

**E-AUCTION NOTICE**

The following Plots with superstructure built on it are available for allotment by E-auction in the MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl.No	Name of the exited unit and Plot No.	Plot area in sq.m.	Built up area	Cost of Superstructure as determined by Govt. Valuer
1.	M/s. Indo-Japan Apparels Limited – B-16	2266	Basement : 1814 sq.ft. F.F : 7900 sq.ft. S.F : 7900 sq.ft. ----- Total: 17,614 sq.ft -----	₹ 1,58,56,000/-
2.	M/s. Venture Lighting India Limited B-8 (partially)	3192	GF : 14500 sq.ft. F.F : 14500 sq.ft. S.F : 14500 sq.ft. Mezzanine Floor : 840 sq.ft Other sheds: 3152sq.ft Staircase Area : 9000 sq.ft ----- Total 56492 sq.ft -----	₹ 7,30,00,000/-

The Base Rent for E-Auction of Plot is @ ₹ 176/- per sq.m. per annum.

In addition to the above, the following Modules in the SDF Building in the MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Location	Module No	Area of the Module
1	SDF I Building	31 & 32	1000 sq.m
2.	SDF I Building	35 & 36	1000 sq.m
3.	SDF III Building	32	323 sq.m
4.	SDF III Building	73	323 sq.m
5.	SDF III Building	74	323 sq.m
6.	SDF III Building	75	323 sq.m
7.	SDF III Building	76	323 sq.m

The Base Rent for auction of Built up space / SDF is ₹ 1,948/- per sq.m. per annum.

2. Business entities engaged in manufacturing or service activities may participate in the E-auction for the Plots and SDF Modules.
3. Those business entities desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the E-Auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.
4. E-auction of the above Plots / Modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on **15<sup>th</sup> December 2020**.
5. The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, [www.mstcecommerce.com](http://www.mstcecommerce.com). A pre-bid briefing to explain the process of E-auction would be held by M/s. MSTC Limited at 4.00 p.m. on **8<sup>th</sup> December 2020** in the Conference Hall of MEPZ-SEZ Administrative Office Building. All those who are willing to participate in the E-auction are requested to participate in the Pre-bid brief meeting on the aforementioned date, time and venue. No separate information / letter / email will be given in this regard.
6. Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, ADC (Mobile No: 96982 70001) where upon necessary arrangements would be made for inspection of the premises.

**DEVELOPMENT COMMISSIONER.**

**Terms and conditions for E-auction and Allotment of vacant Plots & SDF Modules in MEPZ-SEZ.**

The Competent Authority of this office has approved the following terms & conditions for E-auction and Allotment of Vacant Plots and SDF Modules in MEPZ-SEZ, Tambaram, Chennai-45.

1. Validity of the Bid – 120 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
  - a. Entry Fees : 3 years rent @ ₹ 176/- sq.m. per annum ( existing Government rate for Plots) ; 18 months Lease rent @ ₹1,948/- sq.m. per annum ( existing Government rate for SDF modules) (Both are Non-refundable on exit from MEPZ-SEZ )
  - b. Security Deposit : 6 months rent at H-1 rate ( refundable on exit from MEPZ-SEZ).
  - c. First Quarter Rent : 3 months rent at H-1 rate.
  - d. On failure to make the above payments within the given time, the EMD would be forfeited.
3. Earnest Money Deposit (EMD):

**For Plots:**

Plot No	Area in Sq.m.	Annual Plot rent @ ₹ 176/- sq.m. p.a.	EMD @ 10% of Annual Plot rent (R/o to the nearest 1000)	Valuation of the Building on the Plot	EMD @ 2% of the value of the building	Total EMD Col (4) + Col (6)
(1)	(2)	(3) ₹	(4) ₹	(5) ₹	(6) ₹	(7) ₹
B-16, Phase – I	2266	3,98,816	40,000	1,58,56,000	3,17,120	3,57,120
B-8, Phase – II	3192	5,61,792	56,000	7,30,00,000	14,60,000	15,16,000

**SDF Modules:**

Module No	Area in Sq.m	Annual SDF Module rent @ ₹ 1948/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
31 & 32 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000
35 & 36 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000
32 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
73 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
74 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
75 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
76 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000

4. For participation in the bidding for the plot, the bidders should furnish an undertaking in ₹ 100/- Non Judicial Stamp Paper, for taking over the building at the Government valuation.
5. If the Highest Bidder (H-1) is a LOA holder in any other SEZ, or is a Non-LOA holder, he shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit will be forfeited. If H-1 already has a LOA to operate in MEPZ-SEZ he need not apply for LOA again.
6. On failure of H-1 to obtain LOA within 60 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
7. The H-1 shall pay 100% of the cost of building as per the Government valuation to the Exited unit and the Exited unit shall furnish a Bank Guarantee for 10% of the Government valuation to the H-1 bidder. After the exited unit submits No Due Certificate from Statutory Authorities like Municipality and Electricity Board, the H-1 bidder shall release the Bank Guarantee submitted by the Exited unit.
8. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Plot would be issued to the H-1. Thereafter, the Plot and the Building would be handed over in “as is where is whatever there is” condition basis.
9. In the event of H-1 backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.
10. The minimum increase for a bid shall be ₹ 10/-.
11. Single bid tenders will be rejected in conformity with the CVC guidelines.
12. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.

**MEPZ SEZ E-AUCTION NOTICE**

The following Plots with superstructure built on it are available for allotment by E-auction in the MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl.No	Name of the exited unit and Plot No.	Plot area in sq.m.	Built up area	Cost of Superstructure as determined by Govt. Valuer
1.	M/s. Indo-Japan Apparels Limited – B-16	2266	Basement : 1814 sq.ft. F.F : 7900 sq.ft. S.F : 7900 sq.ft. ----- Total: 17,614 sq.ft -----	₹ 1,58,56,000/-
2.	M/s. Venture Lighting India Limited B-8 (partially)	3192	GF : 14500 sq.ft. F.F : 14500 sq.ft. S.F : 14500 sq.ft. Mezzanine Floor : 840 sq.ft Other sheds: 3152sq.ft Staircase Area : 9000 sq.ft ----- Total 56492 sq.ft -----	₹ 7,30,00,000/-

**The Base Rent for E-Auction of Plot is @ ₹ 176/- per sq.m. per annum.**

In addition to the above, the following Modules in the Standard Design Factory (SDF) Building in the MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Location	Module No	Area of the Module
1.	SDF – I Building	13& 14	1000 sq.m
2.	SDF – I Building	29&30	1000 sq.m
3.	SDF – I Building	33&34	1000 sq.m
4.	SDF – I Building	37&38	1000 sq.m
5.	SDF – I Building	41&42	1000 sq.m
6.	SDF – I Building	47&48	1000 sq.m
7.	SDF – I Building	53&54	1000 sq.m
8.	SDF – I Building	20	500 Sq.m
9.	SDF III Building	73	323 sq.m

10.	SDF III Building	74	323 sq.m
11.	SDF III Building	75	323 sq.m
12.	SDF III Building	76	323 sq.m
13.	SDF III Building	44	323 sq.m
14.	SDF III Building	45	323 sq.m

**The Base Rent for auction of Built up space / SDF is ₹ 1,948/- per sq.m. per annum.**

2. Business entities engaged in manufacturing or service activities may participate in the E-auction for the Plots and SDF Modules.
3. Those business entities desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the E-Auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.
4. E-auction of the above Plots / Modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on 27<sup>th</sup> January 2021.
5. The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, [www.mstcecommerce.com](http://www.mstcecommerce.com). A pre-bid briefing to explain the process of E-auction would be held by M/s. MSTC Limited at 3.00 p.m. on 20<sup>th</sup> January 2021 in the Conference Hall of MEPZ-SEZ Administrative Office Building/ Video conference. All those who are willing to participate in the E-auction are requested to participate in the Pre-bid brief meeting on the aforementioned date, time and venue. No separate information / letter / email will be given in this regard.
6. Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, Assistant Development Commissioner, (044-22628535) where upon necessary arrangements would be made for inspection of the premises.

**DEVELOPMENT COMMISSIONER.**

**Terms and conditions for E-auction and Allotment of vacant Plots & SDF Modules in MEPZ-SEZ.**

The Competent Authority of this office has approved the following terms & conditions for E-auction and Allotment of Vacant Plots and SDF Modules in MEPZ-SEZ, Tambaram, Chennai-45.

1. Validity of the Bid – 120 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
  - a. Entry Fees : 3 years rent @ ₹ 176/- sq.m. per annum ( existing Government rate for Plots) ; 18 months Lease rent @ ₹1,948/- sq.m. per annum ( existing Government rate for SDF modules) (Both are Non-refundable on exit from MEPZ-SEZ )
  - b. Security Deposit : 6 months rent at H-1 rate ( refundable on exit from MEPZ-SEZ).
  - c. First Quarter Rent : 3 months rent at H-1 rate.
  - d. On failure to make the above payments within the given time, the EMD would be forfeited.

3. Earnest Money Deposit (EMD):

**For Plots:**

Plot No	Area in Sq.m.	Annual Plot rent @ ₹ 176/- sq.m. p.a.	EMD @ 10% of Annual Plot rent (R/o to the nearest 1000)	Valuation of the Building on the Plot	EMD @ 2% of the value of the building	Total EMD Col (4) + Col (6)
(1)	(2)	(3) ₹	(4) ₹	(5) ₹	(6) ₹	(7) ₹
B-16, Phase – I	2266	3,98,816	40,000	1,58,56,000	3,17,120	3,57,120
B-8, Phase – II	3192	5,61,792	56,000	7,30,00,000	14,60,000	15,16,000

**SDF Modules:**

Module No	Area in Sq.m	Annual SDF Module rent @ ₹ 1948/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
73 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
74 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
75 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
76 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
44 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
45 SDF – III Building	323	₹ 6,29,204	₹ 1,00,000
13 & 14 SDF – I Building	1000	₹19,48,000	₹2,00,000
29 & 30 SDF – I Building	1000	₹19,48,000	₹2,00,000
33 & 34 SDF – I Building	1000	₹19,48,000	₹2,00,000
37 & 38 SDF – I Building	1000	₹19,48,000	₹2,00,000
41 & 42 SDF – I Building	1000	₹19,48,000	₹2,00,000
47 & 48 SDF – I Building	1000	₹19,48,000	₹2,00,000
53 & 54 SDF – I Building	1000	₹19,48,000	₹2,00,000
20 SDF I Building	500	₹9,74,000	₹1,00,000

4. For participation in the bidding for the plot, the bidders should furnish an undertaking in ₹ 100/- Non Judicial Stamp Paper, for taking over the building at the Government valuation.
5. If the Highest Bidder (H-1) is a LOA holder in any other SEZ, or is a Non-LOA holder, he shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit will be forfeited. If H-1 already has a LOA to operate in MEPZ-SEZ he need not apply for LOA again.
6. On failure of H-1 to obtain LOA within 60 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
7. The H-1 shall pay 100% of the cost of building as per the Government valuation to the Exited unit and the Exited unit shall furnish a Bank Guarantee for 10% of the Government valuation to the H-1 bidder. After the exited unit submits No Due Certificate from Statutory Authorities like Municipality and Electricity Board, the H-1 bidder shall release the Bank Guarantee submitted by the Exited unit.
8. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Plot would be issued to the H-1. Thereafter, the Plot and the Building would be handed over in “as is where is whatever there is” condition basis.
9. In the event of H-1 backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.
- 10. The minimum increase for a bid shall be ₹ 10/-.**
11. Single bid tenders will be rejected in conformity with the CVC guidelines.
12. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.



GOVERNMENT OF INDIA  
MINISTRY OF COMMERCE AND INDUSTRY

## MEPZ-SEZ

Tambaram, Chennai – 600 045.

### **E-AUCTION NOTICE 15/2021**

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

1	Plot No.B-21, Phase	4835 sq.mtr
2	Plot No. B-8, Phase – I	3192 sq.mtr
3	Module No. 13 & 14 SDF I Building	1000 sq.m
4	Module No. 29 & 30 SDF I Building	1000 sq.m
5	Module No. 33 & 34 SDF I Building	1000 sq.m
6	Module No. 37 & 38 SDF I Building	1000 sq.m
7	Module No. 47 & 48 SDF I Building	1000 sq.m
8	Module No. 53 & 54 SDF I Building	1000 sq.m
9	Module No. 20 SDF I Building	500 sq.m
10	Module No. 58, SDF-I Building	291 sq.mtr.
11	Module No.1,2,3,4, SDF-II Building	1204 sq.mtr.
12	Module No.20 & 21, SDF-II Building	602 sq.mtr.
13	Module No.43, SDF-II Building	301 sq.mtr.
14	Module No.44 to 47, SDF-II Building	1204 sq.mtr.
15	Module No.48 to 51,SDF-II Building	1204 sq.mtr.
16	Module No.58 to 60, SDF=II Building	903 sq.mtr.
17	Module No.61 to 64, SDF=II Building	1204 sq.mtr.
18	Module No.33,34,35 - SDF – III Building	969 sq.mtr.
19	Module No.51 to 54 - SDF – III Building	1292 sq.mtr.
20	Module No.69 to 72 - SDF – III Building	1292 sq.mtr.
21	Module No.73,74,75 - SDF – III Building	969 sq.mtr.
22	Module No.77,78,79 SDF – III Building	969 sq.mtr
23	Module No.E-8 , Agaram, SDF-I Building	8 seater

- E-auction will be held on 11<sup>th</sup> June 2021. A pre-bid briefing will be held on 04<sup>th</sup> June 2021 through online.
- For further details and Terms and Conditions please visit the following websites:

[www.mepz.gov.in](http://www.mepz.gov.in)  
[www.mstcecommerce.com](http://www.mstcecommerce.com)

E-AUCTION NOTICE

The following Plots with superstructure built on it are available for allotment by E-auction in the MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl.No	Name of the exited unit and Plot No.	Plot area in sq.m.	Built up area	Cost of Superstructure as determined by Govt. Valuer
1.	M/s. Venture Lighting India Limited B-8 (partially)	3192	GF : 14500 sq.ft. F.F : 14500 sq.ft. S.F : 14500 sq.ft. Mezzanine Floor : 840 sq.ft Other sheds: 3152sq.ft Staircase Area : 9000 sq.ft ----- Total 56492 sq.ft -----	₹ 7,30,00,000/-
2.	M/s.Econ Systems India Pvt.Ltd., Plot No.B-21	4835	Nil	Nil

The Base Rent for E-Auction of Plot is @ ₹ 176/- per sq.m. per annum.

The following Modules in the SDF Building in the MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Location	Module No	Area of the Module
1	SDF I Building	58	291 sq.m
2	SDF I Building	13 & 14	1000 sq.m
3	SDF I Building	29 & 30	1000 sq.m
4	SDF I Building	33 & 34	1000 sq.m
5	SDF I Building	37 & 38	1000 sq.m
6	SDF I Building	47 & 48	1000 sq.m
7	SDF I Building	53 & 54	1000 sq.m
8	SDF I Building	20	500 sq.m
9	SDF II Building	1,2,3,4,	1204 sq.mtr.
10	SDF II Building	20 & 21	602 sq.mtr.
11	SDF II Building	43	301 sq.mtr.
12	SDF II Building	44 to 47	1204 sq.mtr.
13	SDF II Building	48 to 51	1204 sq.mtr.
14	SDF II Building	58 to 60	903 sq.mtr.
15	SDF II Building	61 to 64	1204 sq.mtr.
16	SDF – III Building	33,34,35	969 sq.mtr.

17	SDF – III Building	51 to 54	1292 sq.mtr.
18	SDF III Building	69 to 72	1292 sq.m
19	SDF III Building	73,74,75	969 sq.mtr.
20	SDF III Building	77,78,79	969 sq.mtr.

**The Base Rent for auction of Built up space / SDF is ₹ 1,948/- per sq.m. per annum.**

In addition to the above, the following Start-up in “**Agaram**” in the SDF-I Building, MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Name of the unit surrendered the seats	Module No	Area of the Module
1	MI Traders & Services	E8	8 seater

- Business entities engaged in manufacturing or service activities may participate in the E-auction for the Plots, SDF Modules and Start-up
- Those business entities desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the E-Auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment , failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.
- E-auction of the above Plots / Modules /Start up would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on 11<sup>th</sup> **June 2021**.
- The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, [www.mstcecommerce.com](http://www.mstcecommerce.com). A pre-bid briefing to explain the process of E-auction would be held by M/s. MSTC Limited at 4.00 p.m. on **04<sup>th</sup> June 2021** through Online (Video call). All those who are willing to participate in the E-auction are requested to participate in the Pre-bid brief meeting on the aforementioned date. No separate information / letter / email will be given in this regard.
- Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, ADC (Mobile No: 96982 70001) where upon necessary arrangements would be made for inspection of the premises.

**DEVELOPMENT COMMISSIONER.**

**Terms and conditions for E-auction and Allotment of vacant Plots, SDF Modules in MEPZ-SEZ.**

The Competent Authority of this office has approved the following terms & conditions for E-auction and Allotment of Vacant Plots and SDF Modules in MEPZ-SEZ, Tambaram, Chennai-45.

1. Validity of the Bid – 120 days.
  
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
  - a. Entry Fees : 3 years rent @ ₹ 176/- sq.m. per annum ( existing Government rate for Plots) ;  
18 months Lease rent @ ₹1,948/- sq.m. per annum ( existing Government rate for SDF modules) (Both are Non-refundable on exit from MEPZ-SEZ )
  
  - b. Security Deposit : 6 months rent at H-1 rate ( refundable on exit from MEPZ-SEZ).
  
  - c. First Quarter Rent : 3 months rent at H-1 rate.
  
  - d. On failure to make the above payments within the given time, the EMD would be forfeited.
  
3. Earnest Money Deposit (EMD):

**For Plots:**

Plot No	Area in Sq.m.	Annual Plot rent @ ₹ 176/- sq.m. p.a.	EMD @ 10% of Annual Plot rent (R/o to the nearest 1000)	Valuation of the Building on the Plot	EMD @ 2% of the value of the building	Total EMD Col (4) + Col (6)
(1)	(2)	(3) ₹	(4) ₹	(5) ₹	(6) ₹	(7) ₹
B-21, Phase – I	4835	8,50,960	85,000	-	-	85,000
B-8, Phase – II	3192	5,61,792	56,000	7,30,00,000	14,60,000	15,16,000

**SDF Modules:**

Sl.No.	Module No	Area in Sq.m	Annual SDF Module rent @ ₹ 1948/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
1	58 SDF-I Building	291	₹ 5,66,868	₹ 1,00,000
2	13 & 14 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
3	29 & 30 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
4	33 & 34 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
5	37 & 38 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
6	47 & 48 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
7	53 & 54 SDF-I Building	1000	₹ 19,48,000	₹ 2,00,000
8	20 SDF-I Building	500	₹ 9,74,000	₹ 1,00,000
9	1,2,3,4 SDF-II Building (4 Modules)	1204	₹ 23,45,392	₹ 4,00,000
10	20 & 21 SDF-II Building (2 Modules)	602	₹ 11,72,696	₹ 2,00,000
11	43, SDF-II Building ( 1 Module)	301	₹ 5,86,348	₹ 1,00,000
12	44 to 47 SDF-II Building ( 4 Modules)	1204	₹ 23,45,392	₹ 4,00,000
13	48 to 51 SDF-II Building ( 4 Modules)	1204	₹ 23,45,392	₹ 4,00,000
14	58 to 60 SDF-II Building ( 3 Modules)	903	₹ 17,59,044	₹ 3,00,000
15	61 to 64 SDF-II Building ( 4 Modules)	1204	₹ 23,45,392	₹ 4,00,000
16	33,34,35 SDF-III Building( 3 Modules)	969	₹ 18,87,612	₹ 3,00,000
17	51 to 54 SDF-III Building ( 4 Modules)	1292	₹ 25,16,816	₹ 4,00,000
18	69 to 72 SDF-III Building (4 Modules)	1292	₹ 25,16,816	₹ 4,00,000
19	73,74,75 SDF-III Building (3 Modules)	969	₹ 18,87,612	₹ 3,00,000
20	77,78,79 SDF-III Building ( 3 Modules)	969	₹ 18,87,612	₹ 3,00,000

4. For participation in the bidding for the plot, the bidders should furnish an undertaking in ₹ 100/- Non Judicial Stamp Paper, for taking over the building at the Government valuation.
5. If the Highest Bidder (H-1) is a LOA holder in any other SEZ, or is a Non-LOA holder, he shall obtain a valid LOA for operating in MEPZ-SEZ from the Competent Authority normally within 60 days from the date of Provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit will be forfeited. If H-1 already has a LOA to operate in MEPZ-SEZ he need not apply for LOA again.
6. On failure of H-1 to obtain LOA within 60 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
7. The H-1 shall pay 100% of the cost of building as per the Government valuation to the Exited unit and the Exited unit shall furnish a Bank Guarantee for 10% of the Government valuation to the H-1

- bidder. After the exited unit submits No Due Certificate from Statutory Authorities like Municipality and Electricity Board, the H-1 bidder shall release the Bank Guarantee submitted by the Exited unit.
8. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Plot would be issued to the H-1. **Thereafter, the Plot and the Building would be handed over in “as is where is whatever there is” condition basis.**
  9. In the event of H-1 backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.
  10. The minimum increase for a bid shall be ₹ 10/-.
  11. Single bid tenders will be rejected in conformity with the CVC guidelines.
  12. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.

**Terms and conditions for E-auction and Allotment of Plug and Play Modules in MEPZ-SEZ.**

1. Base Rent per Seat is fixed at ₹ 1,514/- per month per seat. The minimum increase for a bill shall be ₹ 10/-
2. Validity of the Bid : 120 days
3. Earnest Money Deposit (EMD)  
10% of Annual lease rent per module or ₹ 1.00 lakh whichever is higher.

Module	Annual Lease Rent @ 1,514/- per seat per annum	EMD @ 10% of Annual Module Rent or ₹ 1.00 lakh whichever is higher
8 seater	₹ 1,45,354/-	₹ 1,00,000/-

4. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
  - a) Security Deposit : 6 months rent at H-1 Rate ( Refundable on exit from MEPZ SEZ).
  - b) Advance rent : 3 months rent at H-1 Rate.On failure to make the above payments within the given time, the EMD would be forfeited.
5. Apart from the above payment, you are also liable to pay other User Charges / Maintenance charges on actual basis. The Maintenance Charges will be divided proportionate to all the Units in AGARAM (based on the number of seats allotted to the Units).
6. He should obtain LOA for operating from MEPZ SEZ within 90 days from the date of auction.
7. On failure of H-1 to obtain LOA within 90 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
8. In the event of H-1 Bidder is backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 bidder of that e-auction will be offered the module at the rate quoted by H-1 Bidder provided he is not qualified as H-1 bidder in any other e-auction.
9. Single bid tenders for any individual module will be rejected in conformity with the CVC guidelines.
10. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ Authority shall be final.





## **E-AUCTION NOTICE**

MEPZ SEZ has created Plug and Play Modules for IT/ ITES based Start-Ups, known as 'AGARAM', in SDF - I Building. The following Modules are available for allotment through E-auction as per details below.

Type of Module	Module Name	No. of modules
12-Seater	E 12 & I-12	2

2. The Modules will be allotted to the only those entrepreneurs who have 'Startup India Certificate of Recognition' issued by the Department for Promotion of Industry and Internal Trade, Government of India. The E-auction will be conducted sequentially for each of the modules. A successful Bidder (H-1) of a Module can participate in subsequent auctions for the remaining modules, but will be restricted to bid for a maximum of 36 seats only including previous allotments, if any.

3. Base Rent for per module is fixed at ₹ 1,514/- per seat per month.

4. Those Start-ups desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the e-auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.

5. E-auction of the above modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on **15<sup>th</sup> September 2020**

6. The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, [www.mstcecommerce.com](http://www.mstcecommerce.com). A pre-bid meeting to explain the process of E-auction would be held by M/s. MSTC Limited at 3.30 p.m. on 8<sup>th</sup> September 2020 in the Conference Hall of MEPZ-SEZ Administrative Office Building. All those who are willing to participate in the E-auction are requested to participate in the Pre-bid meeting on the aforementioned date, time and venue. No separate information / letter / email will be given in this regard.

7. Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, ADC (Mobile No: 9698270001) whereupon necessary arrangements would be made for inspection of the premises.

**DEVELOPMENT COMMISSIONER.**

**Terms and conditions for E-Auction and Allotment of Plug and Play Modules in MEPZ-SEZ.**

The Competent Authority of this office has approved the following terms & conditions for E- Auction and Allotment of Plug and Play Modules in MEPZ-SEZ.

1. Base Rent per module is fixed ₹ 1514/- per seat per month. The minimum increase for a Bid shall be ₹ 10/-.
2. Validity of the Bid : 120 days.
3. Earnest Money Deposit (EMD):

Module	Annual Lease rent @ ₹ 1,514/- per seat per month	EMD @ 10% of Annual rent or ₹ 1.00 lakh whichever is higher
12-Seater	₹ 2,18,016/-	₹ 1,00,000/-

4. The E-auction will be conducted sequentially for each of the 2 modules. A successful bidder (H 1) of a module can participate in the subsequent auction, but will be restricted to bid for maximum of 36 seats only including previous allotments , if any.
5. Following payments to be made by H1 bidder within 30 days from the date of E-auction.
  - a. Security Deposit : 6 months rent at H-1 rate ( refundable on exit from MEPZ-SEZ).
  - b. First Quarter Rent : 3 months rent at H-1 rate.

On failure to make the above payments within the given time, the EMD would be forfeited.
6. Maintenance Charges & Utility charges including Electricity, Water, Security, Garbage, Housekeeping etc. shall be charged Quarterly on pro-rata basis, in addition to the Lease rent. The approximate cost of the maintenance charges will be ₹ 2,000/- per seat per month.
7. If H-1 is a LOA holder in any other SEZ, or is a Non-LOA holder, he should obtain LOA for operating in MEPZ-SEZ normally within 60 days from the date of provisional allotment. On failure of H1 bidder to obtain LOA within 60 days from the date of provisional allotment, the provisional allotment will be cancelled and the EMD will be forfeited. All other payments made by H 1 bidder would be refunded without interest.

8. In the event of H-1 bidder of an e-auction backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 bidder of the E-auction will be offered the module at the rate quoted by H-1 bidder.
9. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.

\*\*\*\*\*

**E-AUCTION NOTICE**

The following Plots with superstructure built on it are available for allotment by E-auction in the MEPZ-SEZ, Tambaram, Chennai – 600 045.

Sl.No	Name of the exited unit and Plot No.	Plot area in sq.m.	Built up area	Cost of Superstructure as determined by Govt. Valuer
1.	M/s. Indo-Japan Apparels Limited – B-12	2266	Basement : 1814 sq.ft. F.F : 7900 sq.ft. S.F : 7900 sq.ft. ----- Total: 17,614 sq.ft -----	₹ 1,58,56,000/-
2.	M/s. Venture Lighting India Limited B-8(partially)	3192	GF : 14500 sq.ft. F.F : 14500 sq.ft. S.F : 14500 sq.ft. Mezzanine Floor : 840 sq.ft Other sheds: 3152sq.ft Staircase Area : 9000 sq.ft ----- Total 56492 sq.ft -----	₹ 7,30,00,000/-

**The Base Rent for E-Auction of Plot is @ ₹ 176/- per sq.m. per annum.**

In addition to the above, the following Modules in the SDF Building in the MEPZ-SEZ, Tambaram Chennai -45 are also available for allotment by E- Auction.

Sl.No	Location	Module No	Area of the Module
1	SDF I Building	31 & 32	1000.00 sq.m
2.	SDF I Building	35 & 36	1000.00 sq.m

**The Base Rent for auction of Built up space / SDF is ₹ 1,948/- per sq.m. per annum.**

2. Business entities engaged in manufacturing or service activities may participate in the E-auction for the Plots and SDF Modules.

3. Those business entities desirous of participating in the e-auction, but do not have a Letter of Approval (LOA) for operating within MEPZ-SEZ, may also participate in the E-Auction subject to the condition that such participants on their bids being selected, shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit, will be forfeited.
4. E-auction of the above Plots / Modules would be conducted by M/s. MSTC Limited, (A Government of India Enterprise) on **15<sup>th</sup> September 2020**.
5. The terms and conditions of the E-auction are enclosed herewith. This may also be viewed in the Auction Catalogue to be published by M/s. MSTC Limited in its website, [www.mstcecommerce.com](http://www.mstcecommerce.com). A pre-bid briefing to explain the process of E-auction would be held by M/s. MSTC Limited at 4.00 p.m. on **8<sup>th</sup> September 2020** in the Conference Hall of MEPZ-SEZ Administrative Office Building. All those who are willing to participate in the E-auction are requested to participate in the Pre-bid brief meeting on the aforementioned date, time and venue. No separate information / letter / email will be given in this regard.
6. Those who wish to inspect the premises declared for E-auction may contact Shri. M. Venkatraman, ADC (Mobile No: 96982 70001) whereupon necessary arrangements would be made for inspection of the premises.

**DEVELOPMENT COMMISSIONER.**

**Terms and conditions for E-auction and Allotment of vacant Plots & SDF Modules in MEPZ-SEZ.**

The Competent Authority of this office has approved the following terms & conditions for E-auction and Allotment of Vacant Plots and SDF Modules in MEPZ-SEZ, Tambaram, Chennai-45.

1. Validity of the Bid – 120 days.
2. Following payments to be made by H-1 Bidder within 30 days from the date of auction.
  - a. Entry Fees : 3 years rent @ ₹ 176/- sq.m. per annum ( existing Government rate for Plots) ; 18 months Lease rent @ ₹1,948/- sq.m. per annum ( existing Government rate for SDF modules) (Both are Non-refundable on exit from MEPZ-SEZ )
  - b. Security Deposit : 6 months rent at H-1 rate ( refundable on exit from MEPZ-SEZ).
  - c. First Quarter Rent : 3 months rent at H-1 rate.
  - d. On failure to make the above payments within the given time, the EMD would be forfeited.
3. Earnest Money Deposit (EMD):

**For Plots:**

Plot No	Area in Sq.m.	Annual Plot rent @ ₹ 176/- sq.m. p.a.	EMD @ 10% of Annual Plot rent (R/o to the nearest 1000)	Valuation of the Building on the Plot	EMD @ 2% of the value of the building	Total EMD Col (4) + Col (6)
(1)	(2)	(3) ₹	(4) ₹	(5) ₹	(6) ₹	(7) ₹
B-16, Phase – I	2266	3,98,816	40,000	1,58,56,000	3,17,120	3,57,120
B-8, Phase – II	3192	5,61,792	56,000	7,30,00,000	14,60,000	15,16,000

**SDF Modules:**

Module No	Area in Sq.m	Annual SDF Module rent @ ₹ 1948/- sq.m. per annum	EMD @ 10% of Annual SDF Module rent or minimum of ₹ 1.00 lakh/module, whichever is higher
31 & 32 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000
35 & 36 SDF – I Building	1000	₹ 19,48,000	₹ 2,00,000

4. For participation in the bidding for the plot, the bidders should furnish an undertaking in ₹ 100/- Non Judicial Stamp Paper, for taking over the building at the Government valuation.
5. If the Highest Bidder (H-1) is a LOA holder in any other SEZ, or is a Non-LOA holder, he shall obtain a valid LOA for operating in MEPZ-SEZ from the competent authority normally within 60 days from the date of provisional allotment, failing which the provisional allotment will be cancelled and Earnest Money Deposit will be forfeited. If H-1 already has a LOA to operate in MEPZ-SEZ he need not apply for LOA again.
6. On failure of H-1 to obtain LOA within 60 days, EMD would be forfeited. All other payments made by H-1 would be refunded without interest.
7. The H-1 shall pay 100% of the cost of building as per the Government valuation to the Exited unit and the Exited unit shall furnish a Bank Guarantee for 10% of the Government valuation to the H-1 bidder. After the exited unit submits No Due Certificate from Statutory Authorities like Municipality and Electricity Board, the H-1 bidder shall release the Bank Guarantee submitted by the Exited unit.
8. After obtaining LOA and on submission of NOC from the Exited unit, Allotment Order for the Plot would be issued to the H-1. Thereafter, the Plot and the Building would be handed over in "as is where is whatever there is" condition basis.
9. In the event of H-1 backing out from the offer or failing to make the necessary payments in time or failing to obtain the LOA in time, H-2 may be given the offer at the rate quoted by H-1.
10. The minimum increase for a bid shall be ₹ 10/-.
11. Single bid tenders will be rejected in conformity with the CVC guidelines.
12. With regard to Acceptance or Rejection of the Bid, the decision of the MEPZ SEZ Authority shall be final.