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MSTC
LIMITED

SALE NOTICE **for Surplus Land of PSUs**

MSTC will be conducting online e auctions for sale of Surplus land to Government agencies only, on behalf of the following PSUs, as per details below:

- 1) Hindustan Antibiotics Ltd. (HAL)**
- 2) Bengal Chemicals & Pharmaceuticals Ltd. (BCPL)**
- 3) Indian Drugs & Pharmaceuticals Ltd. (IDPL)**
- 4) Rajasthan Drugs & Pharmaceuticals Limited (RDPL)**

For land and other details visit website
www.mstcecommerce.com & www.mstcindia.co.in





BENGAL CHEMICALS & PHARMACEUTICALS LTD.

(A GOVT. OF INDIA ENTERPRISE)

**6, Ganesh Chunder Avenue, Kolkata – 700 013.
Tel.No. (033) 2237-1525/26.
Fax. (91) 033-2225-7697**

(I)Tender No: BCPL/ESTATE/SOL-001/2017-18

**Offers invited for sale of immovable property located
at Panihati Municipal Area, Panihati, Kolkata – 700 114 of
Bengal Chemicals & Pharmaceuticals Ltd.
(A Govt. of India Enterprise),**

**(Through e-bidding only on
www.mstcecommerce.com/auctionhome/propertysale/index.jsp)**

Date: 18.05.2017

Offers received in any other modes shall not be considered

**Tender Inviting Authority:
Board of Directors of Bengal Chemicals & Pharmaceuticals Ltd.**

**Contact Person at Bengal Chemicals & Pharmaceuticals Ltd.
Tapan Chakraborty,
Dy. General Manager (HR & ADMN.),
Bengal Chemicals & Pharmaceuticals Ltd.,
6, Ganesh Chunder Avenue, Kolkata – 700 085
E-mail ID: cmpa.bcpl@gmail.com
Website: www.bengalchemicals.co.in**

(II) SCHEDULE OF TENDER (SOT)

a. Tender No.	BCPL/ESTATE/SOL-001/2017-18
b. Mode Of Bidding	e-Bidding consisting of 2 stages – Stage 1 Comprising of e-tender and Stage 2 comprising of e- auction
c. E-Tender No.	It will be generated when tender document is uploaded
d. Date of Issuance of Tender	18.05.2017
e. Pre-Bid meeting Date	31.05.2017
f. Last date of submission of Performance Guarantee (Bid Security).	Within 3 days after the issuance of sale letter
g. Date of Start of e-Tender for submission of on line Techno-Commercial Bid and price Bid.	05.06.2017
h. Date of closing of online e-tender for submission of Techno-Commercial Bid & Price Bid.	27.06.2017
i. Date & time of opening of e-tender Date of opening of price bid shall be informed separately	27.06.2017
j. Date of e-auction	To be intimated later.

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(IV) Important Instructions To Bidders for Submission of Online Bids

Bidders willing to participate in this e-bidding process are required to go through the entire tender document.

A) Registration:

(i) The process involves registration of bidders with MSTC e-bidding portal. For this purpose, any willing bidder is required to apply online through the MSTC website www.mstcecommerce.com/auctionhome/propertysale/index.jsp.

(ii) Only after registration, the bidder(s) can submit his/their bids electronically. Electronic bidding for submission of e-tender and e-auction bids over the internet will be done. The bidder should possess at least Class II signing type digital certificate (Bids will not be recorded without Digital Signature).

(iii) Any willing bidder not yet in possession of at least Class II signing type digital certificate, would be required to obtain the same at their own cost and arrangement prior to participation in the bidding process.

(iv) Bidders are to make their own arrangement for bidding from a P.C. connected with Internet. Neither BCPL nor MSTC shall be responsible for making such arrangement.

1) Bidders will receive a system generated mail confirming their registration in their e-mail ID which will be provided during filling in the registration form. Bidders are requested to submit bid keeping sufficient time in hand. They should not wait for last minute to avoid any problem. In case of any clarification, bidders are advised to contact BCPL/MSTC (before the scheduled time of the e-tender).

Contact person (MSTC):

1. Ms Shruti Sharma, Asst Manager
Contact : 033-22896157
E-mail- shruti@mstcindia.co.in

2. Shri Saurabh Satyarthi, Manager
Contact: 9903207001
E-mail- ssatyarthi@mstcindia.co.in

B) System Requirement:

i) Windows 7 & above Operating System ii) IE-7 and above Internet browser. iii) Signing type digital signature iv) JRE software to be downloaded and installed in the system. To enable ALL active X controls and disable 'use pop up blocker' under Tools → Internet Options → custom level.

The system requirements are as follows:

- Operating System- Windows 7 and above
- Web Browser- Preferred IE 7 and above.
- Active-X Controls Should be enabled as follows:
Tools => Internet Options => Security => Custom Level => Enable all Active-X Controls
=> Disable "Use Pop-up Blocker"
- Java (Latest updated version – File name Windows X-86 Offline)

To disable "Protected Mode" for DSC to appear in The signer box following settings may be applied.

- Tools => Internet Options => Security => Disable protected Mode If enabled-

	<p>i.e, Remove the tick from the tick box mentioning “Enable Protected Mode”.</p> <ul style="list-style-type: none"> • Other Settings: Tools => Internet Options => General => Click On Settings under “browsing history/ Delete Browsing History” => Temporary Internet Files => Activate “Every time I Visit the Webpage”.
2.	<p><u>Format of Bidding :</u></p> <p>(A) Part I Techno-Commercial Bid will be opened electronically on specified date and time as given in the Tender Notice.</p> <p>(B) The price bid of only the technically qualified bidders shall be opened the date of which shall be intimated later.</p> <p>(C) If the no of bidders for any plot is more than one, then there will be stage 2 bidding (Forward e-auction) for that plot. In case there is a single bidder for any plot, the bidding process shall be terminated at the end of stage 1 bidding (e-tender). If no bid is received in e-tender for any plot, the e-bidding process for the plot shall be annulled.</p> <p>Note :</p> <p>(i) Any necessary notice/ addendum/ extension notice/ corrigendum to the tender would also be hoisted in the e-bidding portal of M.S.T.C.</p> <p>(ii) E-tender cannot be accessed after the due date and time mentioned in this Tender Notice, unless extended further with due notice in the website.</p> <p>(iii) Unit of Measure (UOM) is indicated in the e-tender/e-auction Floor. Rate to be quoted should be in Indian Rupee as per UOM indicated in the e-tender/e-auction floor.</p>
3	<p>Submission of on-line bid:</p>
	<p>The bidder(s), shall submit their Techno Commercial Bids and Price Bid through internet in MSTC website www.mstcecommerce.com/auctionhome/propertysale/index.jsp. In e-tender the bidder shall submit technical bid (cover 1), price bid (cover 2), attach supporting documents and make final submission. The bidders are required to quote their price bids equal to or above the reserve price mentioned for each plot. Bidders quoting price bids below the reserve price shall not be considered for forward e-auction or approval. A bid will be considered for opening only if the bidder has made the final submission. A bidder can edit its technical bid and price bid any number of times before final submission. After final submission, a bidder can withdraw its bid. If after making final submission, if a bidder wishes to change its bid, it can do so after deleting the already submitted bid. It may be noted that final submission, withdrawal and deletion of bid are possible only till the closing time of e-tender. The final submission, withdrawal and deletion of bid shall be done with the digital signature of the bidder.</p> <p>For the stage 2 bidding, only such bidders will be allowed to participate whose price bids have been opened for any plot. The stage 2 bidding (forward e-auction) shall be conducted on the same website on a date and time to be announced later. The forward e-auction for any plot shall start with a Start Price equal to the highest price received in the e-tender for the same plot. The incremental bid for the forward e-auction shall be Rupee one. The normal period of e-auction shall be 2 hours with auto extension of 8 minutes. The close time of auction for any plot shall be extended by the system by 8 minutes for that plot if any bid is received in the last 8 minutes before close. Separate auctions shall be conducted for different plots. All bids to be submitted in the e-auction are to be digitally signed by the bidder with its DSC.</p>

4.	Bidder's alertness / duty:
4.1	All prospective bidders are requested to check the website regularly before submission of their bids to ensure that they have not missed any extension or any other notice/ corrigendum/ addendum/ clarifications, if any, uploaded against the said tender, after downloading the tender document. The responsibility of downloading the subsequent, notice/ corrigendum/ addendum/ clarifications if any, will be the sole responsibility of the prospective bidders.
4.2	All correspondence to the bidder(s) after participation in the tender shall be sent by e-mail only during the process till finalization of tender by BCPL. Hence, the bidders are required to ensure that their e-mail ID provided is valid and updated at the stage of their registration with MSTC. Bidders are also requested to ensure validity of their DSC (Digital Signature Certificate) also.
4.3	<u>Uploading of documents:</u> Bidders are advised to use 'Attach Docs' link in the bidding floor to upload documents. Multiple documents can be uploaded.
4.4	No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the e-tender/e-auction by any bidder confirms his automatic acceptance of all the terms & conditions for the tender including those contained in the extension or any other notice/ corrigendum/ addendum/ clarifications, if any.
4.5	BCPL reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part, as the case may be, without assigning any reason thereof.

(V) Letter of Proposal
(To be filled in bidders Letter Head, Signed, Stamped, Scanned and uploaded
against e-tender)

Dated:

To,
The Managing Director
Bengal Chemicals & Pharmaceuticals Ltd.
(A Govt of India Enterprise)
6, Ganesh Chunder Avenue,
Kolkata – 700 013.

Sub: Offers invited for sale of immovable property located at Panihati Municipal Area, Panihati, of Bengal Chemicals & Pharmaceuticals Ltd. (A Govt. of India Enterprise)

Dear Sir,

1. With reference to your Tender document dated, I/we, having examined the Proposal Documents and understood their contents, hereby submit my/our Proposal for the purchase of land. The Proposal is unconditional and unqualified.
2. All information provided in by **me/us is/are** true and correct. I/We undertake and confirm that, if any information is found to be false / misrepresented comes to the notice of BCPL at any stage, then it may take suitable action against as deemed fit by the BCPL. In such case the BG, if any shall stand forfeited and will have no claim whatsoever.
3. I/ We acknowledge the right of the Authority to cancel the tender process at any time or to reject any Proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
4. I/ We certify that, I/We have not been barred or blacklisted by any Central and/or State Government in India **nor on defaulter list of any bank registered in India.**
5. I/ We declare that:
 - i. I / We do not have any conflict of interest.
 - ii. I / We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the NIT

document, in respect of any tender or request for Tender issued by or any agreement entered into with the BCPL or any other public sector enterprise or any government, Central or State; department and

- iii. I / We hereby certify that we have taken steps to ensure that in conformity with the provisions of the Tender, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
6. I/ We shall make available to the BCPL any additional information it may find necessary or require to supplement or authenticate the Tender.
7. We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any tendering process nor have had any contract terminated for breach on our part.
8. I/ We declare that we are not a Member or partner of a/any other firm submitting a Tender for the Purchase of land.
9. In the event of my/ our being declared as the successful Tenderer, I/We agree to enter into an Agreement in accordance with the draft that has been provided prior to the Tender Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
10. The **Land rates** has been quoted by me/us after taking into consideration all the terms and conditions stated in the Tender and the draft Agreement.
11. I/We agree to keep this offer valid for "**Schedule F, Part-E**" as specified in the Tender.
12. I/ We further certify that in regard to matters relating to Proposal and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
13. **I/ We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/ Managers/ employees.**
14. The Bid security in the form of Bank Guarantee is attached as per the "**Schedule F, Part-E**"

15. I/We agree and undertake to abide by all the terms and conditions of the tender document.

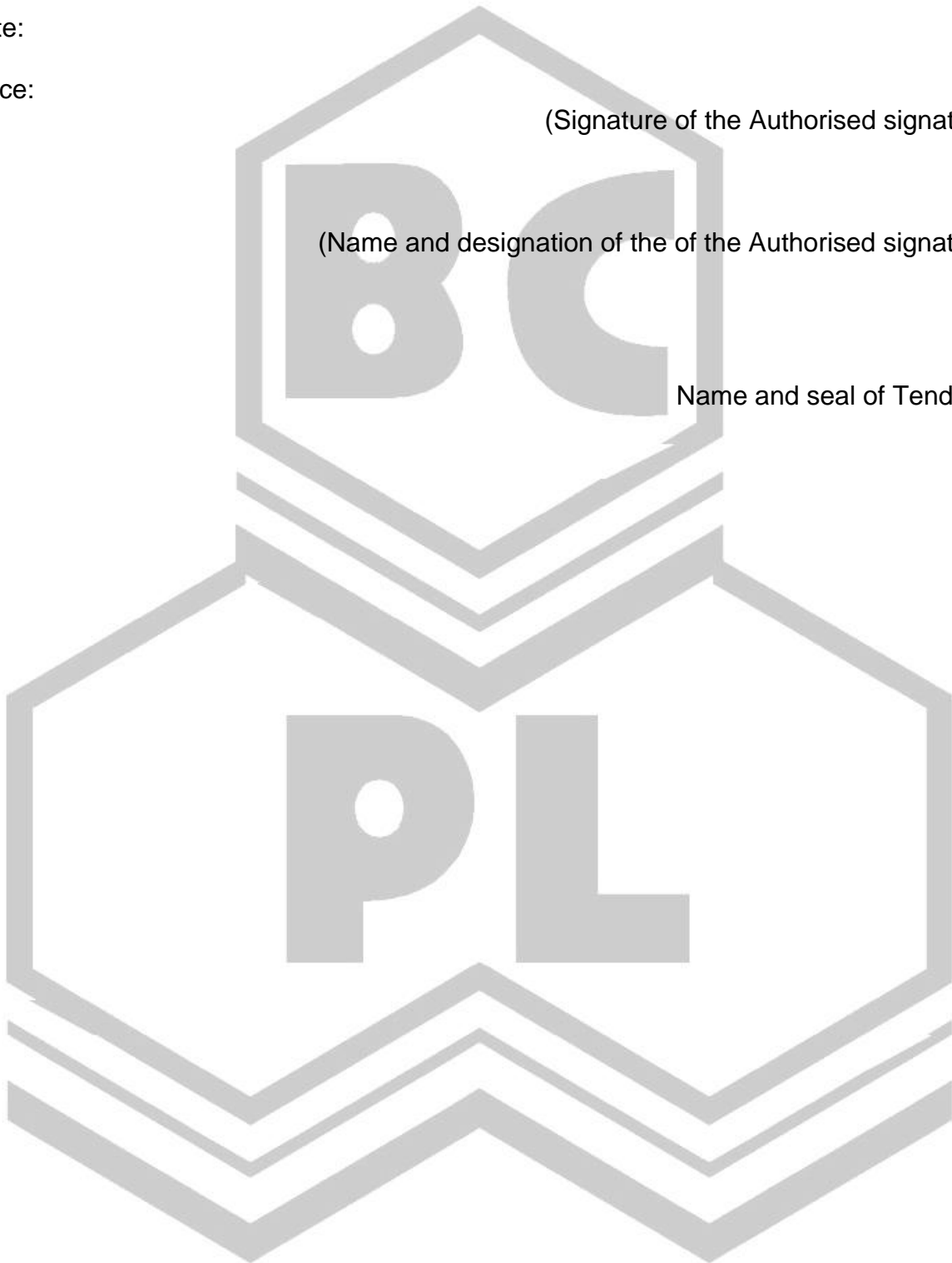
Date:

Place:

(Signature of the Authorised signatory)

(Name and designation of the of the Authorised signatory)

Name and seal of Tenderer



(VI) Power of Attorney for Signing of Proposal

(On Non Judicial Stamp Paper)

(Scanned copy to be uploaded. Original copy to be submitted in sealed envelope)

Know all men by these presents, We, _____ (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms (Name), son/daughter/wife of and presently residing at _____, who is [presently employed with us/ and holding the position of], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Proposal for **sale of immovable property located at Panihati Municipal Area, Panihati of Bengal Chemicals & Pharmaceuticals Ltd. (A Govt. of India Enterprise), A Unit Registered under BIFR** ", by the Bengal Chemicals & Pharmaceuticals Ltd. (BCPL) (the "Authority") including but not limited to signing and submission of all applications, Bids and other documents and writings, participate in Pre Bid Meeting and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us and/or till the entering into of the Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____ , THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 20**.

For _____
(Signature)

(Name, Title and Address)
Witnesses:

- 1
- 2.

Accepted [Notarised]

(Signature)
(Name, Title and Address of the Attorney)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Also, wherever required, the Executant should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Executant.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued.*

(VII) DISCLAIMER

1. The tender document contains two volumes

Volume –I	Notice Inviting Tenders
Volume –II	Draft Sale Deed

2. The information contained in the Tender document or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the BCPL or any of their employees or advisers, is provided to Tenderers on the terms and conditions set out in this Tender Document and such other terms and conditions subject to which such information is provided.
3. Though adequate care has been taken in the preparation of this Tender Document, the Tenderer should satisfy himself that the Document is complete in all respects. Intimation of discrepancy, if any, should be given to the **Dy. General Manager (HR & ADMIN.), Bengal Chemicals & Pharmaceuticals Ltd.** (BCPL) immediately before the tender due date. If no intimation is received by the BCPL within the date, it shall be deemed that the Tender is satisfied that the Document is complete in all respects.
4. The Tender Document is not an agreement and is neither an offer nor invitation by the BCPL to the prospective Tenderers or any other person. The purpose of the Tender Document is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to this Tender Document. The Tender Document includes statements, which reflect various assumptions and assessments arrived at by the BCPL in relation to the Tender. Such assumptions, assessments and statements do not purport to contain all the information that each Tenderer may require. The Tender Document may not be appropriate for all persons, and it is not possible for the BCPL, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses the Tender Document. The assumptions, assessments, statements and information contained in the Tender Document, may not be complete, accurate, adequate or correct. Each Tenderer should,

therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in the Tender Document and obtain independent advice from appropriate sources.

5. Information provided in the Tender Document to the Tenderers is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The BCPL accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
6. The BCPL, its employees and advisers make no representation or warranty and shall have no liability to any person including any Tenderer under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in the Tender Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the Tender Document and any assessment, assumption, statement or information contained therein or deemed to form part of the Tender Document or arising in any way in this Selection Process.
7. The BCPL also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Tenderer upon the statements contained in the Tender Document.
8. The BCPL may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in the Tender Document.
9. The issue of this Tender Document does not imply that the BCPL is bound to select a Tenderer or to appoint the Successful Tenderer, as the case may be, and the BCPL reserves the right to reject all or any of the bids without assigning any reasons whatsoever.

10. The Tenderer shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the BCPL or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Tenderer and the BCPL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Tenderer in preparation or submission of the Proposal, regardless of the conduct or outcome of the Selection Process.



(VIII) CONDITIONS OF TENDER

1. Invitation of Tender and Direction

(a) BCPL invites Tender for the sale of immovable property on as is where is basis located at Panihati Municipal Area, Panihati of Bengal Chemicals & Pharmaceuticals Ltd. (A Govt. of India Enterprise). The details are as per “**Schedule-F, Part-A**”

(b) The site plan is attached as “**Schedule-F, Part-C**”

2. Minimum Eligibility Criteria:

The Tenders are invited from Central Government Department(s)/ Central Government Bodies/ CPSEs/ State Departments/ State Government Bodies/ State PSEs/State Authorities.

3. Performance Guarantee (Bid Security in the form of Bank Guarantee) :

There is no need to provide EMD / Bank Guarantee during pre-bid stage. During post bid stage the bidder has to provide 5% EMD in the form of Bank Guarantee

4. Validity of Tender

Tender shall remain valid as per “**Schedule-F “Part F**” from the TENDER Due date and in the event of the Tenderer withdrawing the TENDER in the validity period, for any reason whatsoever; Bank Guarantee will be encashed by BCPL.

5. General

Bengal Chemicals & Pharmaceuticals Ltd. (BCPL) is Government of India Enterprise, under the Ministry of Chemicals & Fertilizers,. The Company was declared as a sick company by BIFR by its order in the year 1992. The Cabinet on 28/12/2016 directed that only that much immovable property of BCPL as would be required to meet the liabilities, be sold through open competitive biddings to Government Agencies and the outstanding liabilities be cleared from the sale proceeds.

The Cabinet approved the sale of 25.07 Acres of immovable property of Bengal Chemicals & Pharmaceuticals Limited, the details of which are given below:-

	Sl. No.	Location	Links for Image	Area in (Sq. Feet)
LAND PARCEL No. 1	1	K.M.B. Road, Panihati	SEE ANNEXURE "A"	45738 (Approx. 1.05 Acre)
	2	K.M.B. Road, Panihati		26572 (Approx. 0.61 Acre)
	3	R.K.A. Road, Panihati		27007 (Approx. 0.62 Acre)
	4	Mitra Para North Road, Panihati		47045 (Approx. 1.08 Acre)
	5	Adjacent to Ganges River, Panihati		11761 (Approx. 0.27 Acre)
	6	Adjacent to Ganges River, Panihati		1742 (Approx. 0.04 Acre)
	7	Uma Charan Ghosh Street, Panihati		1742 (Approx. 0.04 Acre)
	8	Near Power House, Panihati		3485 (Approx. 0.08 Acre)
	9	N.S.B. Road, Panihati		8712 (Approx. 0.20 Acre)
	10	C-Type Quarter, Panihati		4345 (Approx. 0.10 Acre)
	11	J.G.R.C. road, Panihati		43996 (Approx. 1.01 Acre)
	12	Halder Bose Road, Panihati		13824 (Approx. 0.32 Acre)
	13	R.K.A. Road, Panihati		4792 (Approx. 0.11 Acre)
	14	B.T. Road, Panihati		851162 (Approx. 19.54 Acre)
TOTAL AREA OF LAND IN Sq. Ft.				10,91,923

The offer for sale of above aforesaid land is on “**as is where is basis (including Buildings & Equipments)**” and subject to terms and conditions of sales annexed hereto. Interested bidders may quote their offers and eligible bidders will have to deposit 5% EMD in the form of Bank Guarantee. The bid amount shall be exclusive of all taxes, duties, levies or any registration fees, etc whichever is applicable from State/Central Government and the other concerned Authorities which shall be borne by the bidders.

The tender is being issued pursuant to cabinet approval and is to be processed and finalized under the supervision as per the directions of Board of Directors of BCPL.

All decisions pertaining to acceptance or rejection of Tender and/or modification of terms of tender or to carry on negotiations with the Tenderer for revision of price bid or to invite open bids shall be made by Board of Directors of

BCPL and communicated to the Tenderer through BCPL.

Where a bid has been finally accepted the purchaser shall be required to pay the purchase consideration in two installments i.e. 50% on acceptance of bid within 45 days and balance amount before the end of 90 days from the date on which intimation regarding the final acceptance of the bid is dispatched to him by Registered Post (A.D.) / Speed Post at his notified address.

The possession of the plot purchased and the title thereof shall be transferred to the Purchaser only on full & final payment of the purchase consideration alongwith 15% interest p.a. in case of delayed payments which may be accepted subject to prior approval of the Board of Directors of BCPL.

The interested parties may submit their offer through the website www.mstcecommerce.com/auctionhome/propertysale/index.jsp only

Note that:

- i) Any bid stipulating any condition or the bid being incomplete in any respect, the same shall be rejected.
- ii) The successful bidder will have to deposit the entire bid amount as per installments stipulated above by Demand Draft / Pay Order / RTGS drawn in favour of Bengal Chemicals & Pharmaceuticals Ltd., payable at Kolkata. The Bank details of BCPL given to the successful Bidder, from the date of final acceptance of the bid. The date of final acceptance of the bid will be conveyed in writing to the successful bidder by the Board of Directors of BCPL In the event of failure to pay the sale price within the stipulated date the amount already paid by bidder shall stand forfeited, Bank Guarantee shall be encashed and property may be sold at the risk and costs of defaulting bidder.
- iii) The sale is further subject to such modification /alteration of terms and conditions of sale as Board of Directors of BCPL deems fit and proper.
- iv) The Board of Directors of BCPL reserves the right to accept or reject any or all the offers without assigning any reason whatsoever and the decision of Board of Directors of BCPL shall be final and totally binding on the bidder(s).

6. Payment of Purchase consideration & Schedule-

- i. After approval of the tender with or without negotiation, as the case may be a Notice of Award (NOA) shall be issued.
- ii. The successful Tenderer shall deposit amount as per **Schedule-F ,Part-B**” within **90 (Ninety)** days of issue of the Notice of Award (NOA), failing which the NOA shall be annulled and the Bank Guarantee will be encashed by BCPL.

- iii. After deposit of **1st installment** of the Land purchase consideration within the specified time the successful Tenderer shall execute the Sale Deed with the BCPL only on full payment of the purchase consideration along with 15% p.a. interest, in case of delayed payments, which may be accepted with the approval of the Board of Directors of the Company. The successful Tenderer will get Sale Deed registered at his own cost, bearing all the expenses on stamp duty, registration charges, cost of map and any other charge which is applicable at the time of the registration. In the event the successful Tenderer fails to deposit the amount or fails to sign the Sale Deed within the stipulated period BCPL shall have right to forfeit the amount deposited by the tenderer, Bank Guarantee will be encashed and property will be sold at the risk and cost of the defaulting Tenderer. .
- iv. The possession of land and title thereof shall be transferred to the Purchaser only on full payment of the purchase consideration along with 15% p.a. interest, in case of delayed payments, which may be accepted with the approval of the Board of Directors of the Company.
- v. BCPL reserves the right to reject any or all Tender without assigning any reasons what so ever. BCPL may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website www.bengalchemicals.co.in and which shall not be published in newspaper/s.
- vi. The payment schedule of the land Purchase consideration shall be as per "**Schedule-F , Part-B**"

7. Submission of hard copy documents:

The Bidders are required to submit the following documents in sealed envelope at the address given below before the bid closing time for stage 1 bidding (e-tender).

- A. Power of Attorney in original
- B. Notarized copy of certificate of incorporation
- C. Certificates of the chartered accountant/ Statutory Auditors certifying net worth of the bidder for 2015-16.
- D. Board resolution authorizing the applicant to sign on behalf of the bidder company
- E. List of directors of the company duly certified by chartered accountant/ Statutory Auditors
- F. Self declaration of the bidder mentioning the percentage of government share holding in the company.
- G. Copy of Memorandum and Article of Association.

The sealed envelope containing the above documents should be addressed to:

**The Managing Director,
Bengal Chemicals & Pharmaceuticals Ltd.,
(A Govt. of India Enterprise),
6, G.C. Avenue, Kolkata – 700013.
Tel.No. (033) 2237-1525/26.**

8. Opening of Tender

The Board of Directors will open the TENDERS online. on the appointed date, time and place in the presence of its members, bidders and representative of the Company (if any) available. The Board of Directors are competent to dispose of the TENDERS shall have right of rejecting all or any of the TENDERS

9. Selection of Successful Bidder:

Bidder shall be ranked H1, H2, H3 etc in decreasing order of their price bid submitted in the e-auction. For plots single bid in e-tender, the same shall be considered for approval. The H1 bid(Highest Bid) received in the e-auction shall be considered for approval. All bids are subject to approval by the competent authority.

10. Dates of opening of tender The important Tender dates shall be as per “SOT ” (Schedule of Tender)

11. Rights of Board of Directors (BOD) of BCPL

The TENDERS that are found responsive in Terms of the TENDER document shall only be considered. Board of Directors of BCPL reserves the right to call for clarification or additional document as deemed fit.

12. Cancellation of Tender

The Board of Directors of BCPL reserves the right to reject any or all Tender without assigning any reasons what so ever. The Board of Directors of BCPL may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website www.bengalchemicals.co.in and which shall not be published in newspaper/s.

- i. For the stage Before issue of NOA (Notice of Approval) –**
The cancellation shall be governed by **Para 5.0** of the Tender

ii. **For the stage after issue of NOA** - The cancellation shall be governed by **Para 7.0** of the Tender

iii. **For the stage after 1st installment payment of purchase consideration and before registration of deed-** If the Tenderer fails to register the Sale Deed within three months from issue of NOA the additional premium of 2% of the land purchase consideration shall be levied. If the bidder stipulates any condition or stipulation pertaining to title or if the bid is incomplete in any respect, it shall be rejected. In case of cancellation the Bank Guarantee will be encashed by BCPL.

13. GENERAL TERMS AND CONDITIONS

- (a) The terms and conditions based on which the Tenderer is selected for the sale of land shall be an integral part of the Sale Deed.
- (b) The Purchaser shall be responsible for obtaining at his cost all the statutory approvals/ permits/ License/ permission including diversion of the land as required for the construction, development and operation and maintenance of the facilities on the plot at his own cost as required under the applicable laws.
- (c) The Purchaser shall pay all rates taxes and all other charges due and becoming due in respect of the land and on property thereupon.
- (d) The development and construction on the plot will be governed by the provisions Panihati Municipality and Rules, Regularization by-laws at Panihati Municipal Corporation, or other local body in existence at that time.

14. PAYMENT OF PURCHASE CONSIDERATION.

Where a bid has been finally accepted the purchaser shall be required to pay the purchase consideration by way of Demand Draft / Pay Order / RTGS drawn in favour of “ **BENGAL CHEMICALS & PHARMACEUTICALS LIMITED**” payable at Kolkata, West Bengal in two installments i.e. 50% on acceptance of bid and balance amount before the end of 30 days and 60 days respectively from the date on which intimation regarding the final acceptance of the bid is dispatched to him by Registered Post (A.D.)/Speed Post at his notified address.

15. DRAFT SALE-DEED — (Volume-II)

Schedule-“F” :

- **Part-A** – “Details of Project ”,
- **Part-B** - “Minimum Eligibility Criteria“ & “Payment Conditions “,
- **Part-C** - “Site plan along with the broad development control parameters”
- **Part-D** – Payment Conditions-
- **Part-E** - Performance Guarantee(Bid Security in the form of Bank Guarantee)
- **Part-F** - “Validity of Bid” ,
- **Part-G** - “Dates of Tender”



(IX) THE DETAILS OF SALE OF LAND IS GIVEN BELOW:

1. Schedule-F, Part-A- Particulars of the Plot

The layout /drawing of plot number 1 to 14 as Part-A is enclosed herewith as layout/drawing & Location Plan as **Annexure-A**

Details of the Property:

The land admeasuring 25.07 acres is situated in PANIHATI AREA

	Sl. No.	Location	Area in (Sq. Feet)
LAND PARCEL No. 1 to 14	1	K.M.B. Road, Panihati	45738 (Approx. 1.05 Acre)
	2	K.M.B. Road, Panihati	26572 (Approx. 0.61 Acre)
	3	R.K.A. Road, Panihati	27007 (Approx. 0.62 Acre)
	4	Mitra Para North Road, Panihati	47045 (Approx. 1.08 Acre)
	5	Adjacent to Ganges River, Panihati	11761 (Approx. 0.27 Acre)
	6	Adjacent to Ganges River, Panihati	1742 (Approx. 0.04 Acre)
	7	Uma Charan Ghosh Street, Panihati	1742 (Approx. 0.04 Acre)
	8	Near Power House, Panihati	3485 (Approx. 0.08 Acre)
	9	N.S.B. Road, Panihati	8712 (Approx. 0.20 Acre)
	10	C-Type Quarter, Panihati	4345 (Approx. 0.10 Acre)
	11	J.G.R.C. road, Panihati	43996 (Approx. 1.01 Acre)
	12	Halder Bose Road, Panihati	13824 (Approx. 0.32 Acre)
	13	R.K.A. Road, Panihati	4792 (Approx. 0.11 Acre)
	14	B.T. Road, Panihati	851162 (Approx. 19.54 Acre)

The land is free from encumbrances and is owned and possessed by BCPL. The sale of land has been approved by the Govt. of India. The land will be sold on “as is where is” and “as is what is” basis.

2. Schedule-F, Part-B - Minimum Eligibility Criteria

The Tenders are invited from Central Government Department(s)/ Central Government Bodies/ CPSEs/ State Departments/ State Government Bodies/ State PSEs/State Authorities.

3. Schedule-F, Part-C- The broad development control parameters

The prospective buyer/bidder will be allowed to inspect the property on a stipulated date and time as mentioned in the Tender Document in the presence of the company's representative. The tenderer should verify before submission of tender bid necessary information on their own. Complaint / dispute will not be entertained at later stage.

The prospective buyer/bidder shall be deemed to have accepted title of Bengal Chemicals & Pharmaceuticals Ltd. to the property.

4. Schedule-F, Part-D- Payment Conditions:

Where a bid has been finally accepted the purchaser shall be required to pay the balance of the purchase consideration by way of Demand Draft / Pay Order drawn in favour of “ **BENGAL CHEMICALS & PHARMACEUTICALS LIMITED**” payable at KOLKATA, WEST BENGAL in two installments i.e. 50% on acceptance of bid and balance amount before the end of 30 days and 60 days respectively from the date on which intimation regarding the final acceptance of the bid is dispatched to him by Registered Post (A.D.) / Speed Post at his notified address.

5. Schedule-F, Part-E- Performance Guarantee (Bid Security in the form of Bank Guarantee)

To be signed by the Lead Member(s) in case of a Consortium.

FORMAT FOR BID SECURITY
(TO BE SUBMITTED ALONG WITH THE FINANCIAL BID)
(To be issued by a Scheduled Bank)

B.G. No. _____ dated _____

This Deed of Guarantee executed at _____ by _____ (Name of Bank) having its Head / Registered office at _____) hereinafter referred to as “ the Guarantor”) which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns; in favour of Bengal Chemicals & Phamraceuticals Ltd.. (hereinafter called BCPL having its Registered office at 6, Ganesh Chunder Avenue, Kolkata – 700 013, which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns;

WHEREAS

- A. M/s. _____ Ltd. a Company registered under provisions of the Companies Act, 1956 having its registered office at _____ (hereinafter called “the Bidder”) which expression shall unless it be repugnant to the subject or context thereof include its / their executors administrators, successors and assigns, has/have bid for the purchase of land (hereinafter referred to as “the land”).
- B. In terms of Clause 3 (VIII conditions of Tender) of the Tender document dated _____ issued in respect of the land (hereinafter referred to as “ Tender Document”) the Bidder is required to furnish to BCPL an unconditional and irrevocable Bank Guarantee for an amount of Rs. _____/- (Rupees _____ only) as Earnest Money Deposit.

- C. The Guarantor has at the request of the Bidder and for valid consideration agreed to provide such Bank Guarantee being these presents.

NOW THEREFORE THIS DEED WITNESSETH AS FOLLOWS :

- a) The Guarantor as primary obligor shall, without demur, pay to BCPL an amount not exceeding Rs. ____/- (Rupees _____ only), within 3 days of receipt of a written demand from BCPL calling upon the Guarantor to pay the said amount.
- b) Any such demand made on the Guarantor by BCPL shall be conclusive and absolute as regards the forfeiture of Bid Security and the amount due and payable by the Guarantor under this Guarantee.

In case of Consortium, incorporate names and addressed of the Consortium members.

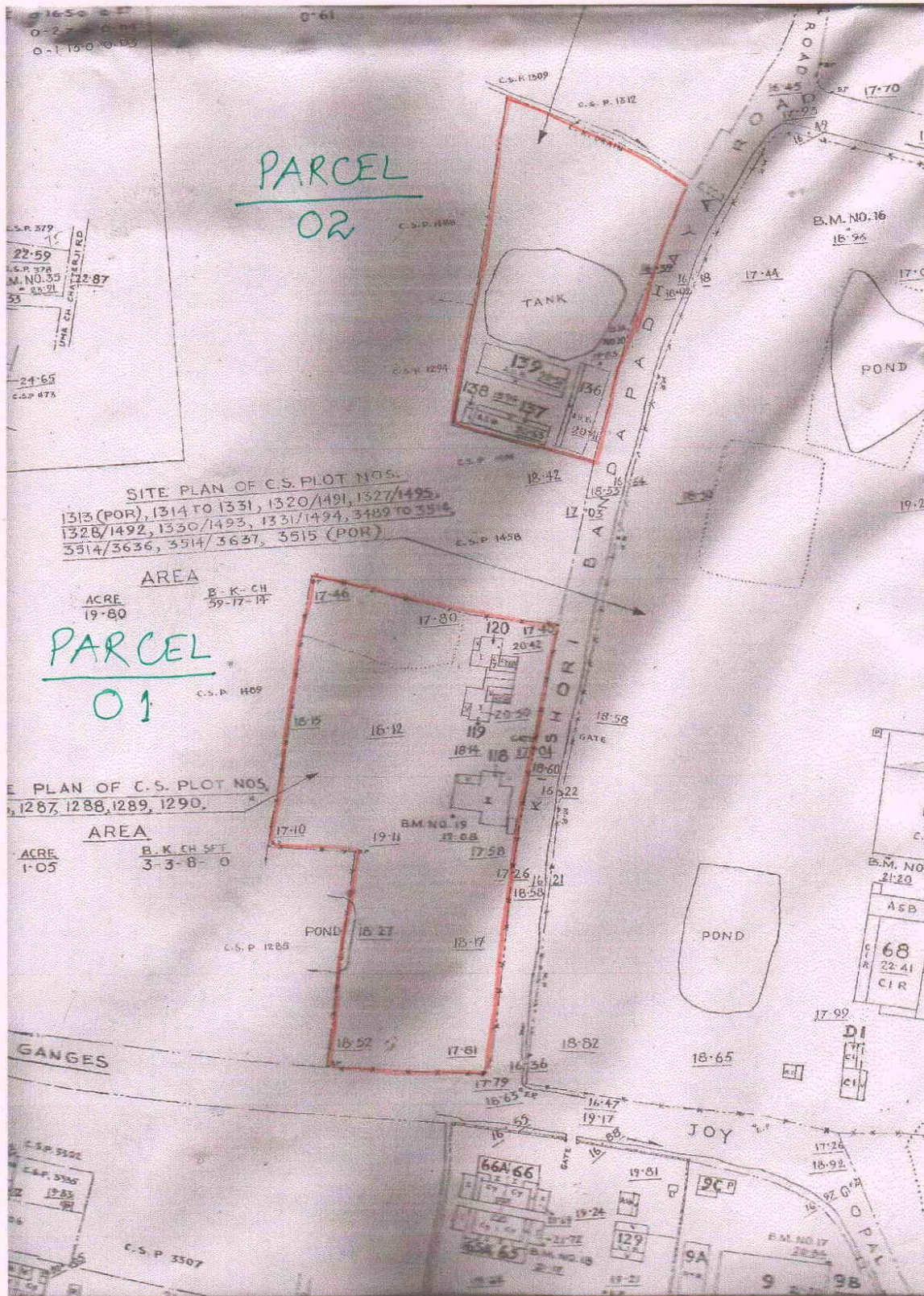
- c) The above payment shall be made without any reference to the Bidder or any other person and irrespective of whether the claim of BCPL is disputed by the Bidder or not.
- d) This Guarantee shall be irrevocable and remain in full force for a period of 12 months from (date) _____ or for such extended period as may be mutually agreed between BCPL and the Bidder and shall continue to be enforceable till all amounts under this Guarantee are paid.
- e) The Guarantee shall not be affected by any change in the constitution or winding up of the Bidder/the Guarantor or any absorption, merger or amalgamation of the Bidder/the Guarantor with any other person.
- f) In order to give full effect to this Guarantee, BCPL shall be entitled to treat the Guarantor as the principal debtor. The obligations of the Guarantor shall not be affected by any variations in the terms and conditions of the Bid Document or other documents or by extension of time of performance of any obligations granted to the Bidder or postponement/non exercise/delayed exercise of any of its rights by BCPL against the Bidder or any indulgence shown by BCPL to the Bidder and the Guarantor shall not be relieved from its obligations under this Bank Guarantee on account of any such variation, extension, postponement, non-exercise, delayed exercise or omission on the part of BCPL or any indulgence by BCPL to the Bidder to give such matter or thing whatsoever which under the law relating to sureties would but for this provision have effect of so relieving the Guarantor.
- g) The Guarantor has power to issue this Guarantee and discharge the obligations contemplated herein, the undersigned is duly authorized to execute this Guarantee pursuant to the power granted under _____

IN WITNESS WHEREOF THE GUARANTOR HAS SET ITS HANDS HEREUNTO ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

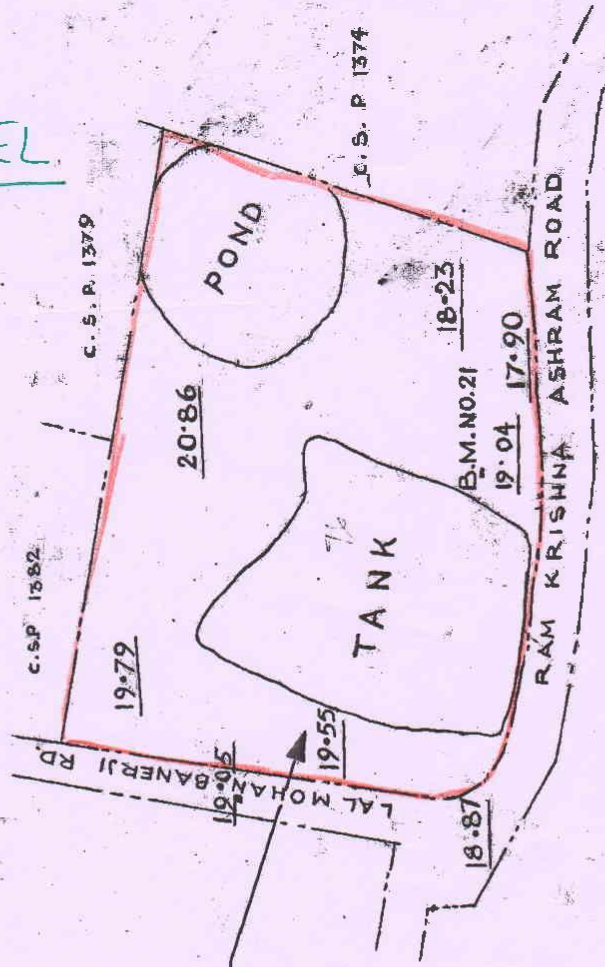
Signed and Delivered by _____
Bank by the hand of Mr/Ms _____
its _____ and authorized official.

6. Schedule-F, Part-F - Validity of Bid

The Bid submitted in the tender process should remain valid for a period of 12 months from the date of opening of e-tenders



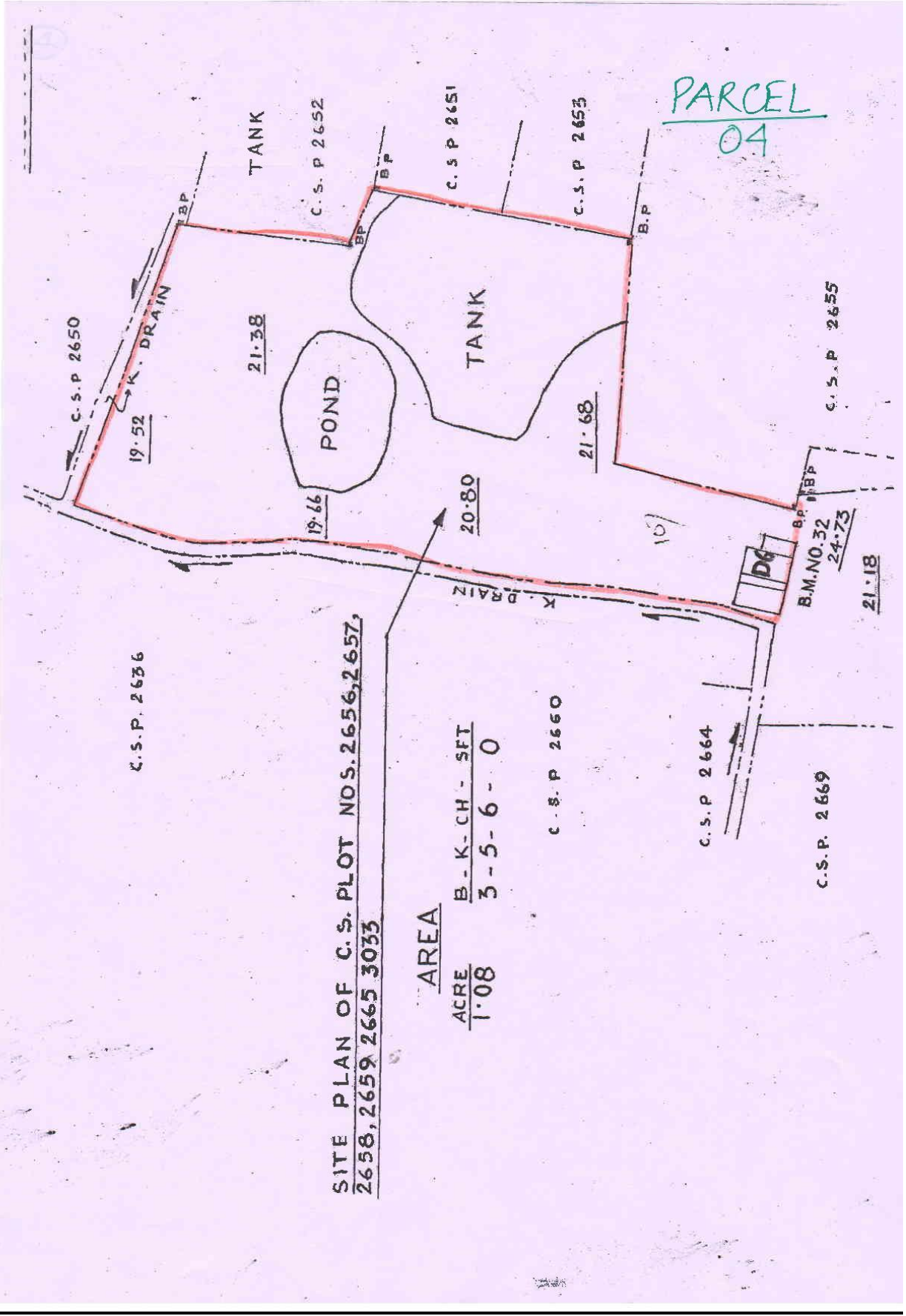
PARCEL
03



SITE PLAN OF C.S. PLOT NOS.
1375, 1376, 1377, 1378

AREA

ACRE 0.62 B. K. GRT SFT 1 - 17 - 8 - 0



PARCEL
04

SITE PLAN OF C.S. PLOT NOS. 2656, 2657,
2658, 2659, 2665, 3033

AREA	
ACRE	B-K-CH - SFT
1.08	3-5-6-0

C.S.P. 2636

C.S.P. 2660

C.S.P. 2664

C.S.P. 2669

C.S.P. 2650

C.S.P. 2652

C.S.P. 2651

C.S.P. 2653

C.S.P. 2655

21.38

19.66

20.80

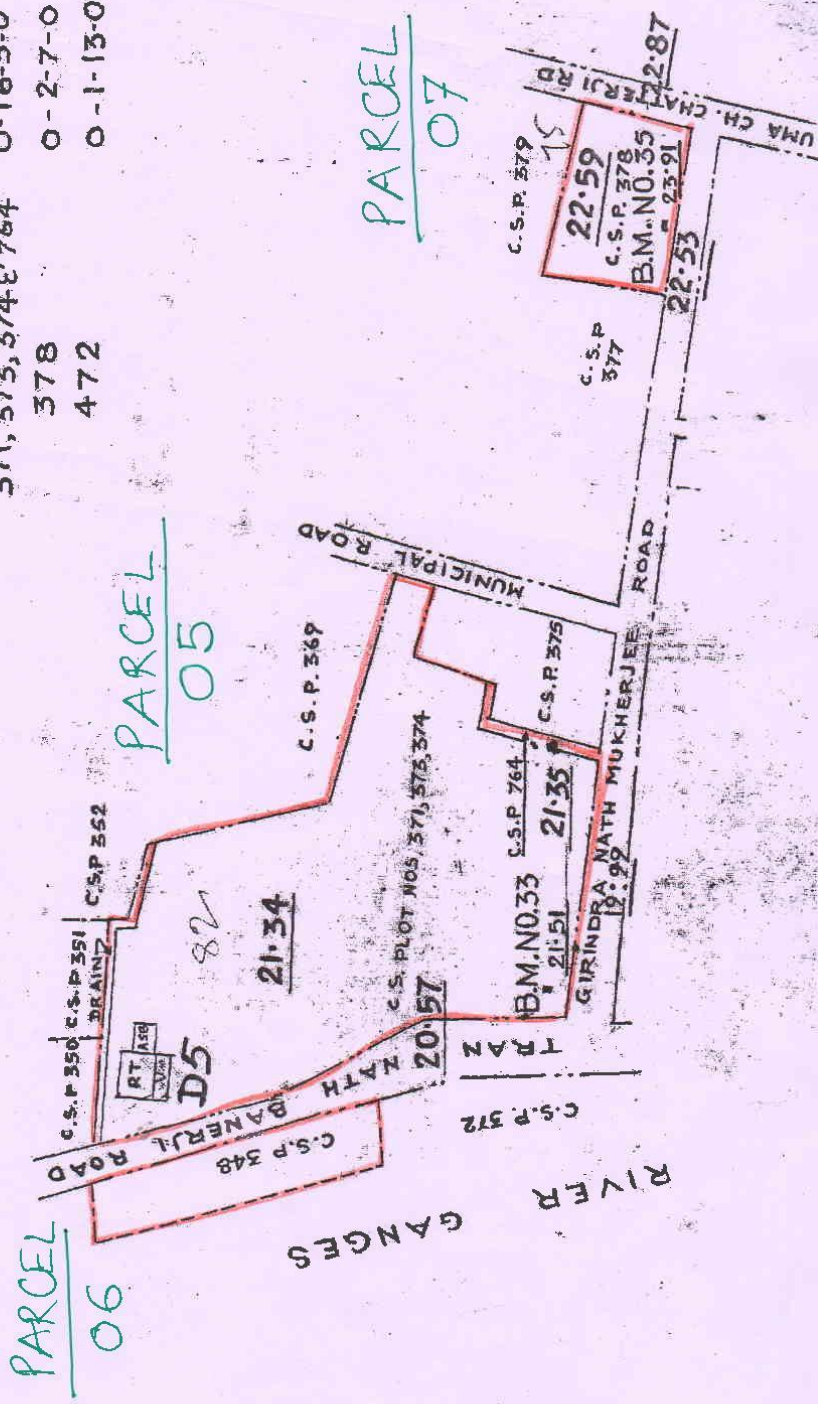
21.68

B.M. NO. 32
24.73

21.18

SITE PLAN OF C.S.P. NOS. 348, 371, 373, 374, 764, 378, & 472

C.S. PLOT NOS.	AREA	
	B. K. CH. SFT	ACRE
348	0-2-7-0	0-0-04
371, 373, 374 & ³⁷⁵ 764	0-16-5-0	0-27
378	0-2-7-0	0-04
472	0-1-13-0	0-03



PARCEL 10

SITE PLAN OF C.S. PLOT NOS
3338 3339

AREA
ACRE 0.10
K. CH. SFT 6-1 0

PARCEL 09

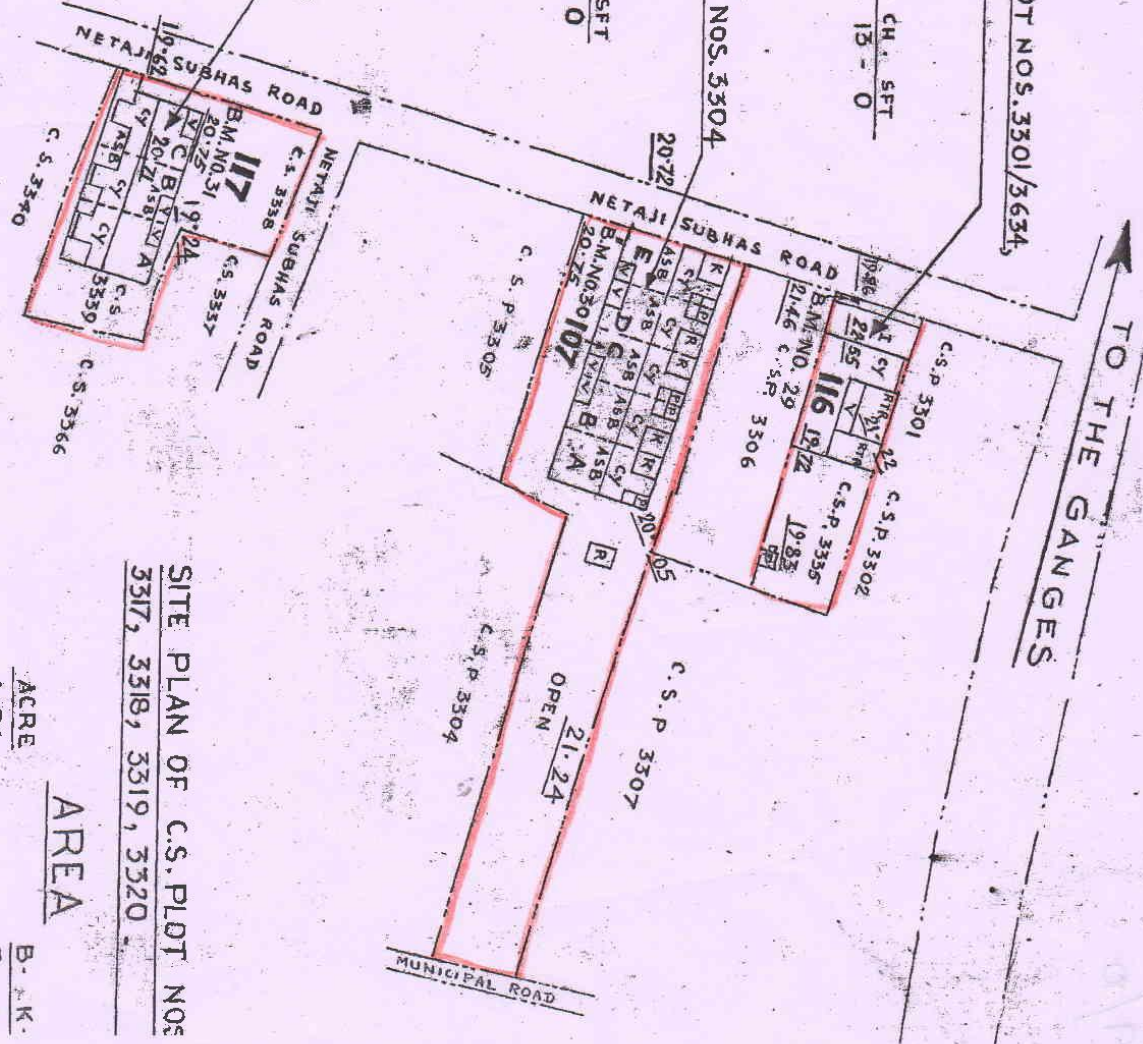
SITE PLAN OF C.S. PLOT NOS. 3304

AREA
ACRE 0.20
K. CH. SFT 12-2-0

PARCEL 08

SITE PLAN OF C.S. PLOT NOS. 3301/3634,
3302/3635, 3302/3657

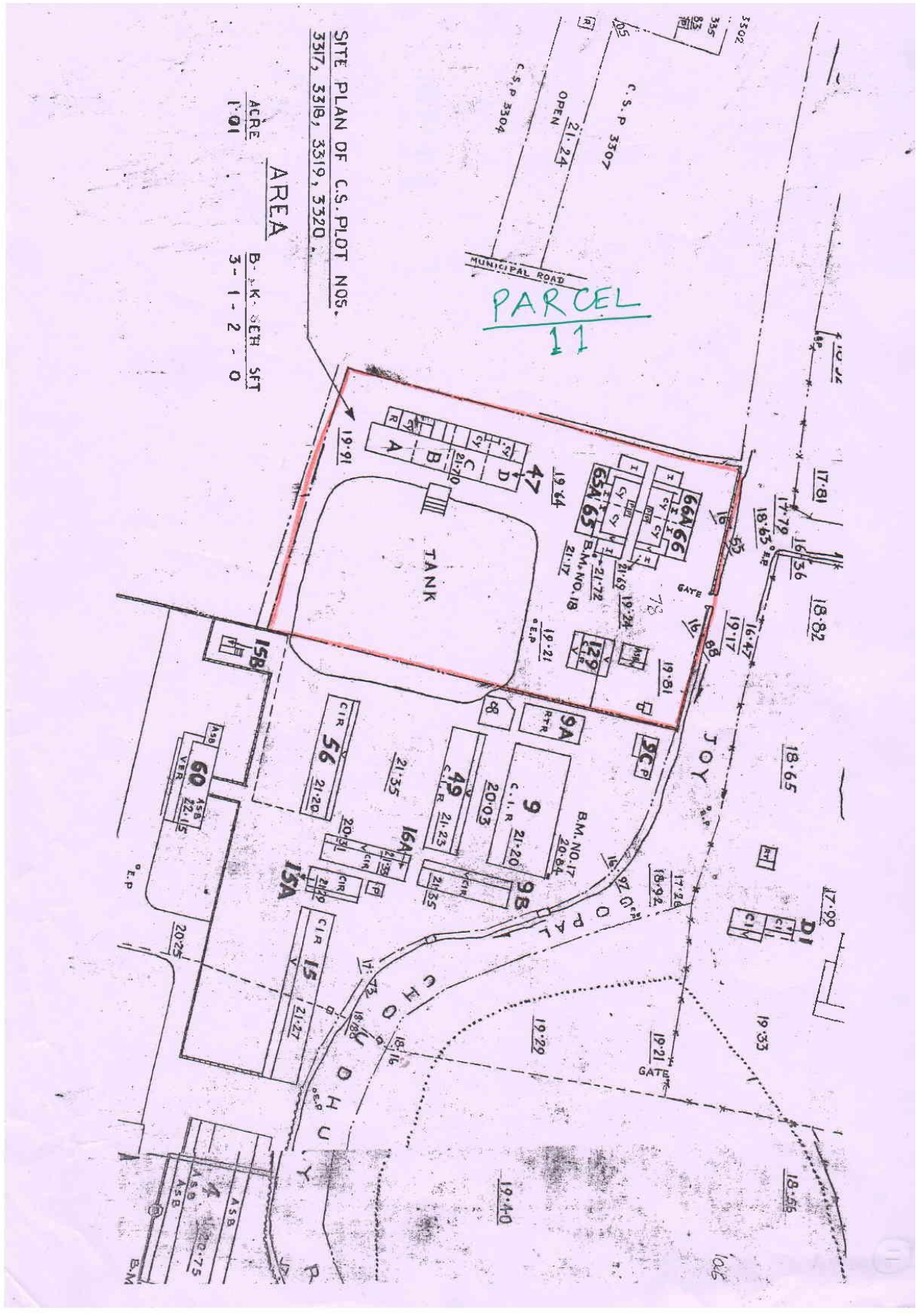
AREA
ACRE 0.08
K. CH. SFT 4-13-0



SITE PLAN OF C.S. PLOT NOS
3317, 3318, 3319, 3320

AREA
ACRE 1.01
B. A. K. 3-1

TO THE GANGES

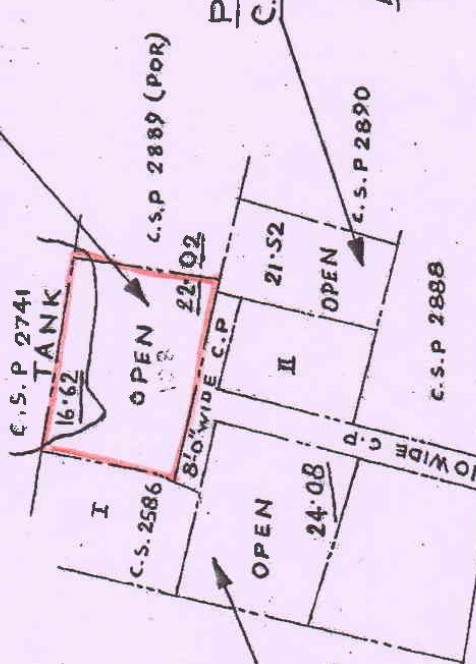


PARCEL
12

PLOT FORMED OUT OF
C.S. PLOT NO. 2889

AREA

ACRE $\frac{K-CH-SFT}{3-10-0}$



PLOT FORMED OUT OF
C.S. PLOT NOS. 2886
2887, 2888, 2889

C.S.P. 2886

AREA

ACRE $\frac{K-CH-SFT}{3-0-0}$

PLOT FORMED OUT OF
C.S. PLOT NOS. 2888, 2889

AREA

ACRE $\frac{K-CH-SFT}{1-13-0}$

23.06 HALADHAR BASU RD.

1357/1498.

AREA

ACRE
8.08

B. K. CH
24-8-13

15.89

PARCEL
13

1374

21.31

20.85

17.00

TANK

SI

c.s

17.95

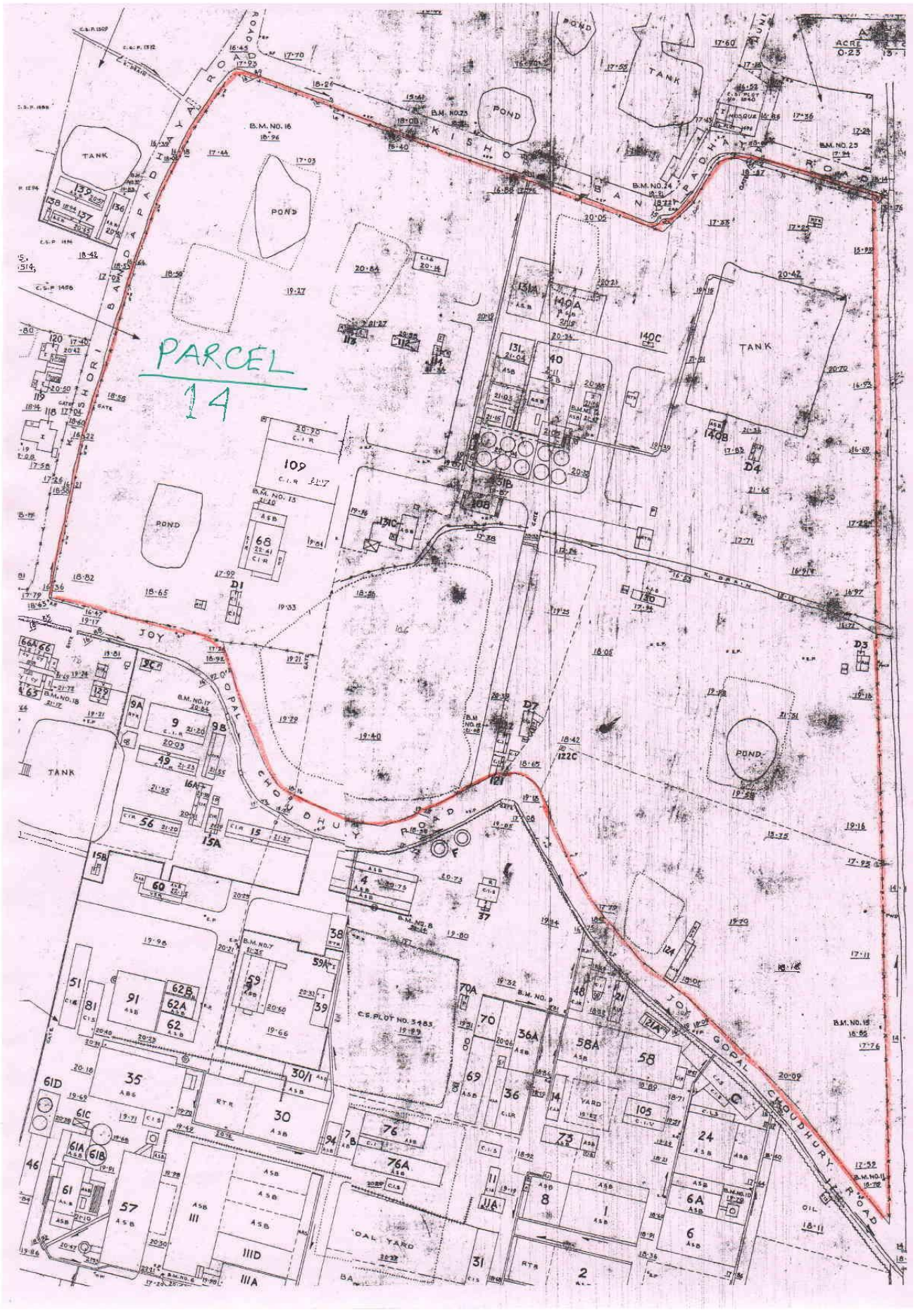
B.M. NO. 2

20.10

R A M K R I S H N A BR

18.70

18.39



VOLUME – II

(ON STAMP PAPER - STAMP DUTY AS APPLICABLE)

(XIII) DRAFT FOR SALE DEED

THIS INDENTURE of sale deed made at _____ on this _____ day of _____ the Christian year two thousand seventeen.

BETWEEN

BENGAL CHEMICALS & PHAMRACEUTICALS LTD., A company formed and registered under the Companies Act, 1913 having registered office at Pimpri, Pune-411018 (hereinafter called the "**VENDOR**" which expression shall include wherever applicable its successors) of the **ONE PART** .

AND

Shri _____ aged about _____ years Resident, of (Address) _____ (Hereinafter called the "**PURCHASER**," which expression shall include wherever applicable his heirs, executors, legal representatives, successors and assigns) of the OTHER PART.

WHEREAS the Vendor is seized and possessed of Plot bearing S. No.104/105/106 admeasuring _____ sq. mtrs., situate at Village Pimpri and more particularly described in the First Schedule hereunder written, hereinafter referred to as "the said Larger Plot".

AND WHEREAS the Vendor has applied for sub-division of the said Larger Plot where under inter-alia seventeen sub-plots as per details hereunder are to be formed as under:

	Sl. No.	Location	Area in (Sq. Feet)
LAND PARCEL No. 1 to 14	1	K.M.B. Road, Panihati	45738 (Approx. 1.05 Acre)
	2	K.M.B. Road, Panihati	26572 (Approx. 0.61 Acre)
	3	R.K.A. Road, Panihati	27007 (Approx. 0.62 Acre)
	4	Mitra Para North Road, Panihati	47045 (Approx. 1.08 Acre)
	5	Adjacent to Ganges River, Panihati	11761 (Approx. 0.27 Acre)
	6	Adjacent to Ganges River, Panihati	1742 (Approx. 0.04 Acre)
	7	Uma Charan Ghosh Street, Panihati	1742 (Approx. 0.04 Acre)
	8	Near Power House, Panihati	3485 (Approx. 0.08 Acre)
	9	N.S.B. Road, Panihati	8712 (Approx. 0.20 Acre)
	10	C-Type Quarter, Panihati	4345 (Approx. 0.10 Acre)
	11	J.G.R.C. road, Panihati	43996 (Approx. 1.01 Acre)

	12	Halder Bose Road, Panihati	13824 (Approx. 0.32 Acre)
	13	R.K.A. Road, Panihati	4792 (Approx. 0.11 Acre)
	14	B.T. Road, Panihati	851162 (Approx. 19.54 Acre)

AND WHEREAS pursuant to tender invited by the Vendor and the offer of the Purchaser having been accepted by the Vendor, the Purchaser has agreed to purchase sub-plots _____ admeasuring _____ sq. mtrs., more particularly described in the Second Schedule hereunder written and marked as Plot _____ on the said Plan in “as is where is” and “as is what is” condition for the lumpsum consideration of us.

AND WHEREAS it is the obligation of the Purchaser to obtain all requisite permissions.

WHEREAS as per Resolution passed at the _____ meeting of the Board of Directors of the Vendor held on _____ the sale of the said Property to the Purchaser herein as decided by its Assets Sale Committee was approved and the signatory hereunder is authorized to execute this deed and the Company Secretary of the BCPL has been authorized to affix the Common Seal of Company, wherever required and to execute documents and to register the same and copy of the extract of the said Resolution is annexed hereto and marked as **Annexure-B**.

WHEREAS the Purchaser has paid the entire price consideration of Rupees _____ as under :

Rupees	Particulars.
	(Rupees _____ only) by Demand Draft as Follows : D.D.No. _____ dated _____ Amount.
	Received on _____ acknowledged by BCPL by receipt Number _____ dated _____ of _____ Bank _____ (Rupees _____ only) by Demand Draft Number _____ dated _____ of received on _____ acknowledged by BCPL by receipt Number _____ dated _____ of _____ Bank _____

NOW THIS INDENTURE OF SALE WITNESSETH AS UNDER :

That in pursuance of the said agreement and in consideration of the said sum of Rupees _____ (Rupees _____) only paid by the Purchaser herein unto the Vendor before execution of these presents (the receipt of which sum the Vendor doth hereby acknowledge as the full consideration) the Vendor doth hereby grant, convey and assign by way of absolute sale unto the Purchaser all those pieces and parcel of land admeasuring _____ square feets bearing Plot Nos. _____ situated at Panihati, Kolkata, more fully described in the Schedule herein and delineated in the plan attached thereto and colored Red thereon, with all the estate, right, title and interest of the Vendor herein together with all other right, easements, titles, advantages, privileges and appurtenances whatsoever in the said piece and parcel of land to Have and to Hold the same unto the Purchaser herein absolutely forever and absolutely free from all encumbrances, claims, demands, attachments and charges of all claim but subject however to the payment of all Government assessment and other taxes payable to the Govt. or any other Local Authorities in respect of the said land and property more particularly described in the Schedule hereunder and delineated in the plan attached thereto and colored Red thereon together with all ways, waters, watercourses thereto, whatever in the said piece of parcel of land more fully described in the Schedule hereunder and hereby conveyed, the Vendor covenant and confirm that all rents, rates, taxes assessment dues, duties on the said property have been paid by them up to and including the date of these presents and further covenant that should any rates, taxes, dues and duties be found payable up to date, the same shall and will be paid by it. And that the Vendor doth hereby covenant with the said Purchaser that he, the Vendor has good right title, interest and full power to grant, convey and assign the said piece and parcel of property more particularly described in the Schedule hereunder and delineated in the plan attached hereto and colored Red thereon in the manner aforesaid and that the said Property is free from all encumbrances, claims, demands and other court attachments and that the Purchaser may quietly enter into and enjoy the same, the rents and profits of the said property without any lawful interruption, claims, demand or disturbance whatsoever from the said Vendor or any other person or persons claiming through, under or in trust for the said Vendor. And that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor and

sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles and charges and or encumbrances whatever made, executed, occasioned or suffered by the Vendor or by any other persons or persons lawfully or equitably claiming by, from, under or in trust for them or any of them with the Vendor and all persons having lawfully or equitably claiming any estate, right, title or interest in law or in equity in all said property hereby conveyed, transferred or any part thereof by, from or in trust for the Vendor or his successors, assignees and representatives shall and will from time to time.

AND that the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him, made, done, committed or knowingly or willingly suffered to the contrary, has right, title or interest to the said property not becoming void or voidable or the Vendor doth hereby covenant with the Purchaser that there is no mortgage, charge, lien or other encumbrances on the said property and the Vendor doth hereby further covenant with the Purchaser that the Purchaser, its visitors, servants, agents and licensees from time to time and at all times hereafter by day and night at its or their free will and pleasure for all purposes connected with the use and enjoyment of the said property hereby conveyed, and the Vendor declare that he has handed over to the Purchaser all documents of title relating to, belonging to or connected with the said property and the Vendor declare and confirm that he does not have any other documents of title and should he come in possession of any evidence or document of or relating to title, he shall and will hand over or cause to be handed over to the Purchaser or any person claiming through or under the Purchaser. And that the Vendor doth hereby confirm that he had handed over to and placed the Purchaser in possession of the said property hereby granted, conveyed, transferred and assigned unto the Purchaser.

AND that the Purchaser on his part covenants with Vendors that the Purchaser shall at his cost construct a boundary / compound wall immediately on the execution of this presents along the line shown in Green colour in the plan hereto annexed, as per the specifications in SCHEDULE II hereto annexed - IN WITNESS WHEREOF, the Vendor has hereunto set his hand to this Indenture of sale on the day, month and year first above herein written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

THE SECOND SCHEDULE ABOVE REFERRED TO

All that piece or parcel of belonging to BCPL, situated within Panihati Municipality admeasuring _____square meters or thereabouts and delineated by the Red colour in the site plan annexed thereto, within the Sub-Registration- Barrackpore, District of North 24 Parganas, with boundaries described herein under.

WITNESSES :

- Signed and delivered by _____
(For and on behalf of the within named Vendor)
1. Signature _____
 2. Signature _____
- Signed and delivered by _____
(For and on behalf of the within named Purchaser)
3. Signature _____
 4. Signature _____

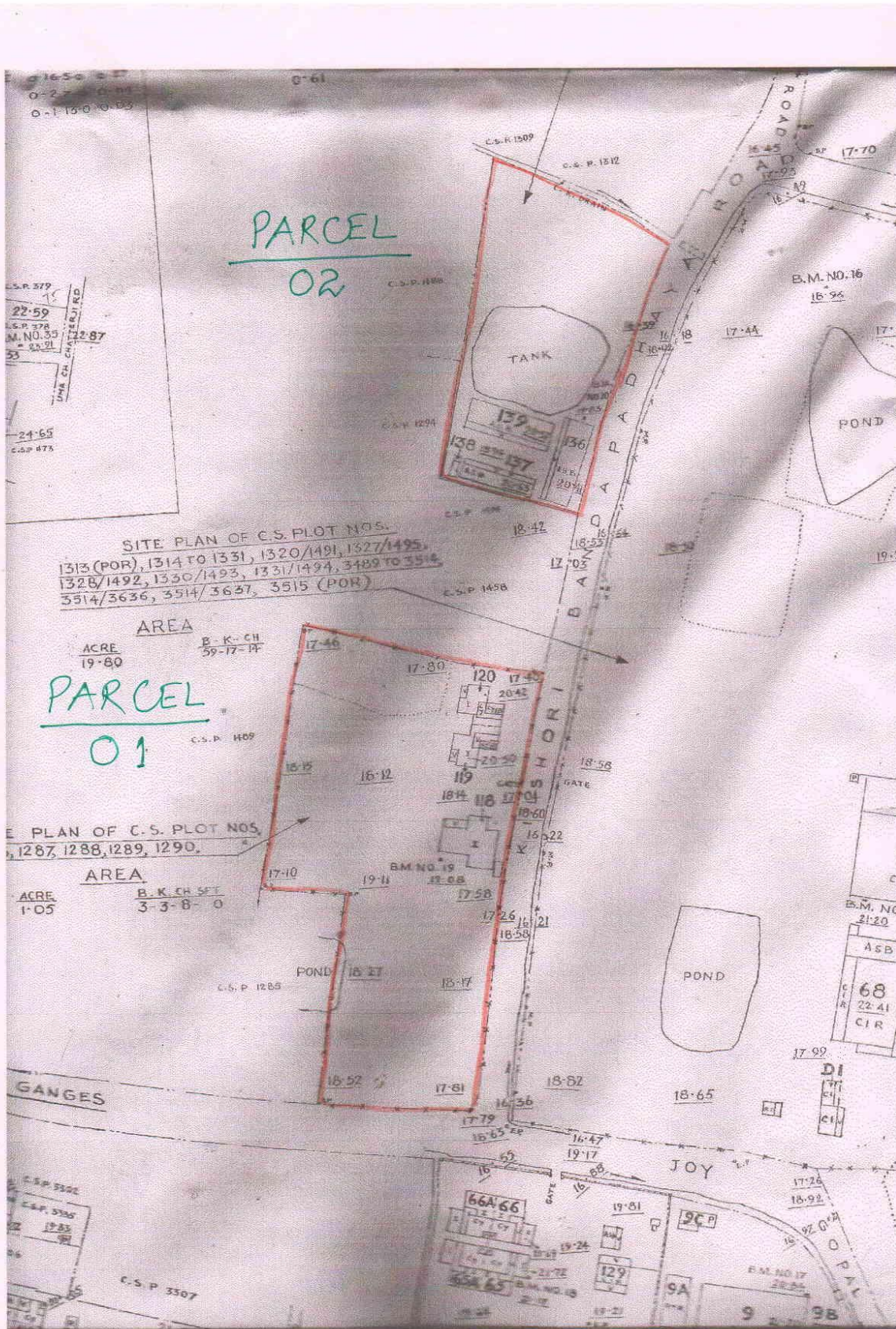
DEFINITIONS :

For the purposes of the Sale Deed the following words and expressions shall have the meaning hereby assigned to them except where the context otherwise requires:

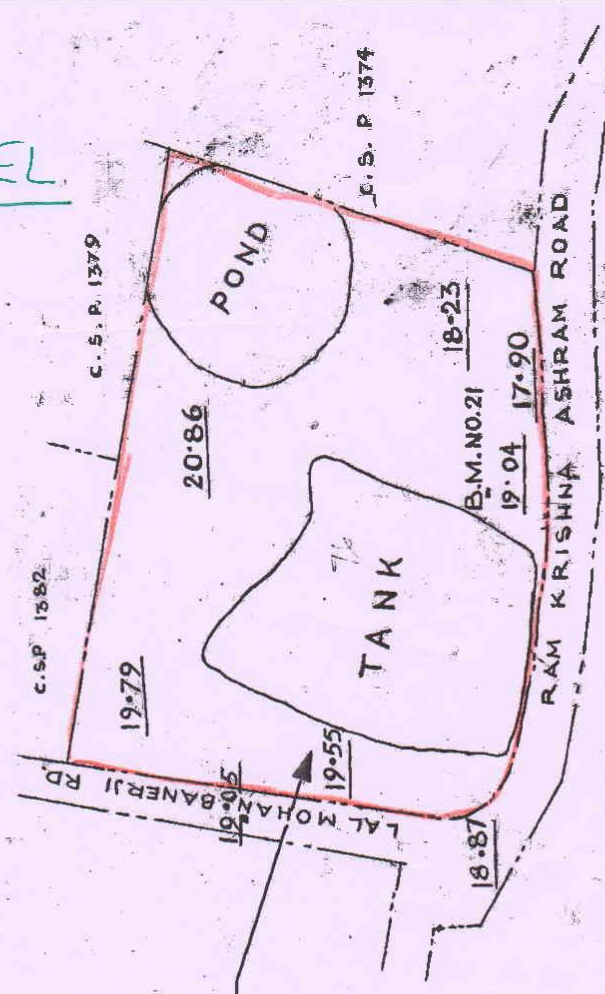
1. **"The Board Of Directors (BOD) "** shall mean Board Of Directors (BOD) on whose behalf Managing Director or any officer authorized by him shall execute and sign the correspondence and documentation.
2. "Vendor" means Bengal Chemicals & Pharmaceuticals Limited, (BCPL)
3. "The Competent Authority" shall mean the **Board Of Directors (BOD)**, or any officer authorized by the **Board Of Directors**.
4. "The Tenderer" shall mean Central Government Department(s)/ Central Government Bodies/ CPSEs/ State Departments/ State Government Bodies/ State PSEs / State Authorities who purchase the tender documents and submits its tender and the legal successors of such company but not any assignee of such company.
5. "The Purchaser" shall mean a tenderer whose tender has been accepted by the BCPL and to whom a written communication has been sent.
6. "The Property" shall mean more specifically described in the tender document.
7. "The Tender" shall mean the bid of the tenderer accepted by the BCPL pursuant to directions of BCPL.

Details of Plots of Bengal Chemicals & Pharmaceuticals Ltd.

	Sl. No.	Location	Links for Image	Area in (Sq. Feet)
LAND PARCEL No. 1	1	K.M.B. Road, Panihati	SEE ANNEXURE "A"	45738 (Approx. 1.05 Acre)
	2	K.M.B. Road, Panihati		26572 (Approx. 0.61 Acre)
	3	R.K.A. Road, Panihati		27007 (Approx. 0.62 Acre)
	4	Mitra Para North Road, Panihati		47045 (Approx. 1.08 Acre)
	5	Adjacent to Ganges River, Panihati		11761 (Approx. 0.27 Acre)
	6	Adjacent to Ganges River, Panihati		1742 (Approx. 0.04 Acre)
	7	Uma Charan Ghosh Street, Panihati		1742 (Approx. 0.04 Acre)
	8	Near Power House, Panihati		3485 (Approx. 0.08 Acre)
	9	N.S.B. Road, Panihati		8712 (Approx. 0.20 Acre)
	10	C-Type Quarter, Panihati		4345 (Approx. 0.10 Acre)
	11	J.G.R.C. road, Panihati		43996 (Approx. 1.01 Acre)
	12	Halder Bose Road, Panihati		13824 (Approx. 0.32 Acre)
	13	R.K.A. Road, Panihati		4792 (Approx. 0.11 Acre)
	14	B.T. Road, Panihati		851162 (Approx. 19.54 Acre)
TOTAL AREA OF LAND IN Sq. Ft.				10,91,923



PARCEL
03



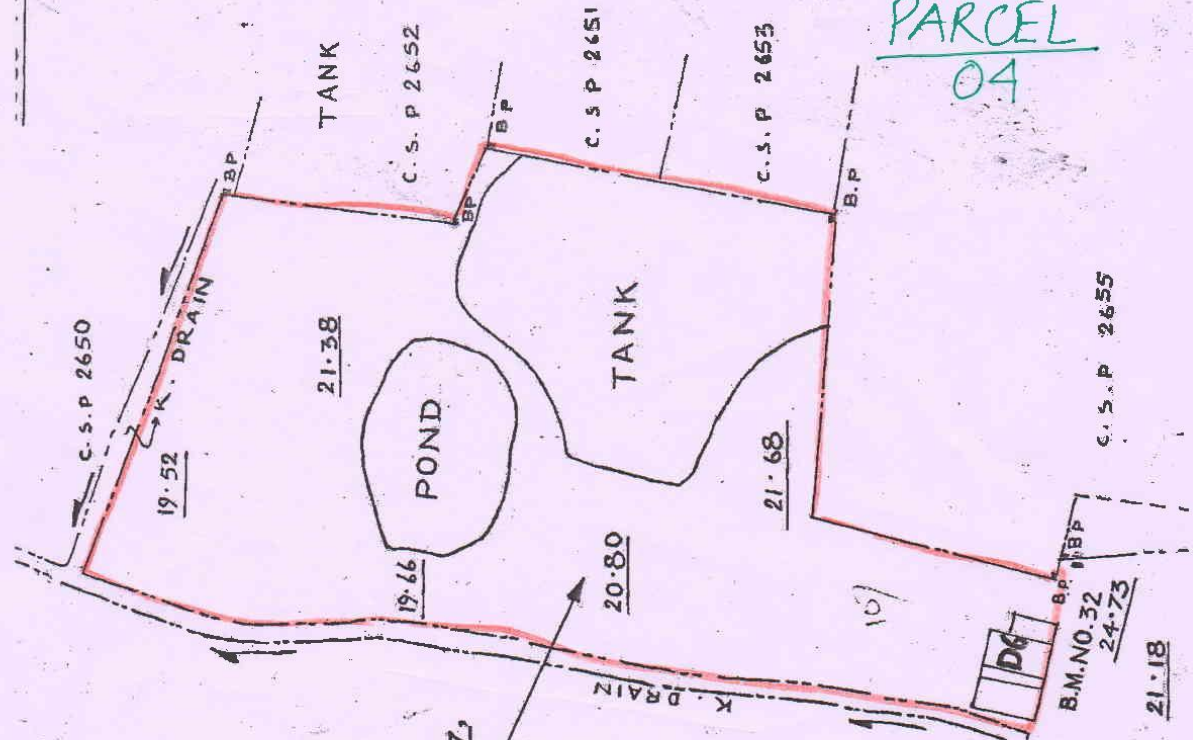
SITE PLAN OF C.S. PLOT NOS.
1375, 1376, 1377, 1378

AREA

ACRE 0.62
B. K. CHIT SFT 1 - 17 - 8 - 0

C.S.P. 1374

PARCEL
04



C.S.P. 2636

SITE PLAN OF C.S. PLOT NOS. 2656, 2657,
2658, 2659, 2665, 3033

AREA

ACRE B-K-CH - SFT
1.08 3-5-6-0

C.S.P. 2660

C.S.P. 2664

C.S.P. 2669

B.M. NO. 32

24.73

21.18

SITE PLAN OF C.S.P. NOS. 348, 371, 373, 374, 764, 378, & 472

C.S. PLOT NOS.	AREA B. K. CH. SFT	ACRE
348	0-2-7-0	0-0-04
371, 373, 374 & ³⁷⁵ 764	0-16-5-0	0-27
378	0-2-7-0	0-04
472	0-1-13-0	0-03



PARCEL 08

SITE PLAN OF C.S. PLOT NOS. 3301/3634, 3302/3635, 3302/3657

ACRE AREA
0.08 K. CH. SFT
4 - 13 - 0

PARCEL 09

SITE PLAN OF C.S. PLOT NOS. 3304

ACRE AREA
0.20 K. CH. SFT
12 - 2 - 0

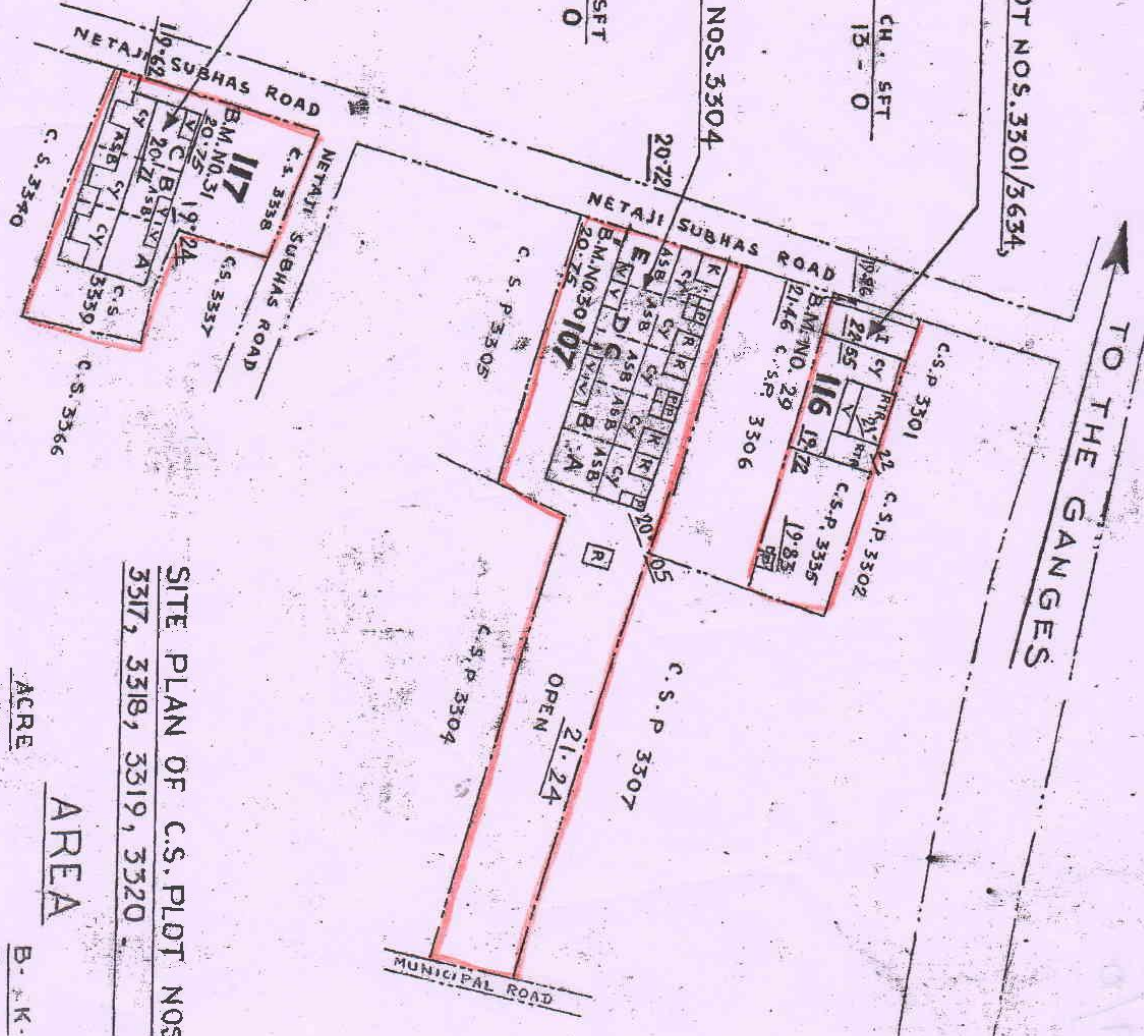
PARCEL 10

SITE PLAN OF C.S. PLOT NOS. 3338, 3339

ACRE AREA
0.10 K. CH. SFT
6 - 1 - 0

SITE PLAN OF C.S. PLOT NOS. 3317, 3318, 3319, 3320

ACRE AREA
1.01 B. & K.
3 - 1

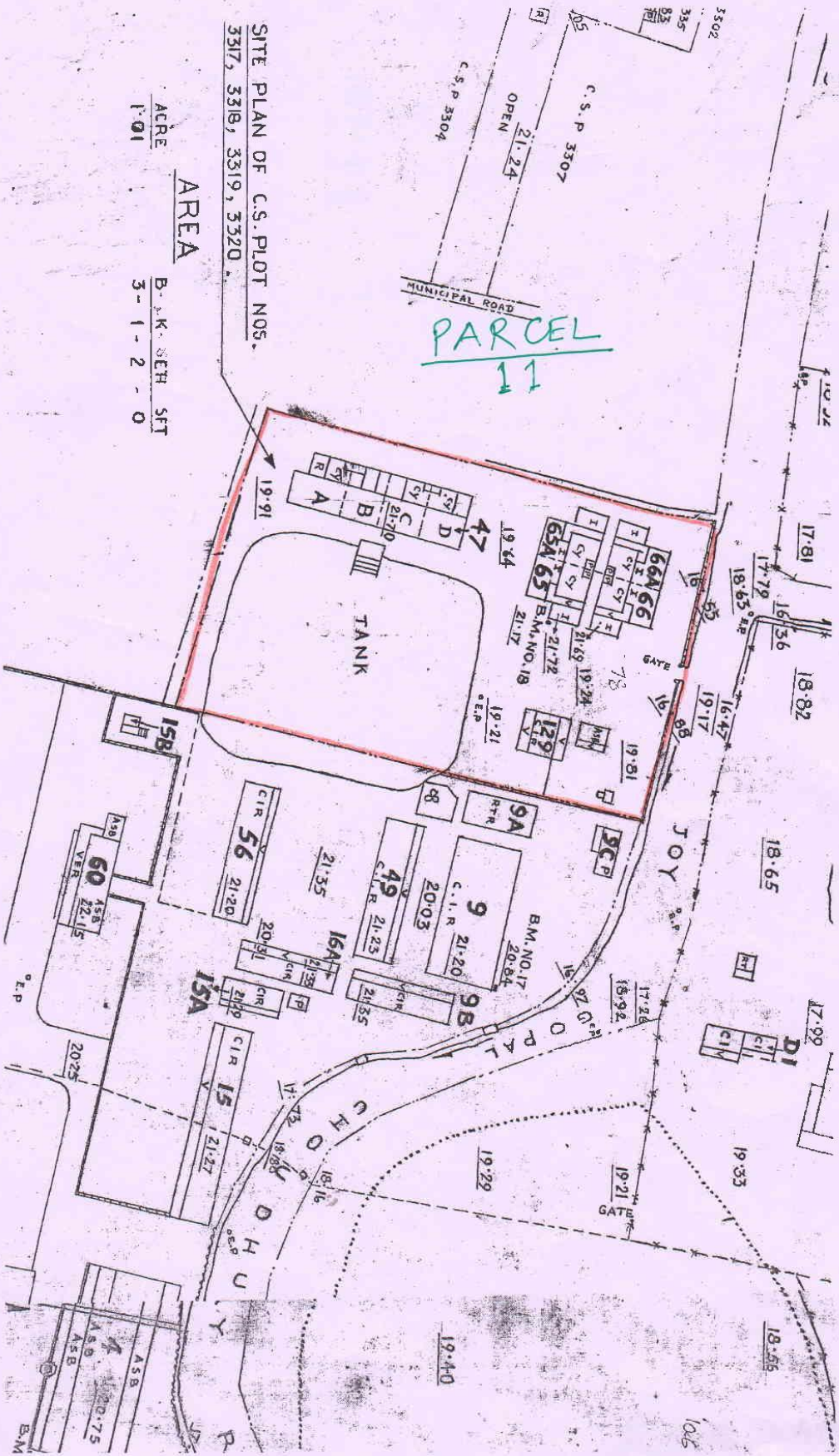


TO THE GANGES

PARCEL
11

SITE PLAN OF C.S. PLOT NOS.
3317, 3318, 3319, 3320.

ACRE AREA
1.01 B.M. SEH SFT
3-1-2-0



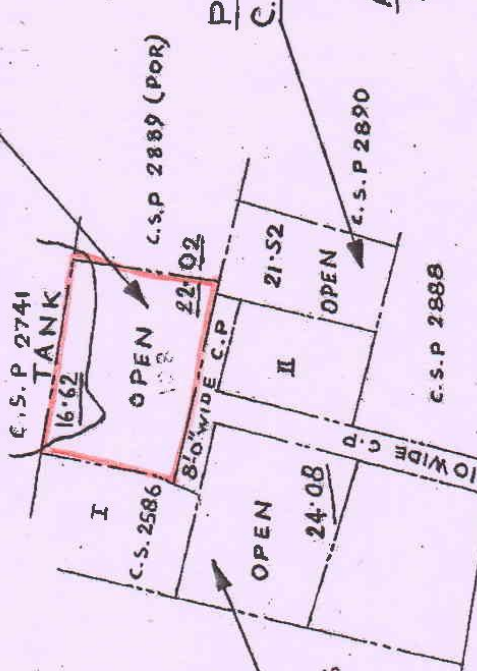
51

PARCEL
12

PLOT FORMED OUT OF
C.S. PLOT NO. 2889

AREA

ACRE $\frac{K-CH-SFT}{3-10-0}$



PLOT FORMED OUT OF
C.S. PLOT NOS. 2886
2887, 2888, 2889

AREA

ACRE $\frac{K-CH-SFT}{3-0-0}$

PLOT FORMED OUT OF
C.S. PLOT NOS. 2888, 2889

AREA

ACRE $\frac{K-CH-SFT}{1-13-0}$

23.06 HALADHAR BASU RD.



1357/1498.

AREA

ACRE
8.08

B. K. CH
24-8-13

15.89

PARCEL
13

1374

21.31

20.85

TANK

17.00



17.95

B.M. NO. 2
20.10

R A M K R I S H N A B R

18.70

18.39



