

eAuction of Plots in Latambarcem Industrial Estate, Goa

No: GIDC/26-27/R-10/03 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 Latambarcem 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.
- 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 Latambarcem 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.N o.	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	6	868	4500	17700	78120	15-10-2026	14:00 HRS
2	8	702	4500	17700	63180	15-10-2026	14:30 HRS
3	10	1673	4500	17700	150570	15-10-2026	15:00 HRS
4	12	1888	4500	17700	169920	15-10-2026	15:30 HRS
5	14	1903	4500	17700	171270	15-10-2026	16:00 HRS
6	16	2159	4500	17700	194310	15-10-2026	16:30 HRS
7	18	1890	4500	17700	170100	15-10-2026	17:00 HRS
8	24	599	4500	17700	53910	16-10-2026	14:00 HRS
9	26	599	4500	17700	53910	16-10-2026	14:30 HRS
10	30	599	4500	17700	53910	16-10-2026	15:00 HRS
11	32	599	4500	17700	53910	16-10-2026	15:30 HRS
12	36	599	4500	17700	53910	16-10-2026	16:00 HRS
13	39	2554	4500	17700	229860	16-10-2026	16:30 HRS

14	G1	24660	4500	17700	2219400	16-10-2026	17:00 HRS
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- 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 the Manufacturing of Food Products (excluding group 101 & 102) and Manufacturing of Beverages, as defined under "Division 10" and "Division 11" of "Section C" defined under the National Industrial Classification Code 2025. (refer the Table No. 2 below).

**Table 2: Permitted activities for Manufacturing of Food Products and
Manufacturing of Beverages based on NIC 2025**

Section C: Manufacturing				
Division 10: Manufacturing of Food Products				
SN	Groups	Class	Sub-Class	Description
(A)	(B)	(C)	(D)	(E)
1	103	1030		Processing and preserving of fruit and vegetables This class excludes: - manufacture of flour or meal of dried leguminous vegetables, see 1061 - preservation of fruit and nuts in sugar, see 1073 - manufacture of prepared vegetable dishes, see 1075 - manufacture of artificial concentrates, see 1079 - manufacture of fruit drinks, see 1105
			103001	Artificial dehydration of fruit and vegetables
			103002	Radiation preservation of fruit and vegetables
			103003	Manufacture of fruit or vegetable juices and their concentrates, squashes and powders
			103004	Manufacture of sauces, jams, jellies and marmalades
			103005	Manufacture of pickles, chutney etc.
			103006	Canning of fruits and vegetables
			103007	Manufacture of potato flour and meal, potato snacks and perishable prepared foods of vegetables such as salads, peeled or cut vegetables and similar items
			103008	Manufacture of nut foods and pastes including roasting of nuts
			103099	Preservation of fruit and vegetables n.e.c.
2	104	1040		Manufacture of vegetable and animal oils and fats This class excludes: - rendering and refining of lard and other edible animal fats, see 1010 - wet corn milling, see 1062 - production of essential oils, see 2029 - treatment of oil and fats by chemical processes, see 2029
			104001	Manufacture of hydrogenated oil and vanaspati ghee including margarine and similar products
			104002	Manufacture of cold-pressed vegetable oils (kachhi ghaani)
			104003	Manufacture of other vegetable oils and fats (excluding corn oil and cold-pressed vegetable oils)
			104004	Manufacture of edible animal oils and fats

			104005	Manufacture of (including extraction) of fish and marine mammal oils
			104006	Manufacture of non-edible animal oils and fats
			104007	Manufacture of oil cakes & meals incl. residual products (such as Oleostearin, Palmstearin) and non-defatted flour or meal of oilseeds, oil nuts or oil kernels and similar Products
			104008	Manufacture of compound cooking fats such as bakery shortening, blends/ melanges, lard compounds and similar spreads
			104099	Manufacture of other vegetable oil, animal oil and fats n.e.c
3	105	1050		Manufacture of dairy products This class excludes: - production of raw milk (cattle), see 0141 - production of raw milk (camels, etc.), see 0143 - production of raw milk (sheep, goats, etc.), see 0144 - manufacture of non-dairy milk (e.g. plant-based milk) and cheese substitutes, see 1079 - production of milk-based dietary drinks, see 1079 - production of dairy based infant formulae, see 1079 - manufacture of fruit kefir and water kefir, see 1102 - activities of ice cream parlours, see 5610 - production of ice not for consumption, see 3530
			105001	Manufacture of pasteurized, sterilized, homogenized and/or ultra heat treated liquid milk (plain or flavoured)
			105002	Manufacture of milk-powder, cream in solid form, icecream powder and condensed milk except baby milk food
			105003	Manufacture of butter and ghee (excluding vanaspati ghee) of all kinds including salted and unsalted
			105004	Manufacture of milk products such as cream, cheese, curd, khoya, paneer, yoghurt, whey and similar products, excluding butter and ghee
			105005	Manufacture of ice cream, kulfi and similar items
			105006	Manufacture of milk-based drinks like lassi, chaach, smoothies and similar products
			105007	Manufacture of edible ice, sorbet and other frozen dessert ices
			105099	Manufacture of other dairy products n.e.c.

4	106	1061		Manufacture of grain mill products, starches and starch products Manufacture of grain mill products This class excludes: - preparation of crops for primary markets, e.g. cleaning, trimming, grading etc., see 0163 - manufacture of potato flour and meal, see 1030 - wet corn milling, see 1062
			106101	Rice milling
			106102	Wheat milling
			106103	Dal (pulses) milling
			106104	Grain (including millets) milling other than wheat, rice and dal
			106105	Vegetable milling excluding manufacture of potato flour
			106106	Manufacture of cereal products like puffed rice, popcorn, flattened rice, corn flakes and other similar products
			106107	Manufacture of flour mixes and prepared blended flour/ dough/ batters for bread, cakes, biscuits, pancakes, idli, gulab jamun and similar products
			106199	Other grain milling and processing n.e.c.
		1062		Manufacture of starches and starch products This class excludes: - manufacture of lactose (milk sugar), see 1050 - production of cane or beet sugar, see 1072
			106201	Manufacture of starches from rice, potatoes, maize and similar items
			106202	Manufacture of sago and sago products
			106203	Manufacture of glucose, glucose syrup, maltose and similar items
			106204	Manufacture of gluten
			106205	Manufacture of tapioca and tapioca substitutes prepared from starch
			106206	Manufacture of corn oil
			106299	Manufacture of other starch products n.e.c.

5	107	1071	Manufacture of other food products Manufacture of bakery products This class includes the manufacture of fresh, frozen or dry bakery products. This class excludes: - manufacture of flour mixes and prepared blended flour and dough for bread, cakes, biscuits or pancakes, see 1061 - manufacture of farinaceous products (pastas), see 1074 - manufacture of potato snacks, see 1030 - heating up of bakery items for immediate consumption, see division 56
		107101	Manufacture of bread including burger bun Kulcha, Pao, roti and similar products
		107102	Manufacture of pastry, cakes, pies, tarts, rolls and similar products
		107103	Manufacture of rusks, biscuits, cookies and other "dry" bakery products
		107199	Manufacture of other bakery products n.e.c.
		1072	Manufacture of sugar This class excludes: - manufacture of lactose and lactose syrup, see 1050 - manufacture of glucose, glucose syrup, maltose, see 1062 - gathering of maple syrup in the wild, see 0230
		107201	Manufacture or refining of sugar (sucrose) from sugarcane
		107202	Manufacture of 'gur' from sugarcane
		107203	Manufacture of 'gur' from other than sugarcane
		107204	Manufacture of 'khandsari' sugar from sugarcane
		107205	Manufacture of 'boora' and candy from sugarcane
		107206	Manufacture of 'boora' and candy from other than Sugarcane
		107299	Manufacture of sugar from other sources n.e.c.
		1073	Manufacture of cocoa, chocolate and sugar confectionery This class excludes: - manufacture of sucrose sugar, see 1072
		107301	Manufacture of cocoa products
		107302	Manufacture of chocolate and chocolate confectionery
		107303	Manufacture of sugar confectionery (except sweetmeats)
		107304	Manufacture sweetmeats including dairy based sweetmeats
		107305	Preserving of fruit, nuts, fruit peels and other parts of plants in sugar

	107399	Manufacture of other cocoa, chocolate, sugar confectionery products n.e.c.
1074		Manufacture of macaroni, noodles, couscous and similar farinaceous products This class excludes: - manufacture of prepared meals and dishes based on pasta and of couscous dishes, see 1075 - manufacture of soup containing pasta, see 1079
	107400	Manufacture of macaroni, noodles, couscous and similar farinaceous products
1075		Manufacture of prepared meals and dishes. This class includes the manufacture of ready-made (i.e. prepared, seasoned and cooked) meals and dishes. These dishes are processed and conserved, such as in frozen or canned form, and are usually packaged and labelled for re-sale, i.e. this class does not include the preparation of meals for immediate consumption, such as in restaurants and caterers. To be considered a dish, these foods have to contain at least two distinct main ingredients (except seasonings etc.). This class excludes: - manufacture of fresh foods or foods with less than two ingredients, see corresponding class in division 10 - manufacture of perishable prepared foods consisting of fruit and vegetables only, see 1030 - manufacture of soups, broths, and other foods, see 1079 - retail sale of prepared meals and dishes, see 4711, 4721 - wholesale of prepared meals and dishes, see 4630 - activities of food service contractors, see 5640
	107501	Manufacture of readymade (i.e. prepared, seasoned and cooked) meat or poultry dishes
	107502	Manufacture of readymade (i.e. prepared, seasoned and cooked) fish & other marine dishes
	107503	Manufacture of readymade (i.e. prepared, seasoned and cooked) vegetarian dishes
	107599	Manufacture of other prepared meals and dishes n.e.c.

		1076		Processing of coffee and tea This class includes: - manufacture of tea and coffee filled in bags - manufacture of instant tea and coffee mixes
			107601	Processing and blending of tea including manufacture of instant tea and its substitutes
			107602	Coffee curing, roasting, grinding blending etc. and manufacturing of coffee products and its substitutes
		1079		Manufacture of other food products n.e.c. This class excludes: - growing of spice crops, see 0128 - manufacture of inulin, see 1062 - manufacture of perishable prepared foods of fruit and vegetables (e.g. salads, peeled vegetables, bean curd), see 1030 - manufacture of frozen pizza, see 1075 - manufacture of coffee, tea and mate products, see 1076 - manufacture of spirits, beer, wine and soft drinks, see division 11 - preparation of botanical products for pharmaceutical use, see 2100
			107901	Manufacture of infant formulae, special foods for infants such as follow-up milk and other follow-up foods
			107902	Manufacture of other special food such as foods containing homogenized ingredients, lowenergy/energy-reduced foods, foods for medical purposes
			107903	Manufacture of papads, appalam and similar food Products
			107904	Processing of salt into food-grade salt
			107905	Manufacture of soups and broths (powder)
			107906	Grinding and processing of spices
			107907	Manufacture of condiments including mayonnaise and similar products not derived from vegetable or fruits
			107908	Manufacture of perishable prepared foods, such as sandwiches and fresh (uncooked) pizza
			107909	Manufacture of plant based milk (eg. soya milk) and cheese substitutes (eg. Tofu)
			107910	Manufacture of honey products like royal jelly and similar products
			107999	Manufacture of other food products n.e.c.

		1080		Manufacture of prepared animal feeds This class excludes: - production of fishmeal for animal feed, see 1020 - production of oilseed cake, see 1040 - activities resulting in by-products usable as animal feed without special treatment, e.g. oilseeds (see 1040), grain milling residues (see 1061) etc.
			108001	Manufacture of cattle feed
			108002	Manufacture of poultry feed
			108003	Manufacture of prepared feeds for pets, including dogs, cats, birds, fish etc.
			108099	Manufacture of other animal feeds n.e.c
Division 11: Manufacture of beverages				
Sr.No	Groups	Class	Sub-Class	Description
(A)	(B)	(C)	(D)	(E)
1	110	1101		Distilling, rectifying and blending of spirits This class includes: - manufacture of distilled, potable, alcoholic beverages: whisky, brandy, gin, liqueurs etc. - manufacture of drinks mixed with distilled alcoholic beverages - blending of distilled spirits - production of neutral spirits This class excludes: - manufacture of non-distilled alcoholic beverages, see 1102-1103 - manufacture of synthetic ethyl alcohol, see 2011 - manufacture of ethyl alcohol from fermented materials, see 2011 - merely bottling and labelling, see 4630 (if performed as part of wholesale) and 8292 (if performed on a fee or contract basis)
			110101	Manufacture of whisky
			110102	Manufacture of brandy
			110103	Manufacture of rum
			110104	Manufacture of vodka
			110105	Manufacture of gin

			110106	Manufacture of country liquor
			110107	Blending of distilled spirits
			110199	Distilling, rectifying and blending of spirits, n.e.c.
		1102		Manufacture of wines. This class excludes: - manufacture of vinegar, see 1079 - merely bottling and labeling, see 4630 (if performed as part of wholesale) and 8292 (if performed on a fee or contract basis)
			110201	Manufacture of still wine
			110202	Manufacture of sparkling wine
			110203	Manufacture of low-alcoholic and non-alcoholic wine
			110299	Manufacture of other types of wine, n.e.c
		1103		Manufacture of beer
			110301	Manufacture of lager beer
			110302	Manufacture of ale
			110303	Manufacture of non-alcoholic or low alcoholic beer
			110399	Manufacture of other types of beer n.e.c.
		1104		Manufacture of malt This class excludes: - malt liquors, see 1103 - malt extracts and syrups, see 1079
			110400	Manufacture of malt
			11042	Manufacture of synthetic flavoured concentrates and syrups Manufacture of soft drinks; production of mineral waters and other bottled waters This class includes manufacture of non-alcoholic beverages (except non-alcoholic beer and wine) This class excludes: - production of fruit and vegetable juice, see 1030 - manufacture of milk-based drinks, see 1050 - manufacture of coffee, tea and maté products, see 1076 - manufacture of alcohol-based drinks, see 1101 1103 - manufacture of non-alcoholic wine, see 1102 - manufacture of non-alcoholic beer, see 1103 - manufacture of ice for food consumption, see 3530 - merely bottling and labelling, see 4630 (if performed as part of wholesale) and 8292 (if performed on a fee or contract basis)
		1105		

		110501	Manufacture of aerated waters such as tonic water, soda
		110502	Manufacture of flavoured and/or sweetened aerated drinks
		110503	Production of natural mineral water (including alkaline water, black water) and packaged drinking water
		110504	Manufacture of beverages produced with fruit nectars
		110505	Manufacture of flavoured and/or sweetened non-aerated drinks
		110506	Manufacture of traditional fermented probiotic beverages (kombucha, kanji, etc.)
		110599	Manufacture of other non-alcoholic beverages, n.e.c.

- 3.2.2 The Latambarcem 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.



- 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 3 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 3: Schedule of the eAuction

S. No.	Event Description	Date
1	Release of eAuction Document and opening of registration on NIC eAuction portal	12/08/2026
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
4	Uploading responses to pre-bid queries (if required)	27/08/2026
5	Start date for submission of bids	12/08/2026
6	Last date for submission of bids	15/10/2026 to 16/10/2026

		at 09:00 HRS
7	Evaluation of bids ¹	15/10/2026 to 16/10/2026
8	Live eAuction of plots	15/10/2026 to 16/10/2026

4.5 Schedule for evaluation and live eAuction

Table 4: 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	6	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	14:00 HRS
2	8	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	14:30 HRS
3	10	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	15:00 HRS
4	12	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	15:30 HRS
5	14	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	16:00 HRS
6	16	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	16:30 HRS
7	18	15-10-2026 at 09:00 HRS	15-10-2026	10:00 HRS to 12:00 HRS	17:00 HRS
8	24	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	14:00 HRS
9	26	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	14:30 HRS

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

10	30	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	15:00 HRS
11	32	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	15:30 HRS
12	36	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	16:00 HRS
13	39	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	16:30 HRS
14	G1	16-10-2026 at 09:00 HRS	16-10-2026	10:00 HRS to 12:00 HRS	17:00 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.

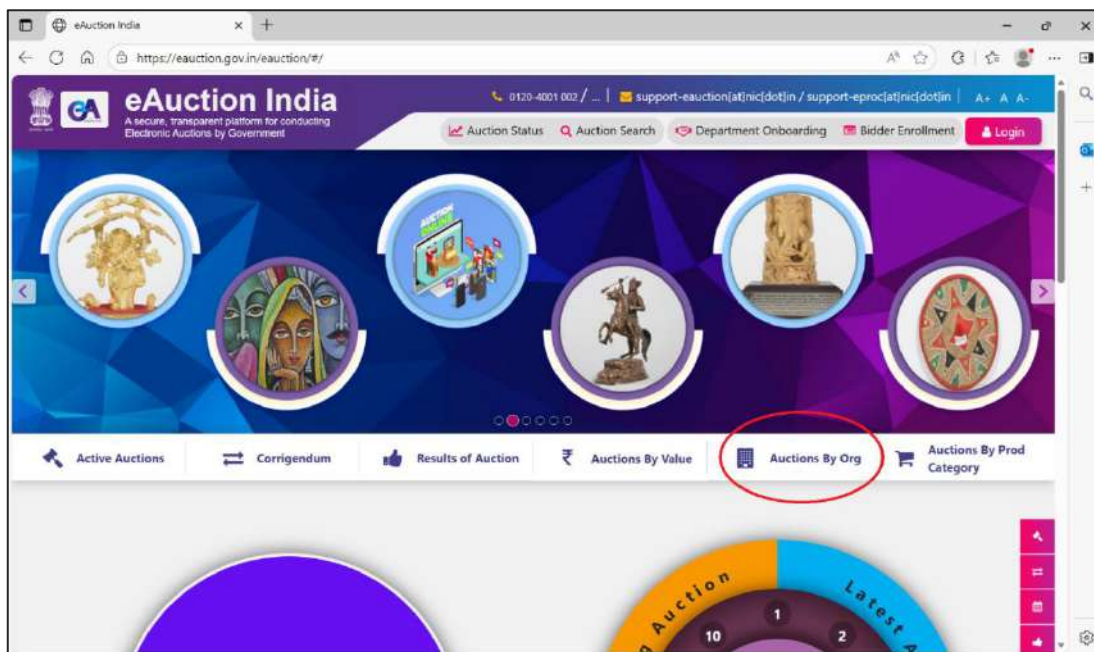


Figure 1: NIC India eAuction Portal Home Page

4.7 Payments for eAuction

4.7.1 The following payments shall be made by the Bidders for participation in the

eAuction:

Table 5: 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 6: 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 intimated 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 7: 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 no. 6 (measuring 868 square meter), then: Land Premium = ₹6,000 x 868 = ₹52,08,000

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 Latambarcem Industrial Estate is ₹2250 per square meter.

5.5.2 The details of Lease Rent calculation are as follows:

Table 3: Lease Rent Calculations

Definition	Formula	Illustration
Lease Rent means the annual rental amount to be paid by the Lessee² 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 No. 6, measuring 868 square meter: Plot Rate of Latambarcem Industrial Estate = ₹ 2250 per square meter Annual Lease Rent = 2% of (₹ 2250) x (868) = ₹19,53,000 Annual Lease Rent (including GST @ 18%) = ₹46,091

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 Latambarcem 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)