

**HIMACHAL PRADESH
STATE INDUSTRIAL DEVELOPMENT CORPORATION
LIMITED**

**STANDARD E-AUCTION DOCUMENT
FOR ALLOTMENT / DISPOSAL OF
INDUSTRIAL PLOTS AND COMMERCIAL SHOPS / SITES**

Through the NIC Government e-Auction Portal

Auction ID: HPSIDC_HP_52
Industrial Area / Estate: Industrial Estate, Davni
Version / Approval No.: _____
Date of Approval: 16.10.2026

This document shall be read with the Notice Inviting e-Auction, the auction-specific schedule, all corrigenda and the applicable HPSIDC allotment / deed conditions.

KEY DATES AND PAYMENT MILESTONES

Particular	Auction-specific entry
Publication date and time	19.10.2026, 11:00 AM
Document submission start date and time	19.10.2026, 12:00 Noon
Document submission end date and time	09.11.2026, 5:00 PM
Participant approval start date and time	10.11.2026, 10:00 AM
Participant approval end date and time	16.11.2026, 5:00 PM
Live e-Auction start date and time	18.11.2026 ,11:00 AM
Scheduled live e-Auction end date and time	18.11.2026, 3:00 PM, subject to auto-extension
Site inspection period / contact	From 21.10.2026 to 07.11.2026 (on working days)/ Sh. Vinay Thakur, Assistant Engineer, 7018578395
Initial payment by successful bidder	10% of accepted bid value, inclusive of EMD, within Four working days from issuance of the provisional acceptance/demand letter, subject to approved payment terms
First further instalment	30% of accepted bid value, by the date specified in the approved payment schedule
Second further instalment	30% of accepted bid value, by the date specified in the approved payment schedule
Final instalment	Balance 30% of accepted bid value, by the date specified in the approved payment schedule
Last date for final documents	As specified in the Letter of Acceptance / Allotment Letter
Time for execution of deed, as applicable	Within the prescribed period after full payment and completion of requisite formalities, as per applicable HPSIDC conditions

Designated Bank Account for Auction Payments

Account holder	Himachal Pradesh State Industrial Development Corporation Limited
Bank and branch	UCO Bank, HPMIDC Shimla
Account number	15550200010741
IFSC	UCBA0001555
Payment reference	Auction ID + Property No. + Bidder Name

Note: Dates and payment milestones may be revised only through a duly published corrigendum on the website www.hpsidc.org. A bidder shall not presume any extension merely because a request for extension has been submitted. All other Any corrigendum, amendment or clarification relating to the e-Auction shall be published exclusively on the Corporation's website, and bidders are advised to visit the website regularly for updates.

PRELIMINARY: APPLICATION, DEFINITIONS AND ORDER OF PRECEDENCE

P.1. This Standard e-Auction Document applies to e-Auctions conducted by HPSIDC for industrial plots, commercial shops, commercial sites and such other HPSIDC properties as may be specifically included in the Notice Inviting e-Auction.

P.2. “Property” means the industrial plot, commercial shop, commercial site or other asset identified in the auction-specific particulars. “Bidder” includes an individual, proprietorship concern, partnership firm, LLP & company where such category is expressly permitted. “Successful Bidder” means the bidder whose bid is approved by the competent authority of HPSIDC and not merely the bidder shown as H1 on the portal.

P.3. The use of each property shall be strictly linked to its auction category: an industrial plot shall be used only for a permissible industrial activity and a shop / commercial site shall be used only for a permissible commercial activity. No change of land use or activity shall be permitted except with prior written approval of HPSIDC and all competent statutory authorities, where permissible.

P.4. The following documents shall be read together: (i) corrigenda and clarifications issued for the auction; (ii) auction-specific particulars and key dates; (iii) Notice Inviting e-Auction; (iv) this Standard e-Auction Document; (v) applicable HPSIDC allotment letter, agreement, lease deed or conveyance conditions; and (vi) applicable State Government directions and law. In case of an inconsistency, the later and more specific approved document shall prevail. Operational parameters configured on the NIC portal shall govern the online bidding process.

Nothing contained in this document or any subsequent corrigendum shall be construed to override applicable law, binding Government directions or the duly approved policies of HPSIDC. Any amendment to substantive auction or allotment conditions shall require approval of the competent authority.

P.5. Headings are for convenience and shall not restrict the meaning of any clause. Words in the singular include the plural and vice versa, and references to a plot include a shop / commercial site where the context so requires.

1. E-AUCTION BIDDING TERMS AND CONDITIONS

1.1 Portal, Registration and Digital Signature

1.1.1. The e-Auction shall be conducted through the Government e-Auction Portal of the National Informatics Centre (NIC). No manual, email, fax or offline price bid shall be accepted.

1.1.2. The bidder shall complete online bidder enrolment and use a valid Class 3 Digital Signature Certificate (DSC) of the bidder or its duly authorized signatory. The bidder shall be responsible for safeguarding the login credentials, DSC token and password and for every action performed through the registered account.

1.1.3. The bidder shall ensure system compatibility, stable internet connectivity, power backup and a functional DSC well before the deadlines. HPSIDC shall not be responsible for failure caused by equipment, connectivity, power supply, DSC expiry, browser settings or any other problem at the bidder's end.

1.1.4. The date and time displayed by the NIC e-Auction Portal server shall be final for document submission, approval, live bidding, auto-extension and closure of the auction.

1.2 Selection of Auction and Online Submission

1.2.1. After login, the bidder shall locate the relevant active auction, review the complete auction document and corrigenda and add / select the auction for participation in the manner provided on the portal.

1.2.2. The bidder shall enter the EMD / solvency particulars, upload the required KYC and supporting documents, digitally sign the uploaded documents and complete the prescribed online workflow within the document submission period.

1.2.3. Merely uploading or saving documents shall not complete submission. The bidder shall use the "Send for Approval" function and retain the portal acknowledgement / bid ID as proof of final submission.

1.2.4. The documents, EMD particulars and solvency / additional EMD particulars entered online shall correspond with the underlying payment record or original document. Any mismatch may result in rejection.

1.2.5. The bidder shall monitor the portal and registered email / mobile for corrigenda, clarifications, participant approval status and other communications. Failure to notice a duly published communication shall not excuse non-compliance.

1.2.6. Certain portal-related procedures, parameters, functionalities and user-interface references mentioned in this Auction Document are based on the prevailing configuration of the NIC e-Auction Portal. As the NIC may modify or update the portal from time to time, bidders are advised to verify the latest requirements, instructions and system functionalities directly on <https://eauction.gov.in> before proceeding. In case of any change in portal functionality or procedure, the prevailing NIC portal instructions shall be followed, subject to the approved terms and conditions of the HPSIDC e-Auction.

1.3 Scrutiny and Approval of Participants

1.3.1. HPSIDC shall scrutinize the bidder's eligibility, KYC, authorization, EMD confirmation, solvency / equivalent additional EMD, project or activity profile and other required documents. HPSIDC may seek clarification or additional documents before the approval deadline.

1.3.2. Only bidders approved on the portal shall be able to enter the live e-Auction. Approval to participate is procedural and does not confer any right to allotment or acceptance of the bidder's proposed project / activity.

1.3.3. A document submission that is late, incomplete, illegible, unsigned, inconsistent or unsupported by confirmed EMD may be rejected. HPSIDC is not bound to permit rectification after the submission deadline.

1.4 Live Forward Auction

1.4.1. Unless expressly stated otherwise, the auction shall be a forward auction in which the price increases. The bidder shall quote on the bidding basis specified in the auction-specific particulars, namely rate per square metre or total premium / lump-sum amount.

1.4.2. The reserve / start price and minimum bid increment shall be displayed on the portal. The first valid bid shall meet the system requirement at or above the start price and every subsequent valid bid shall exceed the prevailing H1 bid by at least the configured increment.

1.4.3. Every bid shall be digitally signed and submitted through the portal. A saved, typed or digitally signed value that has not been finally submitted shall not constitute a valid bid.

1.4.4. A bid accepted by the portal shall be final, unconditional and irrevocable. It shall not be withdrawn, reduced or cancelled by the bidder.

1.4.5. The bidding screen may display the current H1 / leading bid, the bidder's own bid, the reserve / start price, minimum increment, bid rank and masked bidder identity, according to portal configuration. The portal record shall be conclusive for determining bids received.

1.4.6. If the portal is configured with a maximum ceiling percentage, elapsed time interval, minimum number of bids or other validation, the bidder shall comply with those system parameters. A bid rejected by system validation shall not be treated as submitted.

1.5 Auto-Extension, Closure and System Malfunction

1.5.1. Where a valid bid is received within the configured final extension window, the closing time shall automatically extend by the configured period. Auto-extension may occur repeatedly until no valid bid is received during the last applicable extension window.

1.5.2. Bidders are advised not to wait until the last minutes or seconds. A local technical failure, delayed digital signing or loss of connectivity shall not entitle the bidder to reopening or extension of the auction.

1.5.3. If no valid bid is received, the required minimum participation is not achieved or the auction cannot proceed under the configured parameters, HPSIDC may close the auction without allotment and may re-auction the property on the same or revised terms.

1.5.4. In the event of a confirmed portal-wide system malfunction, HPSIDC may pause, extend, reschedule, cancel or resume the auction in accordance with the NIC system malfunction procedure and a decision / corrigendum issued by HPSIDC. No bidder shall independently assume that the auction stands extended.

1.6 Evaluation, Approval and Auction Award

1.6.1. The bidder shown as H1 at closure shall not automatically become the successful bidder. HPSIDC shall evaluate the auction result and place the matter before the competent authority / Plot Allotment Committee, as applicable.

1.6.2. HPSIDC may accept or reject the H1 bid, reject any or all bids, seek approval, cancel or postpone the auction or withdraw the property without assigning reasons. No compensation, damages or interest shall be payable on this account. Such decisions shall be taken by the competent authority, with reasons recorded wherever required.

1.6.3. The bidder declared H1 on the NIC e-Auction Portal shall not automatically acquire any right to allotment. The H1 bid shall be subject to evaluation and approval by the competent authority of HPSIDC. Upon such approval, HPSIDC may issue a provisional acceptance/demand letter specifying the initial payment and other conditions. Final allotment shall remain subject to compliance with the approved payment and allotment conditions.

1.6.4. The auction result, evaluation, Auction AOC / award and auction history shall be processed and published / recorded in the manner available on the portal and under HPSIDC procedure.

2. GENERAL TERMS AND CONDITIONS

2.1 Eligibility and Constitution of Bidder

2.1.1. Individuals, Sole Proprietorship Concerns, Partnership Firms, Limited Liability Partnerships (LLPs) and Companies may participate in the e-Auction, subject to their legal eligibility and fulfilment of the prescribed terms and conditions. The applicant shall participate in its own name or, in the case of an entity, through its duly authorised representative, in accordance with the KYC requirements specified in Annexure I.

2.1.2. A company under incorporation, a firm / LLP under registration or an unregistered entity lacking legal capacity shall not be eligible.

2.1.3. In the case of a Partnership Firm, LLP or Company, participation shall be through a duly authorized partner, designated partner, director or representative holding a valid Digital Signature Certificate (DSC). The bidder shall upload the applicable authorisation letter, resolution or power of attorney clearly identifying the authorised person, along with the requisite constitutional and KYC documents prescribed in Annexure I.

2.1.4. An existing HPSIDC allottee may be required to submit a No Objection Certificate / no-dues and compliance certificate from the concerned HPSIDC office confirming the status of dues, violations, litigation and other defaults in respect of existing properties.

2.1.5. Neither the bidder nor its controlling persons shall be under an operative debarment / blacklisting order that prohibits participation. Any existing debarment, litigation, insolvency proceeding or material adverse fact affecting eligibility shall be disclosed.

2.2 Permitted Use and Project / Activity Requirements

2.2.1. An industrial plot shall be used exclusively for establishment and operation of an industrial activity permissible under the notified land use, applicable State industrial policy, HPSIDC conditions, pollution-control requirements and other statutory provisions.

2.2.2. A commercial shop or commercial site shall be used exclusively for a commercial activity permissible for that shop / site. Industrial manufacturing, hazardous storage or any activity inconsistent with the sanctioned commercial use shall not be undertaken.

2.2.3. The bidder for an industrial plot shall submit a brief project profile containing the proposed product / activity, investment, employment, land requirement, utilities, pollution category and implementation schedule. A bidder for a shop / commercial site shall submit the proposed commercial activity and required licences, where specified.

2.2.4. Approval of the bid shall not constitute statutory approval of the proposed activity. The allottee shall independently obtain Udyam / industrial registration, pollution consent, building plan approval, fire, electricity, labour, drug, municipal, BBND / TCP or other permissions, as applicable, at its own cost.

2.3 Property Condition, Area and Inspection

2.3.1. The property shall be auctioned on an “as is where is” basis. The bidder shall inspect the property, layout, access, surroundings and available records before bidding.

2.3.2. The bidder shall satisfy itself regarding location, dimensions, shape, level, approach, physical condition, existing structures, utilities and suitability for the intended permissible use. No post-auction claim shall be entertained on matters discoverable by reasonable inspection.

2.3.3. The area stated in the notice or portal may be tentative. HPSIDC’s final measurement / demarcation shall govern. Where bidding is on a rate-per-square-metre basis, the final premium shall be adjusted by applying the accepted rate to the area certified by HPSIDC. Where bidding is on a lump-sum basis, treatment of area variation shall be as stated in the auction-specific particulars / allotment letter.

2.3.4. The bidder shall not claim any easement, common facility, parking right or exclusive access except what is expressly shown in the approved layout or granted in the allotment / deed documents.

2.4 Documents, Verification and Misrepresentation

2.4.1. The bidder shall upload clear, valid, signed / self-attested documents in accordance with Annexure I and the portal requirements. HPSIDC may verify any document directly with the issuing authority and may require originals or additional evidence at any stage.

2.4.2. False, forged, fabricated, misleading, incomplete or suppressed information may result in rejection of participation, cancellation of bid / allotment, forfeiture or appropriation of deposited amounts to the extent permissible, debarment from future auctions and legal action.

2.5 Allotment, Possession and Post-Allotment Compliance

2.5.1. No right, title or interest shall pass merely because a bidder is H1, receives participant approval or makes a payment. Rights shall arise only upon approval by the competent authority, issue of the applicable allotment document and execution / registration of the relevant agreement, lease deed or conveyance deed, as applicable.

2.5.2. Possession shall be handed over only after fulfilment of the prescribed payment and documentation requirements and execution of the applicable deed / agreement, unless HPSIDC approves a different sequence in writing.

2.5.3. The allottee shall commence construction and the approved industrial or commercial activity within the period specified in the allotment letter / deed. Delay may attract extension charges, penalty, cancellation or resumption in accordance with the applicable conditions and decisions of HPSIDC.

2.5.4. The allottee shall pay all future dues including maintenance / AMC, water and sewerage charges, lease rent, enhanced cost, interest, penalties and service charges, as applicable, within the prescribed time.

2.5.5. The allottee shall not transfer, assign, sublet, rent out, part with possession, mortgage, encumber, amalgamate, subdivide or materially change the constitution / control of the allottee except with prior written permission of HPSIDC wherever required and after clearance of dues and compliance with applicable policy.

2.6 Administrative Clauses

2.6.1. The bidder shall not engage in cartelization, collusive bidding, impersonation, bid manipulation, unauthorized account use or communication intended to distort competition. HPSIDC may reject the bid, cancel allotment, forfeit permissible amounts, debar the bidder and initiate legal action.

2.6.2. HPSIDC may issue a corrigendum to amend dates, property particulars, reserve price, documents, eligibility, payment terms or other conditions before closure of the relevant stage. The corrigendum shall form an integral part of the auction document.

2.6.3. Notices and communications may be issued through HPSIDC website. The bidder shall maintain current contact details and regularly monitor the portal.

2.6.4. Any dispute relating to the auction, allotment, payment or interpretation of these conditions shall be subject to the remedies in the applicable allotment / deed document and the jurisdiction of competent courts at Shimla, Himachal Pradesh, unless otherwise required by law.

3. TERMS AND CONDITIONS OF PAYMENT

3.1 Earnest Money Deposit and Participation Fee

3.1.1. The bidder shall deposit the EMD and participation fee, if any, in the amount, mode and time specified in the auction-specific particulars and on the portal. Payment shall be made only to the designated HPSIDC account / approved payment mechanism.

3.1.2. Where the auction is configured for a solvency document or equivalent additional EMD, the bidder shall comply with the option selected on the portal. The validity, amount, issuing bank and other requirements shall be as specified in the auction documents.

3.1.3. A bidder whose EMD / solvency compliance is not confirmed and approved by the prescribed deadline shall not be entitled to participate in the live auction.

3.1.4. EMD is property-specific and bidder-specific and shall not be transferred to another bidder or another property. A bidder intending to participate in more than one property shall comply separately with the prescribed EMD and participation-fee requirements for each property. The bidder shall provide the Auction ID, Property Number and payment transaction reference (UTR) for identification and reconciliation of each payment, as required by HPSIDC and the NIC portal.

3.1.5. The EMD of an unsuccessful bidder shall be refunded without interest to the verified bank account furnished by the bidder after closure / cancellation of the auction and completion of necessary reconciliation. HPSIDC shall not be responsible for delay caused by incorrect or incomplete bank particulars. Participation fees shall not be refunded.

3.2 Payment by Successful Bidder

3.2.1. Upon approval of the auction result by the competent authority and issuance of the provisional acceptance/demand letter by HPSIDC, the approved highest bidder shall deposit the amount required to bring the total initial payment, inclusive of EMD already deposited, to 10% of the accepted bid value within four working days from the date of issuance of such communication, subject to the applicable approved payment terms.

3.2.2. After approval of the auction result by the competent authority, HPSIDC may issue a provisional acceptance/demand letter specifying the accepted bid value, initial amount payable, further payment schedule and other applicable conditions. Final allotment shall remain subject to compliance with the prescribed conditions and full payment.

3.2.3. The remaining 90% shall be paid in three instalments of 30% each as per the directions of the Corporation. The bidder may pay earlier without any claim for discount or interest.

3.2.4. All payments shall be made by NEFT / RTGS / approved digital mode using the prescribed auction reference. The bidder shall upload or submit proof of payment and obtain confirmation from HPSIDC. Credit shall be given only upon actual realization and identification of funds.

3.2.5. The bidder shall not withhold, set off or deduct any amount on account of a claim or dispute. Any tax deduction required by law shall be supported by the prescribed certificate and prior intimation to HPSIDC.

3.3 Default, Extension and Forfeiture

3.3.1. Time shall be of the essence in respect of all payments. Submission of a request for extension shall not suspend the due date or create a right to extension.

3.3.2. An extension, where permissible, may be granted only by the competent authority for recorded reasons and subject to interest, penalty or other conditions at the rate approved by HPSIDC. No officer shall be deemed to have granted an extension unless communicated in writing.

3.3.3. Failure to deposit the initial amount, any instalment or other payable amount by the due date may result in cancellation of the bid / allotment and forfeiture or appropriation of the EMD and other deposited amount to the extent provided in the approved auction conditions, without prejudice to other remedies available to HPSIDC.

3.3.4. Upon cancellation, the bidder shall have no claim over the property. HPSIDC may re-auction or otherwise dispose of the property. Any refund admissible after authorized deductions shall be made without interest.

3.4 Final Allotment, Deed, Charges and Possession

3.4.1. Upon receipt of 100% of the accepted premium / cost and all required documents, HPSIDC may issue the regular / final allotment letter and require execution and registration of the applicable agreement, lease deed or conveyance deed within the prescribed time.

3.4.2. Stamp duty, registration fee, statutory levies, documentation charges, lease rent, maintenance / AMC, water / sewerage charges and GST on fees / services wherever legally applicable shall be borne by the successful bidder / allottee in addition to the bid premium.

3.4.3. Where final measurement changes the chargeable area, the excess or shortfall in premium shall be paid or adjusted before execution of the deed / handing over of possession. No interest shall ordinarily be payable on an adjustment arising solely from final measurement unless HPSIDC decides otherwise.

3.4.4. Until full payment, confirmation and execution of the applicable deed, the property shall continue to be controlled by HPSIDC and the bidder shall not create any third-party right, charge, mortgage, licence, tenancy or possession.

3.4.5. The EMD and payments made by the successful bidder shall be adjusted in the sequence determined by HPSIDC towards premium / cost, interest, penalty, taxes, charges or other dues, as applicable under the approved terms.

4. DECLARATION-CUM-UNDERTAKING BY BIDDER(S)

Upload requirement: This declaration shall be completed, signed by the bidder / authorized signatory, scanned, digitally signed and uploaded within the document submission period. Authorization of the signatory shall be uploaded for an entity bidder.

Name of bidder / signatory	_____
Father / spouse name	_____
Residential / registered address	_____ _____
Capacity of signatory	Individual / Proprietor / Partner / Authorized Signatory / Other: _____
Name of entity, if applicable	_____
Property category	☐ Industrial Plot ☐ Commercial Shop ☐ Commercial Site ☐ Other
Property No. / Area	No. _____ Area _____
Industrial Area / Estate	_____

I / We hereby solemnly affirm, declare and undertake as follows:

4.1. I / We have read and understood the Notice Inviting e-Auction, auction-specific particulars, Key Dates, this Standard e-Auction Document, all corrigenda, the portal agreement and the applicable HPSIDC allotment / deed conditions and agree to be bound by them.

4.2. I / We have completed bidder enrolment, hold a valid DSC of the authorized person and accept responsibility for all actions and bids submitted through the registered account.

4.3. I / We have furnished true, complete and valid documents as prescribed under the e-Auction conditions and undertake to complete their upload, digital signing and final submission through the NIC e-Auction Portal within the stipulated period. I / We understand that uploading or saving documents alone does not constitute final submission unless the prescribed “Send for Approval” process is completed.

4.4. I / We authorize HPSIDC to verify KYC, constitution, authorization, financial particulars, EMD / solvency, project / activity profile and other information from any lawful source and undertake to produce originals or clarifications when required.

4.5. The EMD and all other payments are from lawful sources and have been made for this bidder and this property. I / We understand that EMD is non-transferable and that refund to an unsuccessful bidder is without interest, subject to reconciliation.

4.6. I / We understand that participant approval only permits entry into the live e-Auction and that H1 status does not create a right of allotment. The bid remains subject to evaluation and approval by the competent authority of HPSIDC.

4.7. I / We shall monitor the portal for corrigenda, approval status and auction communications and shall follow the NIC server clock for all deadlines.

4.8. I / We shall arrange the required computer, internet, power backup and DSC facilities and shall not hold HPSIDC responsible for a technical problem at my / our end.

4.9. Every bid submitted and digitally signed by me / us shall be final, unconditional and irrevocable. I / We shall not withdraw or reduce the bid and shall pay the accepted bid value in accordance with the approved payment schedule.

4.10. I / We shall not engage in cartelization, collusion, impersonation, bid manipulation or unauthorized use of another account.

4.11. I / We have inspected, or have had full opportunity to inspect, the property and accept the auction on an “as is where is” basis, subject to the final measurement / demarcation and terms stated by HPSIDC.

4.12. If the property is an industrial plot, I / We shall use it only for a permissible industrial activity. If it is a shop / commercial site, I / We shall use it only for a permissible commercial activity. I / We shall not change the use without prior approvals.

4.13. I / We shall obtain all statutory registrations, building approvals, pollution consents, licences, utility connections and other permissions required for the proposed industrial or commercial activity at my / our own cost.

4.14. If declared successful, I / We shall deposit the initial amount and all instalments by the due dates, submit the required final documents, execute and register the applicable deed and take possession in the prescribed manner.

4.15. I / We understand that default may result in cancellation, forfeiture / appropriation of EMD and other deposited amount to the extent permitted and re-auction of the property, and that I / We shall have no right or claim over the property after cancellation.

4.16. I / We accept that HPSIDC may accept or reject the H1 bid, cancel or postpone the auction, withdraw the property or issue a corrigendum in accordance with the approved conditions and applicable law.

4.17. Neither I / We nor the entity represented by me / us is prohibited from participation by an operative debarment / blacklisting order, except as disclosed below. I / We have disclosed any material litigation, insolvency or other fact affecting eligibility.

4.18. The person signing this declaration is duly authorized to bind the bidder / entity. Any change in constitution, control, authorization or material information before execution of the final deed shall be disclosed to HPSIDC immediately.

4.19. I / We shall comply with all post-allotment conditions relating to payment of dues, commencement of the approved activity, construction, maintenance, transfer, mortgage, leasing, change in constitution and use of the property.

4.20. I / We accept the decision of the competent authority of HPSIDC on eligibility, participant approval, evaluation and acceptance / rejection of the bid, subject to the remedies available under the applicable documents and law.

Disclosure, if any:

Particulars and Signature of Bidder

Name of bidder / authorized signatory	_____
Father's / spouse's name	_____
Name of entity	_____
Constitution	Individual / Proprietorship / Partnership / LLP / Company
Registered address	_____ _____
Mobile number	_____
Email ID registered on portal	_____
PAN	_____
CIN / LLPIN / Firm Registration No.	_____
GSTIN / Udyam, where applicable	_____
Auction ID and property No.	_____
Place and date	_____
Signature / DSC of bidder or authorized signatory	_____
Name, designation and seal	_____

I / We accept the above declaration and all terms and conditions of the e-Auction.

KYC AND SUPPORTING DOCUMENTS

Instructions for applicants: Select the bidder category that applies to you and upload (i) the documents listed for that category and (ii) the common auction documents below. The applicant is the person or entity in whose name the plot or shop is to be allotted. The person using the Digital Signature Certificate (DSC) must be the applicant or an authorised signatory of the applicant.

Bidder category	KYC and supporting documents to upload	Applicability
Individual / Sole Proprietor	Individual: own PAN and Aadhaar or another valid photo identity proof. Sole proprietor: proprietor's PAN and identity proof; name of proprietorship and its supporting registration, GSTIN or Udyam proof, where available/applicable. For both: current address proof, photograph, own/firm bank-account proof (cancelled cheque or bank statement), and signed declaration. If anyone else operates the DSC, provide written authorisation and that person's photo ID.	Required if applying as an individual or sole proprietor
Partnership Firm	Firm PAN; partnership deed; registration certificate; list of partners; identity/PAN details of partners as required; authorisation or power of attorney for the partner/person using the DSC; that person's PAN and photo ID; firm address proof; firm bank-account proof; GSTIN/Udyam, where applicable.	Required if applying as a partnership firm
Limited Liability Partnership (LLP)	LLP PAN and LLPIN; certificate of incorporation and LLP agreement; list of designated partners; resolution/authorisation identifying the person who will apply and use the DSC; that person's PAN and photo ID; registered-office address proof; LLP bank-account proof; GSTIN/Udyam, where applicable.	Required if applying as an LLP
Company	Company PAN and CIN; certificate of incorporation; Memorandum and Articles of Association; Board resolution authorising the application, bidding, payments and signing/execution, naming the person using the DSC; that person's PAN and photo ID; list of directors and promoter shareholding; registered-office proof; company bank-account proof; GSTIN/Udyam, where applicable.	Required if applying as a company

AUCTION SPECIFIC DOCUMENTS TO BE UPLOADED BY ALL BIDDERS

- Self-attested, clear and readable scanned copies of all applicable KYC documents. The authorised signatory must sign documents for a firm, LLP or company.
- Proof of payment of the prescribed Earnest Money Deposit (EMD) for each plot or shop applied for: NEFT/RTGS receipt or transaction slip showing the UTR/reference number, amount, payment date, Auction ID and property/lot number.
- Proof of participation fee payment, where prescribed in the Notice Inviting e-Auction (NIA).
- Completed and signed Bidder Declaration-cum-Undertaking (Section 4 of the main e-Auction document).
- Completed Brief Project / Commercial Activity Profile (Annexure II of the main e-Auction document), as applicable to the property.
- Valid mobile number and email address matching the NIC portal registration, plus bidder bank account details and cancelled cheque/bank proof for any EMD refund.
- Existing HPSIDC allottee NOC by HPSIDC Baddi.
- Any other affidavit, eligibility certificate or document expressly required in the NIA or on the NIC portal. Solvency certificate / additional EMD is required only if expressly specified for this auction.

DESIGNATED BANK ACCOUNT FOR AUCTION PAYMENTS

Account holder	Himachal Pradesh State Industrial Development Corporation Limited
Bank and branch	UCO Bank, HPMIDC Shimla
Account number	15550200010741
IFSC	UCBA0001555
Payment reference	Auction ID + Property/Lot No. + Bidder Name + UTR

Important: Enter all details in the name of the actual bidder. For a firm, LLP or company, do not apply in the personal name of its representative. DSC use and authorization must match the uploaded documents. Applicants should verify the approved NIA and NIC portal requirements before final submission.

The above-mentioned annexures form part of the e-Auction document available on the HPSIDC website, www.hpsidc.org, under the e-Auction section.

ANNEXURE II: BRIEF PROJECT / COMMERCIAL ACTIVITY PROFILE

This profile is for preliminary scrutiny only and does not substitute statutory approvals. Complete the part relevant to the category of property.

1. Bidder / entity name	_____
2. Property No. and category	_____
3. Proposed use	☐ Industrial activity
4. Product / service / trade proposed	_____ _____
5. Brief process / nature of activity	_____ _____
6. Estimated fixed capital investment	Land: Rs. _____ Building: Rs. _____ Plant / Equipment: Rs. _____ Total: Rs. _____
7. Proposed employment	Managerial: ____ Skilled: ____ Unskilled: ____ Total: ____
8. Pollution category / waste generation	_____
9. Power requirement	_____ kW / kVA
10. Water requirement and source	_____
11. Implementation schedule	Building plan: ____ Construction: ____ Commencement: ____
12. Statutory approvals required	_____ _____
13. Experience / existing unit details	_____ _____
14. Financing arrangement	Own funds: Rs. _____ Term loan: Rs. _____ Other: Rs. _____

Certification: The above information is true and the proposed activity is intended to conform to the permitted use of the property and applicable law.

Place: _____

Date: _____

Signature: _____

Name / Seal: _____

ANNEXURE III: INDICATIVE NIC E-AUCTION PARTICIPATION FLOW

The screen names may change with portal updates. The bidder shall follow the current portal instructions and the auction-specific document.

Step	Action
1	Enroll / register as a bidder on the NIC e-Auction Portal and verify mobile number and email.
2	Map and test the valid Class 3 DSC of the bidder / authorized signatory.
3	Search the active auction, read the notice, documents and corrigenda and select / mark the auction for participation.
4	Open the EMD participation workflow, accept the portal agreement and enter the EMD particulars.
5	Where configured, select whether a qualifying solvency document is available; otherwise comply with the equivalent additional EMD requirement.
6	Upload the EMD proof, solvency document and other prescribed documents; digitally sign, save and verify each upload.
7	Complete final submission by clicking “Send for Approval” and retain the acknowledgement / bid ID.
8	Check the participant / EMD approval status. Only an approved bidder can access the live auction.
9	At the scheduled time, open the Live Auction tab and enter a bid satisfying the reserve / start price and increment validation.
10	Digitally sign and finally submit each bid. Confirm that the submitted bid appears in the auction record.
11	Continue bidding as required. If a valid bid is received in the extension window, the portal may automatically extend the closing time.
12	After closure, await HPSIDC evaluation and competent-authority approval. H1 status alone is not an allotment.

Portal submission control: The bidder should not treat Save / Upload as final submission. The document stage is complete only after Send for Approval and generation of the portal acknowledgement.