eAuction of Plots in
Quitol Industrial Estate, Goa

No: GIDC/26-27/04 dated 13/08/2026

Issued: 13/08/2026

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.

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 Undertaking in the Quitol 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 Quitol Industrial Estate 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)	(E)	(F)	(G)	(H)
1	I-1	1,898	4000	17,700	1,51,840	08-10-2026	14:00 HRS
2	I-29	2,250	4000	17,700	1,80,000	08-10-2026	14:30 HRS
3.	I-3	1,648	4000	17,700	1,31,840	08-10-2026	15:00 HRS
4.	I-41	2,276	4000	17,700	1,82,080	08-10-2026	15:30 HRS
5.	I-11	1,440	4000	17,700	1,15,200	08-10-2026	16:00 HRS
6.	I-51	1,994	4000	17,700	1,59,520	08-10-2026	16:30 HRS
7.	I-13	1,435	4000	17,700	1,14,800	08-10-2026	17:00 HRS
8.	I-59	1494	4000	17,000	1,19,520	08-10-2026	17:30 HRS
9.	I-28	2,250	4000	17,700	1,80,000	09-10-2026	14:00 HRS
10.	I-2	1,784	4000	17,700	1,42,720	09-10-2026	14:30 HRS
11.	I-30	2,464	4000	17,700	1,97,120	09-10-2026	15:00 HRS
12.	I-4	1,564	4000	17,700	1,25,120	09-10-2026	15:30 HRS
13	I-44	1,929	4000	17,700	1,54,320	09-10-2026	16:00 HRS
14	I-12	1,440	4000	17,700	1,15,200	09-10-2026	16:30 HRS

15	I-52	1,494	4000	17,000	1,19,520	09-10-2026	17:00 HRS
16	I-27	1,789	4000	17,700	1,43,120	09-10-2026	17:30 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 5 of this eAuction document.

3.2 Utilization and Development Norms for the Plots

3.2.1 The Plots allotted under this eAuction Document shall be utilized for purposes specified in Regulation 2(1)(l) of the Goa-IDC Regulations 2023.

3.2.2 The Quitol Industrial Estate layout 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 4 of this eAuction Document.

SECTION 4: PROCEDURE FOR E-AUCTION

4.1 eAuction Portal

4.1.1 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 ➔

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

4.2 Registration

4.2.1 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.

4.3 General guidelines for eAuction

4.3.1 Bidders shall ensure timely submission of bids before the last date and specified in Table 2 under Clause 4.4 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.

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

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

4.3.4 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.

4.3.5 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.

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

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

4.4 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	13/08/2026
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/uhj-shpz-ari	26/08/2026 15:00 HRS
4	Uploading responses to pre-bid queries (if required)	27/08/2026
5	Start date for submission of bids	13/08/2026
6	Last date for submission of bids	08/10/2026 to 09/10/2026 at 09:00 HRS

7	Evaluation of bids[1]	08/10/2026 to 09/10/2026
8	Live eAuction of plots	08/10/2026 to 09/10/2026

4.5 Schedule for evaluation and live eAuction

Table 3: Schedule for evaluation and live eAuction

SN	Plot No.	Last date for submission of bids	eAuction Date	Evaluation Time (IST)	Live eAuction Time (IST)
1	I-1	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	14:00 HRS
2	I-29	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	14:30 HRS
3	I-3	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	15:00 HRS
4	I-41	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	15:30 HRS
5	I-11	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	16:00 HRS
6	I-51	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	16:30 HRS
7	I-13	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	17:00 HRS
8	I-59	08-10-2026 at 09:00 HRS	08-10-2026	10:00 HRS to 12:00 HRS	17:30 HRS
9	I-28	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	14:00 HRS

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

10	I-2	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	14:30 HRS
11	I-30	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	15:00 HRS
12	I-4	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	15:30 HRS
13	I-44	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	16:00 HRS
14	I-12	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	16:30 HRS
15	I-52	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	17:00 HRS
16	I-27	09-10-2026 at 09:00 HRS	09-10-2026	10:00 HRS to 12:00 HRS	17:30 HRS

4.6 Submission of bid

4.6.1 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.

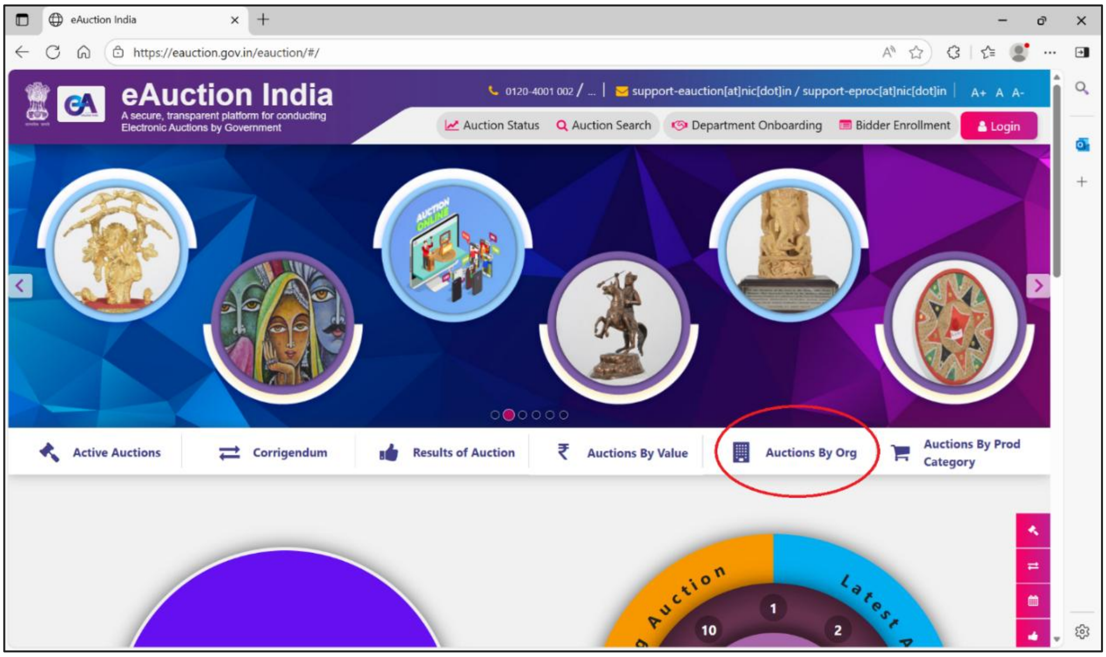

Figure 1: NIC India eAuction Portal Home Page

4.7 Payments for eAuction

4.7.1 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	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

4.7.2 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.

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

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

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

4.7.6 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

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

4.7.8 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.

4.8 Evaluation

4.8.1 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 4.5 of this eAuction Document.

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

4.8.3 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.

4.9 Live eAuction

4.9.1 The eAuction shall be conducted strictly as per the schedule specified in Table 3 under Clause 4.5 of this eAuction Document.

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

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

4.9.4 The default time for eAuction on the NIC eAuction India Portal 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.

4.10 Declaration of the Results

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

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

4.10.3 The procedure for allotment of plot to the H1 Bidders is provided in Section 5 of this eAuction Document.

4.10.4 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.

4.10.5 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.

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

4.10.7 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.

4.11 Misdeclaration

4.11.1 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.*

4.12 Grievance Redressal

4.12.1 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*

4.13 Governing Law and Jurisdiction of Courts

4.13.1 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 5: PROCEDURE OF ALLOTMENT

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

5.1 Confirmation email from the Corporation

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

5.2 Application by the H1 Bidder

5.2.1 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.

5.2.2 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.

5.2.3 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.

5.3 Issuance of Provisional Allotment Order

5.3.1 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.

5.3.2 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.

5.3.3 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.

5.4 Land Premium

5.4.1 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 I-1 (measuring 1898 square meter), then: Land Premium = ₹6,000 x 1898 = ₹ 1,13,88,000

5.4.2 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.

5.5 Lease Rent

5.5.1 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 Quitol Industrial Estate is ₹2,000 per square meter.

5.5.2 The details of Lease Rent calculation are as follows:

Table 7: 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 I-1, measuring 1898 square meter: Plot Rate of Quitol Industrial Estate = ₹ 2000 per square meter Annual Lease Rent = 2% of (₹ 2000) x (1898) + GST = ₹89,585 (including GST @ 18%)

5.5.3 The Lease Rent as determined above shall be subject to an increment of 10% (ten percent) every 3 (three) years.

5.6 Constitution of SPV

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

> *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;*

5.7 Mortgage

5.7.1 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.

5.8 Lease Term

5.8.1 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.

5.9 Construction norms

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

5.9.2 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.

5.10 Sub-Lease

5.10.1 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.

5.10.2 The Lessee shall pay the Corporation a sub-lease fee, as consideration for the permission to sub-lease, equivalent to 8% of the Plot Rate multiplied by the built-up area intended for sub-lease.

Sub-Lease Fee = 8% of (Plot Rate x built-up area intended for sub-lease)

5.11 Other General Conditions

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

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

5.11.3 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

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) situated in Quitol 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 do not qualify as a Disqualified Entity as defined in Regulation 2(1)(h) of the Goa-IDC Regulations 2023.
6. That I/We shall utilise the built-up area only for the purposes specified in Clause 3.2.1 of the eAuction Document.
7. That I/We undertake that, upon selection, the Bidder shall execute and submit an Integrity Pact, as may be required by the Corporation.
8. 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 4.8.2 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)