30 (thirty) years from the date of execution of the Lease Deed. The Lessee may seek extension after 10 years from the date of execution of the Lease Deed, subject to the condition that the total lease term, including any extension(s) thereof shall not exceed 95 (ninety-five) years from the date of execution of the Lease Deed. The procedure for extension of lease term shall be in accordance with Regulation 22 of the Goa-IDC Regulations 2023.

6.9 Construction norms

6.9.1 The Lessee shall strictly adhere to the Goa-IDC Regulations 2023 and, the Goa Land Development and Building Construction Regulations 2010 for construction, completion and utilization of the land.

6.9.2 Within the first four years of Lease Term, the Lessee shall create a built-up area that is at least 30% of the plot area, in accordance with Regulation 11(4)(a) of Goa-IDC Regulations 2023. For example, if the plot area is 25,000 square meters, the Lessee shall create a built-up area of at least 7,500 square meters.

6.9.3 Within the first four years of lease term, the Lessee shall start Commercial Operations in the plot allotted to them. The definition of Commercial Operations as per Regulation 2(1)(f) of Goa-IDC Regulations 2023is as follows:

> *(f) "Commercial Operations" means the commencement of any activity indicating the conduct of business operations at an Enterprise, as evidence by the submission of:*
>
> *(i) an occupancy certificate issued by the Corporation to the Lessee; and*
>
> *(ii) a certificate issued by a registered chartered accountant in Form-CO of Schedule-I*

6.9.4 The Lessee shall comply with the development, planning and construction aspects of the Hello World Development Guidelines (hereinafter referred to as "Development Guidelines") provided in Annexure C of the eAuction Document.

6.9.5 The Lessee shall obtain the construction license, occupancy certificate and all other permits as may be relevant under applicable law(s), in accordance with Regulation 11 of the Goa-IDC Regulations 2023.

6.9.6 The Corporation shall assist and facilitate the Lessee in obtaining the Environmental Clearance for the building or construction project in accordance with the Environment (Protection) Act, 1986.

6.10 Sub-Lease

6.10.1 The Lessee may sub-lease the built-up area, in full or in part, to any other person, in accordance with Regulation 16 and Regulation 17 of the Goa-IDC Regulations 2023.

6.10.2 The Lessee shall pay the Corporation a sub-lease fee, as consideration for the permission to sub-lease at a rebate, equivalent to 4% of the Plot Rate multiplied by the built-up area intended for sub-lease.

Sub-Lease Fee = 4% of (Plot Rate x built-up area intended for sub-lease)

6.11 Other General Conditions

6.11.1 The Corporation shall not be responsible for any damages, including damages that result from, but are not limited to negligence of the Bidders.

6.11.2 No interest shall be payable on the EMD, or any payment refunded, if any.

6.11.3 The Corporation reserves the right to cancel, amend, revoke, or modify the conditions of this eAuction Document at its discretion, or reject any or all offers without assigning any reason.

ANNEXURE A: AFFIDAVIT

(To be executed on non-judicial stamp paper of ₹100 and duly notarised)

I, _____________________[Full Name], aged ___ years, [Designation], duly authorised signatory of [Name of the Bidder], having registered office at [Address], do hereby solemnly affirm and state on oath as follows:

1. That I am duly authorised and competent to make and affirm this affidavit on behalf of the Bidder in terms of the resolution of its [Board of Directors] or [Power of Attorney] executed in my favour. The said authorisation is valid and genuine to the best of my knowledge, information and belief.
2. That I have examined the eAuction Document, including the associated corrigenda and the Goa Industrial Development Corporation (Allotment, Transfer and Sub-Lease) Regulations 2023. I fully understand the contents of these documents and affirm that this affidavit is made voluntarily, in good faith, and without any coercion or misrepresentation.
3. That I/We have submitted a bid for allotment of plot(s) within the Hello World Innovation & Research Park situated in Verna Industrial Estate through the online eAuction conducted by the Goa Industrial Development Corporation.
4. That I/We have deposited the eAuction Fee of ₹. ________/- and the Earnest Money Deposit (EMD) of ₹. ________/- in accordance with the terms and conditions of the eAuction Document.
5. That I/We are eligible under Section 4 of the eAuction Document which provides for the Eligibility Criteria for Bidders.
6. That I/We do not qualify as a Disqualified Entity as defined in Regulation 2(1)(h) of the Goa-IDC Regulations 2023.
7. That I/We shall utilise the built-up area in the Hello World Innovation and Research Park only for the purposes specified in Clause 3.2.1 of the eAuction Document.
8. That I/We shall comply with the development, planning, and construction aspects of the Development Guidelines provided in Annexure C of the eAuction Document.

9. That I/We undertake that, upon selection, the Bidder shall execute and submit an Integrity Pact, as may be required by the Corporation.
10. That this Affidavit is made voluntarily and conscientiously with full understanding of its legal effect, and the statements made herein are true and correct to the best of my knowledge and belief.

DEPONENT
(Signature of Authorised Signatory)
Name: ___________________________
Designation: ______________________
For and on behalf of: ________________
PAN: ___________________________
Date: ___________________________
Place: __________________________
(Company Seal)

VERIFICATION

I, the above-named deponent, do hereby verify that the contents of the above affidavit are true and correct to the best of my knowledge and belief and that nothing material has been concealed therefrom.

Verified at ___________ on this ___ day of __________, YYYY.

DEPONENT
(Signature)
(Notary Seal and Signature)

ANNEXURE B: EVALUATION OF BIDDER

1. EAuction Document No.: ____________________ dated: ______________________
2. Bide Due Date: ______________________
3. Plot No.: ______________________
4. Area: ______________________
5. Name of Bidder: ______________________
6. Auction Fee: ______________________
7. Earnest Money Deposit (EMD): ______________________

Evaluation as per clause 5.8.2 of the eAuction Document:

S. No.	Item	Yes/No	Remark
1	Whether Bidder has submitted signed Affidavit provided in Annexure A of the eAuction Document		
2	Whether Bidder has remitted the Auction Fee to the Corporation		
3	Whether Bidder has remitted the Earnest Money Deposit to the Corporation		

It is certified that Bidder is [eligible] / [ineligible] for live auction

Member of Evaluation Committee of Goa-IDC/ Officers present for Bid Opening:

S. No.	Evaluating Officer	Designation	Signature
1	Evaluating Officer 1		
2	Evaluating Officer 2		
3	Evaluating Officer 3		

(Chairman of Evaluation Committee)

ANNEXURE C: HELLO WORLD DEVELOPMENT GUIDELINES

1. Introduction

The Goa Industrial Development Corporation (hereinafter referred to as the "Corporation") prescribes these Hello World Development Guidelines (hereinafter referred to as "Development Guidelines") for development of plots in Hello World Innovation & Research Park. These Development Guidelines shall be binding on all the H1 Bidders and shall be enforced at the time of obtaining construction permits.

The objective of prescribing the Development Guidelines is as follows:

- Preserve and reinterpret the Goan architectural character in a modern, sustainable form.
- Create climate-responsive, people-centric campuses suited to Goa's tropical coastal environment.
- Promote sustainability, mobility integration, and aesthetic harmony across all plots.
- These Development Guidelines shall be in addition to the Goa Land Development and Building Construction Regulations 2010 (hereinafter referred to as "Planning Regulations"). If there is any conflict between the Development Guidelines and Planning Regulations, the later shall prevail.

2. Design Philosophy

Development within the Hello World Innovation & Research Park shall embody a fusion of Goan vernacular architecture and contemporary workplace design principles:

- Architectural elements such as verandahs (balcões), deep eaves, arcades, shaded courtyards, and laterite stone shall be reinterpreted using modern materials and techniques.
- Buildings shall be designed to appear light, breathable, and human scaled, avoiding monotonous glass façades.
- The overall intent is to create a Goan soul in a global technology setting.

Recommended built-up use distribution for each plot is as follows:

S.No	Use Type	% of Total Built-up Area
1	Core office space for Innovation & Research Park	Minimum 80%
2	Commercial space (mandated at ground floor podium)	Minimum 7% Maximum 10%
3	Auxiliary Facilities for office spaces (cafeteria, gym, training rooms, wellness, daycare, small retail, etc.)	Maximum 5%
4	Building Services / Utilities (STP, DG, AHU/ Chiller, etc.)	Maximum 5%

3. Permitted use of built-up area for core office and commercial space

S.No	Use Type	Permitted use
1	Core office space for Innovation & Research Park	For enterprises engaged in research & development, global capability centres, information technology and IT-enabled services, artificial intelligence and emerging technologies, data centres.
2	Commercial Space	Retail or shops, showrooms, banks, financial institutions, restaurants, cafés, F&B, shopping malls, large retail complexes, markets or small commercial centres, service establishments (salons, repair shops, professional offices), daily conveniences, pharmacies, pet services, exhibitions (permanent or temporary), cinemas, multiplexes, entertainment venues, conference halls, and business centres. **The following activities are strictly prohibited in the commercial space:** • Wholesale vendor or retail vendor as defined under the Goa Excise Duty Act, 1964 • common gaming-houses as defined under the Goa, Daman & Diu Public Gambling Act, 1976

4. Development Standards

S. No	Element	Guideline
1	Building Coverage	Maximum 60%
2	FAR	Maximum 300
3	Building Height	Maximum 35 m
4	Setback	Minimum 10 m
5	Active Frontage	Minimum 70%; encourage porous façades with *verandahs*, shaded entries, and entrance lobbies
6	Massing	Break large blocks (more than 5,000 sqm ground coverage) with courts or double height terraces above podium level.
7	Podium	Minimum height 9 m (comprising of one or two floors)
8	Boundary Walls	Plots shall not have solid compound walls. Use planter buffers, native hedges, or low seating walls (maximum 600 mm) to define edges. Integrate subtle security features such as bollards or guard posts within the landscape.

5. Open Space Requirements

S.No	Parameter	Requirement
1	Open Space	Minimum 40% of total plot area (excluding basement footprint)
2	Landscape Coverage	Minimum 20% tree canopy within five years
3	Permeable Surface	Minimum 50% of total open area using porous pavements and soft scaping.

S.No	Parameter	Requirement
4	Public Plazas or Courtyards	Each block above 5,000 sqm shall include at least one courtyard or plaza of 300 – 750 sqm

6. Parking & Mobility Design

S.No	Parameter	Requirement
1	Car Parking	One space per 30 sqm of core office gross floor area
2	Two-Wheeler Parking	One bay per 100 sqm
3	Visitor Parking	5% (five percent) of total car parking
4	EV Charging	10% (ten percent) of total bays active, provision for 30% future
5	Notes	No surface parking permitted within the plot. All parking must be accommodated in basements or multi-level parking structures without hindering podium or commercial frontages. Multi-level parking towers shall be exempted from FAR.

7. Architectural Form & Façade Guidelines

a) Façade Composition

- Maintain a solid to glass ratio of approximately 60–70% solid (laterite, plaster, masonry) and 30–40% glass (low emissivity and shaded).
- Use recessed windows, verandahs, pergolas, and screens to reflect vernacular Goan architectural elements.

b) Material Palette

S.No	Category	Recommended Materials
1	Primary (Local)	Laterite masonry, lime plaster, terracotta tiles, timber, stone paving
2	Secondary (Modern)	Precast concrete panels, perforated metal, low emissivity glass

S.No	Category	Recommended Materials
3	Avoid	Unprotected steel, mirror glass, PVC cladding, neon colours

8. Colour, Lighting & Signage

S.No	Category	Recommendation
1	Colour Palette	Base tones: white, off-white, ochre, pastel yellow, soft blue, terracotta red, laterite brown. Accent materials: laterite, wood, plaster. Avoid bright synthetic colours or reflective finishes.
2	Lighting	Use warm white (2700 – 3000 K), indirect and downward facing fixtures. Highlight *verandahs*, arcades, and courtyards softly. Avoid harsh or animated façade lighting.

9. Signage Design Standards

S.No	Category	Recommendation
1	Logo and Language	Hello World branding (logo and colours) shall be used consistently across signage. All signage must be bilingual in English and Konkani.
2	Material	Laterite veneer over structural concrete base; or Exposed fair-face concrete base with signage panel mounted on it. Face material: Powder-coated aluminium panels or stainless-steel panels (minimum 20 mm thickness or per structural requirement). Letters: Raised metal letters (stainless steel / aluminum) or cut-out and back-lit as required. Finish: matte or low glare.
3	Dimensions	Max height 1.5 m; indirect illumination only.

S.No	Category	Recommendation
		Free-standing sign (minimum height 1.5 m, width–refine to site scale). Sign panel: aluminium or steel, letter height ~150 mm (for reading at ~20-30 m). Primary background: RAL 7012 (Basalt grey). Text/letters: RAL 9010 (Pure white) Lighting: up light or internal LED illumination at dusk.

10. Sustainability Standards

S.No	Category	Minimum Requirement
1	Renewable / Solar PV	Minimum 10% energy load at operation; provision for 30% future
2	Rainwater	Capture at least 80% of roof runoff and 50% of surface runoff
3	STP	100% wastewater treatment and reuse for flushing and landscaping
4	Tree Canopy	Minimum 20% coverage within 5 years
5	Waste Management	On-site segregation, composting and e-waste collection
6	EV Readiness	10% active charging bays and capacity for 30% future expansion

11. Technical & Safety Requirements

S.No	Category	Requirement
1	Ramps	Slope not steeper than 1:12; landing area minimum 1.5 × 1.5 m for ramps over 6 m. Width minimum 1.2 m with handrails on both sides. Nonslip surface and

S.No	Category	Requirement
		high contrast markings.
2	Tactile Paving	Provided along walkways, entrances, stairs, ramps, and crossings. Linear type for direction and raised dots for hazard indication. Minimum width 300 mm. High contrast colour required.
3	Accessible Toilets	Door width minimum 900 mm, outward opening or sliding. Turning radius minimum 1.5 m. Grab bars and non-slip floors mandatory. Braille or tactile signage and emergency alarm recommended.
4	Accessible Lifts	Cabin minimum 1.1 × 1.4 m with door width minimum 900 mm. Controls at height between 0.9 and 1.2 m with tactile markings and audible announcements. Visual and audible floor indicators required.
5	General	Continuous accessible paths from parking to entrances. Accessible emergency exits. High contrast signage with large fonts and Braille.
6	Fire & Life Safety	Compliance with NBC and local fire norms mandatory. Sprinklers, hydrants, smoke control systems, and fire alarms required. Emergency exits must be clearly marked.

12. Mandatory Certifications

S.No	Category	Standards
1	Green Building Certification	LEED Gold or IGBC Gold or GRIHA 3-Star
2	WELL Certification	International WELL Building Institute (IWBI) Certification

S.No	Category	Standards
3	Energy Performance	Certification from Energy Star or Bureau of Energy Efficiency Code
4	Inclusive and Barrier Free Campus	Certification under ABLE India (MoHUA), Harmonised Guidelines for Universal Accessibility in India 2021, or International Association of Accessibility Professionals (IAAP), or Rick Hansen Foundation Accessibility Certification (RHFAC).