


**OTHER TERMS AND CONDITIONS OF AUCTION IN ADDITION TO THE  
TERMS AND CONDITIONS AS ADVERTISED IN THE  
PRESS/ELECTRONIC MEDIA**

1. The following documents must be submitted along with the last payment to the Corporation to enable issuance of the final Letter of Allotment immediately upon receipt of 100% payment by the due date.
2. The entrepreneurs are required to submit a valid Provisional Registration Certificate issued by the Department of Industries, Himachal Pradesh, along with a Project Report of their proposed industrial unit detailing manufacturing activity, employment generation, and pollution category.
3. In case of Partnership Firms, the bidders shall submit a certified copy of the registered Partnership Deed along with the Registration Certificate from the Registrar/Deputy Registrar of Firms.
4. In case of Private or Public Limited Companies, the bidders shall submit the Certificate of Incorporation, Memorandum and Articles of Association, Board Resolution authorizing participation and execution of documents, and the list of promoter directors along with their shareholding details duly certified by a Chartered Accountant.
5. Upon receipt of full payment towards the cost of the plot along with required documents by the last date, the successful bidder shall be issued the Allotment Letter. The Lease Deed shall be executed and registered within 90 days of the allotment, failing which the allotment shall automatically stand cancelled and the deposited amount forfeited. The possession of the plot shall be handed over after execution of the lease deed.
6. The layout plan of the Industrial Estate, Davni (Baddi), can be viewed on the NIC e-Auction Portal (<https://eauction.gov.in>) prior to the date of auction. The plots are being auctioned strictly on an "as is where is" basis, and all interested bidders are advised to inspect the site before bidding. No representation or claim shall be entertained later regarding the shape, size, location, boundary, or condition of the plot.
7. Existing HPSIDC allottees intending to participate in the auction shall be required to obtain a No Objection Certificate (NOC) from the Office of the Executive Engineer, HPSIDC, Baddi, confirming that:
  - a) No dues are pending towards HPSIDC (such as maintenance charges, water/sewerage bills, etc.);
  - b) There are no violations or litigations concerning their existing plots.
8. Any person legally competent to enter into a contract and holding a valid PAN Card, who intends to establish a project permissible on industrial plots in HPSIDC Industrial Estates, shall be eligible to apply



and participate in the e-auction. The proposed activity must conform to the notified land use and permissible industries of the respective industrial estate.

9. Companies under incorporation and firms under registration shall not be eligible to apply or participate in the auction. Only legally constituted and operational entities or individuals meeting the eligibility criteria will be permitted to bid.
10. In case the applicant is a Hindu Undivided Family (HUF), Partnership Firm, Limited Liability Partnership (LLP), Trust, Association, or Company, the applicant shall furnish a certified copy of the Board Resolution/Authorization Letter in favour of the person making the bid on its behalf, along with a certified copy of the Certificate of Registration or Incorporation, as the case may be.
11. For verification purposes, every bidder shall be required to upload self-attested copies of the following documents on the e-auction portal prior to participation:
  1. PAN Card of the applicant/authorized representative.
  2. Aadhaar Card or other valid photo identity proof of the authorized person.
  3. Certified copy of Board Resolution/Authorization Letter authorizing participation in the auction (for firms, LLPs, trusts, and companies).
  4. Certificate of Registration or Incorporation (as applicable).
  5. Proof of EMD payment (NEFT/RTGS transaction slip) made as per bank details provided.
  6. Contact details including valid mobile number and email address.
12. Bidders shall ensure that all documents uploaded are true and self-attested. Submission of false, incomplete, or misleading information shall render the bid liable to rejection, forfeiture of EMD, and blacklisting from future HPSIDC auctions.
13. The EMD shall be deposited only through NEFT/RTGS as per instructions on the portal. Bids without EMD confirmation shall be rejected automatically. The EMD of unsuccessful bidders shall be refunded after auction closure, while that of the successful bidder shall be adjusted towards the 10% initial bid amount. Bank details for payment of EMD:

Account Holder: HPSIDC  
Bank: UCO Bank, HPMIDC Shimla  
IFSC: UCBA0001555  
Account No.: 15550200010741

14. HPSIDC reserves the right to verify the authenticity of documents submitted by the bidder at any stage and may call for additional documents, if deemed necessary.





15. The Corporation shall not be responsible for internet connectivity issues, technical errors, or portal inaccessibility experienced by bidders during the auction. Bidders are advised to ensure stable internet access and complete registration, DSC enrolment, and EMD payment well before the bid start date.
16. HPSIDC reserves the right to accept or reject any bid, cancel or postpone the auction, or withdraw any plot without assigning any reason. No claim or compensation shall be admissible on this account.

A handwritten signature in blue ink, appearing to be 'S. S. S.', is located below the list of terms.