RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED
(A Government of Rajasthan Undertaking)
e-Auction Rules

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED, hereby referred to as **RIICO**, has decided to make sale of Plots through online forward e-Auction mode. RIICO has made arrangements for forward auction; e-payment integrated gateway, Bidder management etc.

1. **DEFINITIONS**

i. **Lessor / Auctioneer**: Lessor/Auctioneer referred in these conditions of e-Auction is the RIICO through their officers.

ii. **Auction Committee**: A Committee constituted by RIICO for Auction.

iii. **Bidder:** Any person representing as an individual or Proprietor or as a Partner of registered Partnership firm or as a duly authorized representative of any Company registered under the Companies Act, 1956 or of any legal entity, who has been registered with the Lessor and who has paid the Earnest Money Deposit (EMD) & Participation fee and complied with other terms and conditions mentioned herein or as may be specified through separate publication, shall be considered as a Bidder.

iv. **Successful Bidder:** At the end of the Forward Auction, RIICO will decide upon the winner based on the highest bid placed for the Plot under auction and subsequent acceptance of RIICO. The decision of RIICO will be final & binding on all the bidders.

v. **Registration:** The bidder is required to be register on RIICO website www.riico.co.in or https://sso.rajasthan.gov.in before participating in e-Auction.

vi. **Estimated value of the Plot:** Bid Start Rate X Area of Plot.

vii. **Participation Fee: T**he bidder shall also pay non-refundable "e-Bid Participation fee" which will be valid only for one Auction event of a Plot for participating in e-auction. The participation fee shall not be valid for more than one Plot. If the bidder wishes to bid for more plots put up for auction, the participation fee will be charged separately for each Plot.

viii. **Earnest Money Deposit(EMD):** The Bidder will have to deposit Earnest Money for each plot as per publication/auction advertisement for the particular e-Auction.

ix. **Bid:** The bidder(s) have to quote the rate per sqm for the plot available for e-auction.

x. **Bidding Currency:** Bidding will be conducted in Indian Rupees (INR) only.

xi. **H1 Price:** It is the highest value placed in the bid at prescribed point of time during the auction for the Plot. It will be visible to all the bidders on the screen and the bidders can bid an amount of "**H1price** *plus* **incremental value or in multiples of incremental value"** only**.**

xii. **Incremental value:** Incremental Value will be in multiple of Rs. 10/- per sqm. for all sizes of plots/category of plot or as decided by the Corporation from time to time. Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point of time in the auction by an increment, multiples of the minimum Bid increment or at least of minimum bid increment plus multiple of Bid Increment. The minimum increment value will be displayed against each Plot on the bidding screen of all participating bidders. The software will not accept any bid other than the multiple of increment value.

xiii. **BSR:** It refers to the "Bid Start Rate" which shall be decided by the RIICO and shall be visible to all the bidders on their screens. The bid will trigger off from this rate and no bidder can start bidding below this amount.

2. PARTICIPATION/APPLICATION PROCESS

I. Registration of Bidder:

a. The bidder can apply for registration on RIICO website (www.riico.co.in) or https://sso.rajasthan.gov.in. After registration, an auto generated User ID & Password shall be sent on registered mobile number & E-mail ID of the user.

II. Participation in e-Auction:

a. For Online Participation in e-auction, bidder can view the advertisement as well as the relevant information published in Print Media / Website of RIICO.

b. The registered bidder shall be required to deposit "e-Bid Participation Fee (Non-Refundable)" amounting to Rs. 1000/- + Applicable GST for the auction in which he is specifically participating (separately for auction of each plot).

c. The registered bidder shall also be required to upload requisite KYC documents and fill the project profile in Project Profile Form, the bidder can also download the project profile form and after fulfilling, he can upload the same.

III. **Earnest Money:** Apart from one time e-auction registration fee and e-Bid participation fee, the Bidder will have to deposit Earnest Money (EM) as per publication/auction advertisement for the particular e-Auction. The EM amount shall have to be deposited within the time limit as notified and shall be subject to clearance of the same by RIICO. Earnest Money will be non-transferable to the other Bidder or any other Plot to be purchased by the same Bidder.

IV. **Contact Persons:** RIICO will nominate nodal officers who will

coordinate for responding to bidder's queries regarding Auction as mentioned below:

S. No	Issues	Contact Person
1.	Auction Process, Land Title, Location & Revenue Record	Unit Head of concerned unit office
2.	Information Technology (IT) Support & Nodal officer	DGM (IT)

3. PROCEDURE OF FORWARD E-AUCTION

I. RIICO will declare its Bid Start Rate (BSR) which shall be visible to all the bidders at the start of the Forward auction.

II. The Bid Start Rate (BSR) of Plot in online forward auction is open to all the participating bidders. Any bidder can start bidding, in the online forward auction from this Rate onwards only. Hence, the first online bid that comes in the system during the online Forward auction shall be higher than the auction's BSR by one increment or absolute multiples of increment.

III. The onwards bidding will have to be higher than the H1 rate as quoted and displayed on screen by one increment value or higher than the H1 rate by multiples of the increment value.

IV. The bid Increment amount shall be specified by RIICO which the e-bidders can view on their bidding screen. The bid can be placed only of the BSR + incremental value or in multiples of increment value.

V. Online Forward Auction shall be open for a specified period as per publication issued by RIICO for each Plot. The closing time and date of auction may be extended at any time. There will be unlimited extension of 5 minutes duration each, if any valid bid is received in last 5 minutes of the close of E-auction. The bidder(s) are cautioned not to wait till the last minutes or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.

VI. RIICO reserves rights to cancel the highest bid in any condition what so ever. The Notice for such cancellation shall be duly notified on the e-Auction portal.

VII. The minimum Bid increment shall be available on screen to the Bidders at the start of the e-auction. The bidder can view the same by clicking on the relevant details at the start of the auction.

VIII. During Forward Auction, if no bid is received within the specified time or bid is cancelled as per point number (VI) above, RIICO, at its own discretion, may decide to re-invite the bid / scrap the e-auction process / proceed with conventional mode of auctioning.

IX. The bids will be taken as an offer to purchase the Plot on lease basis on terms & conditions attached with the Plot. Bids once made by a Bidder, cannot be cancelled / withdrawn by the Bidder and the Bidder shall be bound by the bid quoted, failing which the Earnest Money will be forfeited.

X. Bidders will be able to view the following on their screen along with the necessary fields in the Forward Auction.

- Opening BSR (Bid Start Rate) & minimum Increment Value.
- Leading (highest) Bid in the e-Auction
- Bid Placed by the bidder himself
- Rank of bidder in the e-auction

XII. The Bidder must read the terms and conditions of the e-auction very carefully before participating in bidding process.

XIII. RIICO will respond to all queries relating to the e-Auction processes and rules on the telephone numbers given or through mail as per the publication/ auction advertisement.

XIV. RIICO reserves the right to modify/ amend the terms and conditions and intimate the same prior to commencement of e-Auction or while the auction is in progress.

4. **EARNEST MONEY DEPOSIT PAYMENT, ITS REFUND AND FORFEITURE:**

a) The intending bidder(s) have to deposit 5% of the reserve price (i.e. area of plot x reserve rate) or Rs. 25,000/-, whichever is higher as Earnest Money Deposit (EMD) as per publication/ auction advertisement for the particular e-Auction.EMD will be deposited online through RIICO Payment Gateway before participating in e-Auction.

b) The EMD amount shall have to be deposited within the time limit as notified and shall be subject to clearance of the same by RIICO.

c) Delay in deposit of EMD will not be entertained and the bidder shall not be eligible for participation.

d) The EMD paid within the specified period is adjustable in the Bid amount if and when the Plot is finally allotted to that highest / successful bidder.

e) The EMD of the un-successful bidders will be refunded without any interest, cost or claim after the closure of the e-auction or the extended period as decided by the RIICO.

f) The refund of EMD of unsuccessful bidders shall be made in the same bank account which is specified by the bidder in the e-auction form. RIICO shall not be responsible if incorrect / incomplete Bank details are furnished by the bidder in any manner.

g) Earnest Money Deposited will be non-transferable to the other Bidder or any other Plot to be purchased by the same Bidder.

5. **PLOT BID CONFIRMATION – COST AND BALANCE PAYMENTS**

a) The HIGHEST BID will be taken only on **Subject to confirmation (STC)** basis. After the closure of the e-Auction, RIICO will intimate the successful / highest bidder through a **"Confirmation of Auction Cum Demand Letter"** whose highest bid is accepted by the RIICO through an e-mail / registered post after the completion of each auction. In case of multiple bids received in e-auction, after approval of the highest bid by the Field Level Committee, confirmation for allotment of plot and demand letter will be issued accordingly. In case of single bid, the confirmation of allotment and demand letter will be issued only after approval of single bid by

Competent Committee at Head Office. The highest bid shall be approved by the Field Level Committee within 2 working days and after approval of the bid either by the Field Level Committee or Head Office Committee, the offer letter confirming approval of bid will be sent online by unit head within 2 days from the date of approval.

b) The highest bidder, after approval of the bid, has to deposit the following amount within 30 days from the issue of offer letter of acceptance of bid:

I. **In case of Industrial Plot :-**

i. Deleted (As per IDC decision vide item (9) of its meeting dt. 21.1.2021)

ii. 1% of *Premium amount as Security Money (Minimum Rs. 2500/- and

iii. 25 % of *Premium amount after adjusting amount already deposited as EMD.

II. **In case of Non Industrial Plot :-**

i. 1% of *Premium amount as Security Money (Minimum Rs. 2500/-)

ii. 25 % of *Premium amount and Applicable GST on Total *Premium amount as per applicable rates after adjusting amount already deposited as EMD.

***Premium amount = Highest Bid x Area of Plot**

c) In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited earlier (on account of EMD) shall be forfeited without giving any further notice.

Provided, that the unit head may grant time extension / regularize delay period up to 30 days for deposit of such amount with interest @ 11% per annum beyond the stipulated period.

Provided further that the Managing Director may grant further time extension/regularize delay period upto 30 days beyond the above 30 days period on payment of interest @ 11% p.a. subject to clear recommendations made by Unit Head concerned and on merit of the case.

Provided further that Managing Director may grant further time extension/regularize the delay period up to 90 days beyond the above stipulated time extension @ 11% per annum depending upon merit of the case on the recommendation made by the Unit Head concerned in case of death of close family member in blood relation of the bidder or any serious medical issue of bidder or close family member in blood relation of the bidder.

(Amended as per IDC decision vide item (15) of its meeting dt. 30.12.2019, further amended vide item (4) of IDC meeting held on 21.01.2021. further amended vide item (9) of IDC meeting held on 22.10.2021) (Further amended vide item (23) of IDC meeting dated 14.06.2022).

d) If Bidder fails to deposit the Amount as mentioned in (b) within 30 days from the issue of the Confirmation of Auction Cum Demand Letter or extended period if any, the auction of Plot shall stand automatically cancelled and all Amounts deposited by the Bidder shall stand forfeited. RIICO will have the right to re-Auction this Plot without further reference with the Bidder.

e) The balance 75% Premium amount shall be deposited by the allottee in installments (interest bearing) if applicable and as prescribed by the Corporation from time to time. However, the allottee may also opt to pay balance 75% Premium within 120 days of the land allotment for which no interest will be charged.

f) All payments shall be accepted through SSO ID only.

g) **Finalizing Organizational set up in case of Individual successful bidder.**

1. The successful individual bidder would be allowed to change the name and constitution from the individual within 30 days from the date of issue of offer letter.
2. In case, further time period is required for deciding the name and constitution then successful bidder would be required to seek time extension for finalizing the name and constitution as well as for deposition of payments as per offer letter from the competent authority as per delegation provided in e-Auction rules.
3. The payments will be required to be deposited as per offer letter from the account of the Firm/company/LLP as finalized by the bidder.
4. The successful bidder shall have major shareholding in the firm/company/LLP so finalized.
5. No change in the constitution will be allowed in case payments are made by the successful bidder as per offer letter from his/her bank account.

(Amended vide item (12) of IDC Meeting dated 14.06.2022)

5-A In case of e-Auction for allotment of land/plot in SEZ, a provisional offer for allotment will be issued to the successful/highest bidder after deposition of amount as mentioned in clause 5(b) with the condition that the successful/highest bidder shall obtain Letter of Approval (LOA) from concerned Development Commissioner, SEZ within a period of 6 months from the date of issuance of provisional offer of allotment. Subsequent to presentation of such Letter of Approval, final allotment letter shall be issued. In case, the successful/highest bidder fails to present Letter of Approval within prescribed time period as above, the provisional offer of allotment shall be withdrawn and after deducting amount equivalent to EMD from the deposited amount, remaining amount shall be refunded to the applicant without interest.

(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

6. KYC COMPLIANCE

During online registration for KYC compliance the bidders will have to upload following documents:-

Features	**List of valid KYC Documents**
Individuals ➢ Legal name and any other names used	(i) Passport (ii) *PAN Card (iii) Voter's Identity Card (iv) Driving License (v) Identity Card (vi) *Aadhar Card ***Mandatory**
Address	(i) Utility Bill like telephone, electricity (not older than 3 months) (ii) Bank account statement /Pass Book (iii) Passport (iv) Letter from employer (Subject to satisfaction of the Company) (v)Latest Rent / Leave & license agreement etc. **(Any One)**
Companies ➢ Name of the Company, Principal place of business ➢ Address of the company ➢ Identity of signatories	(i) Certificate of incorporation and Memorandum & Articles of Association (ii) Resolution of the Board of Directors to open an account and identification of those who have authority to operate the account (iii) Power of Attorney granted to its managers, officers or employees to transact business on its behalf (iv) PAN card of Company (v) Any other officially valid document establishing proof of existence and address of the entity to the satisfaction of the Company (vi) Any officially valid document to identify the signatories (vii) Certificate of Commencement of Business (viii) BRN
Partnership firms ➢ Legal name and address ➢ Identity of all partners and their addresses ➢ Identity of signatories	(i) Registration certificate, if registered (ii) Partnership Deed (iii) Power of Attorney granted to a partner or an employee of the firm to transact business on its behalf (iv) Any officially valid document identifying the partners and the persons holding the Power of Attorney and their addresses (v) Proof of existence & proof of address of the firm (vi) BRN No. etc.(vii) PAN card of Firm or PAN Card of all Partners.

Trusts & foundations ➢ Identity of trustees, settlers, beneficiaries & signatories ➢ Identity and addresses of the founder, the managers / Directors and the beneficiaries ➢ Identity of signatories	(i) Certificate of registration, if registered (ii) Trust Deed (iii) Power of Attorney granted to transact business on its behalf (iv) Any officially valid document to identify the trustees, settlers, beneficiaries and those holding Power of Attorney, founders/managers/ directors and their addresses. (v)Resolution of the managing body of the foundation/association (vi) Any officially valid document establishing the proof of existence and proof of address of the entity to the satisfaction of the Company. (vii) BRN (viii) PAN Card of Trust

7. **PAYMENT MODE**

I. Pre e-auction payments i.e. Bid Participation Fee along with GST and EMD will be deposited online.
II. Post e-auction payments shall also be deposited in concerned RIICO bank account through RTGS/NEFT.
III. The realization of amount will be effective only after it is credited in RIICO Account.

8. **INSPECTION OF LAND / PLOT**

I. Land / Plot will be auctioned on "AS IS WHERE IS BASIS".
II. The bidder is advised to visit and examine the Land / Plot at his own cost and be satisfied before participating in the Auction process. No claim what so ever will be entertained once the Land /Plot is auctioned.

9. **TERMS & CONDITIONS**

A. General :

I. The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other bidders which shall otherwise make him ineligible.
II. Land will be allotted on the basis of Leasehold of which the period will be of 99 years.

II (a) In case of e-Auction for allotment of land/plot in SEZ, the lease agreement shall be executed in the prescribed format and shall be coterminous with the Letter of Approval of Development Commissioner, SEZ as per Central Special Economic Zone Act 2005 read with Central Special Economic Zone Rules-2006 (Amended from time to time).
(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

II (b) The provisions of Central Special Economic Zone Act-2005 and Central Special Economic Zone Rules-2006 shall also be applicable to the

successful/highest bidder in case final allotment letter is issued.
(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

III. The Bidder shall not divulge either his/her Bids or any other exclusive details of RIICO or to any other party.

IV. The decision of competent authority of RIICO shall be final and binding on all the Bidders.

V. RIICO shall not have any liability towards the Bidders for any interruption or delay in access to the site irrespective of the cause. Please note that failure of internet connectivity/(due to any reason whatsoever it may be) shall be sole responsibility of bidder(s) and RIICO shall not be responsible for such unforeseen circumstances. In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements/alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. The bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such mishaps.

VI. RIICO is not responsible for any damages what so ever, including damages on account of any negligence on their part.

VII. NRI are advised to comply with the RBI / FEMA / Indian Income Tax and other laws of land before participating in this bid. RIICO shall not be responsible for any non-compliance and the risk and cost shall be of that NRI.

VIII. E-Auction Notice will be uploaded on State Procurement Portal (SPP).

IX. Advertisement for E-auction notice should be published in widely circulated two State Level Newspapers and one leading National Level Newspapers (NCR/Delhi Edition).

X. **Time line for e-Auction**

S.No	**Activity**	**Time period (days)**	**Remark**
1	Date of publicity of e-Auction in Newspaper and other print media as well as hosting of e-Auction plan on website.	T	T= date of publicity
2	Registration and participation start date	T	The bidder can start the registration and participation activity (in case already registered, only participation activity)
3	Submission End date of required documents, deposition of participation fees and EMD by the bidder.	T+15	15 days given as per the general guidelines

4	Verification of documents by unit office and to allow the eligible bidder for e-bidding.	T+17	2 working days for verification of documents and approval to bidder for participating in e-Auction.
5	Start of e-Auction bidding	T+18	1 day after due verification
6	End of e-Auction bidding	T+21	Three working days given for participating the bidder in e-Auction with end time 5.00 PM on the last day of each bidding. *The days may vary as per the date fixed for e-auction period.

Note*: 3 working days means working days as per official calendar of Govt. of Rajasthan excluding gazzeted holidays. However, the days on which half day holiday is declared either by GoR or District Collector, the same will be treated as full working day for calculation of 3 working days for bidding.

B. Plot Specific:

I. The Bidder is required to study the Plot specific Terms & Conditions for the proposed Plot / Land scheduled for Auction and be satisfied before participating in the Auction process.

II. The Plot specific Terms & Conditions shall form the integrated part of the Auction document and the Bidder would be responsible to comply the same. The Bidder is also required to sign these Terms & Conditions and submit along with Price Confirmation Letter.

III. The prevailing provisions of Rajasthan State Industrial Development & Investment Corporation (RIICO Disposal of Land Rules, 1979), other relevant Rules, Byelaws, Guidelines, Circulars and Orders of Government of Rajasthan and/or RIICO will also be applicable and binding on the Bidders besides the provisions mentioned in this document. If there is any difference in the provisions contained in this document and the above mentioned rules and regulations, the provisions of this document will have the overriding effect to that extent only.

IV. If there is any dispute on interpretation of any of the provisions, the same must be brought into the notice of RIICO in writing before at least 3 days of scheduled start Auction date. The decision of RIICO shall be final and binding.

V. The Bidder must participate in the Auction process only after being fully satisfied.

10. **DISPUTE RESOLUTION**

Any disputes arising out of this e-Auction shall be subjected to Jurisdiction of Jaipur, Rajasthan (India) Courts only.

11. **SPECIFIC TERMS AND CONDITIONS AND DISCLAIMER**

The Specific Terms and Conditions of e-auction will be as per Form-P-1 and Disclaimer will be as per Form – P-2 and will also be uploaded on e-auction portal for acceptance of bidder.

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SPECIFIC TERMS & CONDITIONS

I. The plot will be used for the purposes it is auctioned i.e. commercial plots for commercial purposes, industrial plots for industrial purposes and likewise.

II. The plot will be auctioned on '**as is where is**' **basis**.

III. It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the site position of the plot(s) and its measurements before submitting the E- Bid.

IV. The bidder shall be required to upload requisite KYC documents and fill the project profile in Project Profile Form, the bidder can also download the project profile form and after fulfilling, he can upload the same. Allotment of plot will be made to the successful bidder on 99 years lease hold basis. In case of allotment in SEZ, the lease period of 99 years shall be co-terminus with Letter of Approval of Development Commissioner, SEZ.
(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

V. The bid quoted by the highest bidder will be valid up-to the last day of the succeeding month i.e. by 30th or 31st as the case may be.

VI. The Earnest Money Deposit (EMD) of the unsuccessful bidders will be refunded without any interest, cost or claim after the closure of the E-Auction or the extended period as decided by the RIICO. The refund of EMD of unsuccessful bidders shall be deposited in the same bank account which is specified by the bidder in the E-Auction form at the time of registration. RIICO shall not be responsible if incorrect/incomplete Bank details are furnished by the bidder in any manner. Further, EMD will not be non transferable to the other Bidder or any other property to be purchased by the same bidder through E-auction.

VII. The Corporation reserves full right to accept or reject any bid(s) without assigning any reason.

VIII. The acceptance or rejection of the E-Auction by the Corporation of methodology adopted by the Corporation for the sale of land/plot on E-Auction platform shall not become a cause of action or ground to initiate any legal action before any court of law for obtaining any Order, Injunction, Direction etc. from the Hon'ble Court to stay the proceedings.

IX. In the event of any dispute arising out of the E-Auction, such dispute would be subject to the Jurisdiction of the Civil Court within local limits of the land/plot, State of Rajasthan.

X. The allottee shall adhere *to* the provisions of the Rajasthan Stamps and Registration Act. The registration charges and stamp duty towards registration of Lease Agreement shall be borne by the allottee.

XI. The allottee shall abide by **provisions of RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. Apart from above, in case of allotment in SEZ Act-2005 and Central Special Economic Zone Rules-2006 shall also be applicable to the allottee.**

(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

XII. The allottee will follow the building regulations and parameters as prescribed for the particular use of the plot.

XIII. The other tax, if applicable, shall be paid by the allottee.

XIV. The applicable GST will be leviable on Participation Fees. Further, highest bidder/successful bidder, in case of non industrial plot, will have to pay the applicable GST for entire Premium of land upfront as per the rules in one go at the time of deposition of 25% Premium of land before issuance of allotment letter.

XV. As per Income Tax proviso 194-IA Bidder/Allottee (Purchaser of land) is responsible to deduct and deposit TDS @ 1% of total Premium of land allotted, where the Premium of land is 50 lacs or more.

XVI. The bidder(s) shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s). The bidder(s) shall not divulge either his bids or any other exclusive details of RIICO to any other party.

XVII. The decision of RIICO regarding declaration of successful bidder(s) shall be final and binding on all the bidder(s).

XVIII. RIICO shall not have any liability to bidder(s) for any interruption or delay in access to the web-site irrespective of the cause.

RIICO is not responsible for any damages, including damages that result from, but are not limited to negligence. RIICO will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

Form-P-3-II

E-AUCTION BIDDING TERMS AND CONDITIONS

The detailed terms & conditions of E-Auction Bidding are as under:

1. Online E-Auction shall be conducted by RIICO, on the pre-specified date and time, while the bidder(s) shall be quoting from their own offices/places of their choice, internet connectivity and other paraphernalia required for participation in the E-Auction shall have to be ensured by the Bidder(s) themselves. Please note that failure of internet connectivity/ (due to any reason whatsoever it may be) shall be sole responsibility of bidder(s) and RIICO shall not be responsible for such unforeseen circumstances. In order to ward-off such contingent situation, bidder(s) are requested to make all the necessary arrangements/alternatives whatever required so that they are able to circumvent such situation and still be able to participate in the E-Auction successfully. The bidder(s) are requested not to wait till the last moment to quote their bids to avoid any such mishaps.
2. Material of Bid : Sale of Plot by RIICO
3. Type of Auction: E-Auction
4. Bid start Rate (Reserve Rate)/Minimum Incremental Value: The Bid start Rate of the E-Auction and the Minimum incremental rate shall be available to the bidder(s) on their bidding screen.
5. Bid: The bidder(s) have to quote the rate per sqm. for the plot available for E-Auction.
6. Procedure of E-Auction:
   (i) E-Form Submission:
   The bidder is required to be register on RIICO website www.riico.co.in or https://sso.rajasthan.gov.in before participating in e-Auction. The detailed procedure for participating in E-Auction (For Citizen/Bidder) is annexed at **Annexure-V.**
   (ii) Online E-Auction:
   - RIICO will declare its Bid start Rate (Reserve Rate), which shall be visible to all the bidder(s) during the start of the E-auction. The first online bid (i.e. H1 Rate) that comes in the system during the online e-auction has to be higher than Bid start Rate (Reserve Rate) by the minimum incremental value/ higher than minimum incremental value. The second online bid and onwards will have to be higher than the H1 rate (Highest Bid) by one minimum incremental value or by higher than the minimum incremental value and so on.
   - E-auction for plots shall be valid for a period from time and date of start of bidding to closure of bidding. If a bidder(s) places a

bid in the last 5 minutes of closing of the e-auction and if that bid gets accepted, then the e-auction's duration shall automatically get extended for another 5 minutes, from the bid closing time. Please note that the auto-extension shall be for unlimited times and will take place only if a valid bid comes in last 5 minutes of closing. If valid bid is not received, the auto-extension will not take place even if that bid might have come in the last 5 minutes. In case, there is no bid in the last 5 minutes of closing of e-auction, the e-auction shall get closed automatically without any extension. However, bidder(s) are advised not to wait till the last minute or last few seconds to enter their bid during the auto-extension period to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc.

7. During e-auction, if no bid is received within the specified time, RIICO will scrap the E-auction process for that particular plot.
8. The bid once submitted by bidder(s) cannot be cancelled/ withdrawn and the highest bidder shall be bound to buy the plot at his/her final bid, subject to approval from competent Committee/Authority of RIICO. The failure on part of bidder(s) to comply with any of the terms and conditions of the E-auction notice & Offer Letter issued after approval of the bid by the Corporation, will result in forfeiture of the earnest money (EMD) paid by the defaulting bidder(s).
9. The bidder(s) will be able to view the following on their screen along with the necessary fields in the e-auction:
   a. Leading bid in the E-auction (H1 – Highest Bid)
   b. Bid placed by bidder(s)
   c. Bid start Rate (Reserve Rate) & Minimum Incremental Value.
   d. The bid rank of bidder(s) in the e-auction.
10. The decision of RIICO regarding declaration of successful bidder(s) shall be final and binding on all the bidder(s). RIICO reserves the right to accept any offer or to reject all or any of them without assigning any reason thereof.
11. RIICO shall be at liberty to cancel the E-auction process at any time or even before declaring the successful bidder(s) without assigning any reason.
12. RIICO shall not have any liability towards bidder(s) for any interruption or delay in access to the website irrespective of the cause.
13. The bidder(s) are required to submit acceptance of the terms & conditions before participating in the E-Auction at the time of deposition of participation fee and EMD.

14. Duration of E-Auction: The E-auction of plot is scheduled to be conducted on the period as specified in the E-auction notice. There will be unlimited extension of 5 minutes duration each, if any valid bid is received in last 5 minutes of the close of E-auction. The bidder(s) are cautioned not to wait till the last minute or last few seconds to enter their bid to avoid complications related to internet connectivity, network problems, system crash down, power failure, etc.
15. Successful bidder(s): At the end of the E-auction, RIICO will evaluate all the bids submitted and will decide upon the successful bidder(s) after taking due approvals from the Competent Committee/Authority. This process may take some time; RIICO's decision will be final & binding on all the bidder(s).

Form-P-3-III

GENERAL TERMS & CONDITIONS

(To be uploaded on e-auction portal for acceptance of bidder)

1. The plot will be used for the purposes it is auctioned i.e. commercial plots for commercial purposes, industrial plots for industrial purposes and likewise.
2. The plot will be auctioned on '**as is where is**' **basis**.
3. The bidder will be required to upload following documents at various stages:

A. For Registration as KYC compliance (No registration fees is required)

During online registration for KYC compliance the bidders will have to upload following documents:-

Features	**List of valid KYC Documents**
Individuals ➢ Legal name and any other names used	(i) Passport (ii) *PAN Card (iii) Voter's Identity Card (iv) Driving License (v) Identity Card (vi) *Adhar Card *Mandatory
Address	(i) Utility Bill like telephone, electricity (not older than 3 months) (ii) Bank account statement /Pass Book (iii) Ration Card (iv) Letter from employer (Subject to satisfaction of the Company) (v)Latest Rent / Leave & license agreement etc. (Any One)
Companies ➢ Name of the Company, Principal place of business ➢ Address of the company ➢ Identity of signatories	(i) Certificate of incorporation and Memorandum & Articles of Association (ii) Resolution of the Board of Directors to open an account and identification of those who have authority to operate the account (iii) Power of Attorney granted to its managers, officers or employees to transact business on its behalf (iv) PAN card (v) Any other officially valid document establishing proof of existence and address of the entity to the satisfaction of the Company (vi) Any officially valid document to identify the signatories(vii) Certificate of Commencement of Business (viii) BRN
Partnership firms ➢ Legal name and	(i) Registration certificate, if registered

address ➢ Identity of all partners and their addresses ➢ Identity of signatories	(ii) Partnership Deed (iii) Power of Attorney granted to a partner or an employee of the firm to transact business on its behalf (iv) Any officially valid document identifying the partners and the persons holding the Power of Attorney and their addresses (v) Proof of existence & proof of address of the firm (vi) BRN No. etc. (vii) PAN card of Firm or PAN Card of all Partners.
Trusts & foundations ➢ Identity of trustees, settlers, beneficiaries & signatories ➢ Identity and addresses of the founder, the managers / Directors and the beneficiaries ➢ Identity of signatories	(i) Certificate of registration, if registered (ii) Trust Deed (iii) Power of Attorney granted to transact business on its behalf (iv) Any officially valid document to identify the trustees, settlers, beneficiaries and those holding Power of Attorney, founders/managers/ directors and their addresses. (v)Resolution of the managing body of the foundation/association (vi) Any officially valid document establishing the proof of existence and proof of address of the entity to the satisfaction of the Company.(vii) BRN (viii) PAN Card of Trust

B. For participation in e-Auction (Plot wise)

i. The bidder will be required to deposit participation fees and earnest money online as mentioned in the advertisement.

ii. The registered bidder shall also be required requisite KYC documents and fill the project profile in Project Profile Form, the bidder can also download the project profile form and after fulfilling, he can upload the same.

4. It shall be the responsibility of the bidder(s) to inspect and satisfy themselves about the site position of the plot(s) and its measurements before submitting the E- Bid.

5. Allotment of plot will be made to the highest bidder on 99 years lease hold basis. The highest bidder for industrial plot will be required to submit the project report and other related documents for allotment of the plot after issuance of offer letter related to acceptance of his/her bid.

6. The bid quoted by the highest bidder will be valid up-to the last day of the succeeding month i.e. by 30th or 31st as the case may be.

7. The Earnest Money Deposit (EMD) of the unsuccessful bidders will be refunded without any interest, cost or claim after the closure of the E-Auction or the extended period as decided by the RIICO. The refund of EMD of unsuccessful bidders shall be deposited in the same bank account which is specified by the bidder in the E-Auction form at the time of registration. RIICO shall not be responsible if incorrect/incomplete Bank details are furnished by the bidder in any manner. Further, EMD will not be non transferable to the other Bidder or any other property to be purchased by the same bidder through E-auction.

8. The Corporation reserves full right to accept or reject any bid(s) without assigning any reason.

9. The acceptance or rejection of the E-Auction by the Corporation of methodology adopted by the Corporation for the sale of land/plot on E-Auction platform shall not become a cause of action or ground to initiate any legal action before any court of law for obtaining any Order, Injunction, Direction etc. from the Hon'ble Court to stay the proceedings.

10. In the event of any dispute arising out of the E-Auction, such dispute would be subject to the Jurisdiction of the Civil Court within local limits of the land/plot, State of Rajasthan.

11. The Physical Possession of the plot shall be taken over by the allottee within the time period specified in RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time.

12. The allottee shall adhere *to* the provisions of the Rajasthan Stamps and Registration Act. The registration charges and stamp duty towards registration of Lease Agreement shall be borne by the allottee.

13. The allottee shall abide by the terms & conditions of RIICO Disposal of Land Rules, 1979 and amendments made therein from time to time. Apart from above, in case of allotment of plot in SEZ, the provisions of Central Special Economic Zone Act-2005 and Central Special Economic Zone Rules-2006 shall also be applicable and binding to the successful bidder.

(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

14. The allottee will follow the building regulations and parameters as prescribed for the particular use of the plot.

15. The applicable GST is leviable on the total Premium Amount for allotment of non-industrial plot for non-industrial use i.e. on allotment of plots other than industrial plot and same will be paid by the Bidder to the RIICO.

16. **As per Income Tax proviso 194-IA a Transferee (Purchaser)/Bidder is responsible to deposit 1% TDS of immovable property which cost is 50 lacs or more than 50 lacs.**

17. The bidder(s) shall not involve himself or any of his representatives in price manipulation of any kind directly or indirectly by communicating with other bidder(s).The bidder(s) shall not divulge either his bids or any other exclusive details of RIICO to any other party.

18. The decision of RIICO regarding declaration of successful bidder(s) shall be final and binding on all the bidder(s).

19. RIICO shall not have any liability to bidder(s) for any interruption or delay in access to the web-site irrespective of the cause.

20. RIICO is not responsible for any damages, including damages that result from, but are not limited to negligence. RIICO will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

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Form-P-3-IV

TERMS AND CONDITIONS OF PAYMENT:

A. The intending bidder(s) have to deposit participation fees (Rs. 1000/- + applicable GST for each plot) and 5 % of the bid reserve price (i.e. area of plot x reserve rate) or Rs. 25000/-, whichever is higher as EMD online through RIICO Payment Gateway before participating in E-Auction.

B. The highest bidder, after approval of the bid, has to deposit the following amount within 30 days from the issue of offer letter of acceptance of bid:

I. **In case of Industrial Plot :-**

(i) Deleted (As per IDC decision vide item (9) of its meeting dt. 21.1.2021)

(ii) 1% of *Premium amount as Security Money (Minimum Rs. 2500/- and

(iii) 25 % of *Premium amount after adjusting amount already deposited as EMD.

II. **In case of Non Industrial Plot :-**

i. 1% of *Premium amount as Security Money (Minimum Rs. 2500/-)

ii. 25 % of *Premium amount and Applicable GST on Total *Premium amount as per applicable rates after adjusting amount already deposited as EMD.

***Premium amount = Highest Bid x Area of Plot**

C. In case the above amount as mentioned in (b) above is not deposited within 30 days, then amount deposited earlier (on account of EMD) shall be forfeited without giving any further notice.

Provided, that the unit head may grant time extension / regularize delay period up to 30 days for deposit of such amount with interest @ 11% per annum beyond the stipulated period.

Provided further that the Managing Director may grant further time extension/regularize delay period upto 30 days beyond the above 30 days period on payment of interest @ 11% p.a. subject to clear recommendations made by Unit Head concerned and on merit of the case.

(Amended as per IDC decision vide item (15) of its meeting dt. 30.12.2019, further amended vide item (4) of IDC meeting held on 21.01.2021. further amended vide item (9) of IDC meeting held on 22.10.2021)

D. If Bidder fails to deposit the Amount as mentioned in (B) within 30 days from the issue of the Confirmation of Auction Cum Demand

Letter or extended period if any, the auction of Plot shall stand automatically cancelled and all Amounts deposited by the Bidder shall stand forfeited. RIICO will have the right to re-Auction this Plot without further reference with the Bidder.

E. The balance 75% Premium amount shall be deposited by the allottee in installments (interest bearing) if applicable and as prescribed by the Corporation from time to time. However, the allottee may also opt to pay balance 75% Premium within 120 days of the land allotment for which no interest will be charged.

F. All payments shall be accepted through SSO ID only.

G. In case of e-Auction for allotment of land/plot in SEZ, a provisional offer for allotment will be issued to the successful bidder after deposition of amount as mentioned in clause-B with the condition that the successful bidder shall obtain Letter of Approval from concerned Development Commissioner, SEZ within a period of 6 months from the date of issuance of provisional offer of allotment. Subsequent to presentation/submission of such Letter of Approval, final allotment letter will be issued. In case, the successful bidder fails to present Letter of Approval within prescribed time period as above, the provisional offer of allotment shall be withdrawn and after deducting amount equivalent to EMD from the deposited amount, remaining amount shall be refunded to the applicant without interest.

(Inserted vide Office Order No. IPI/P-5/2016/130/275 dt. 11.02.2022)

Form-P-3-V

PROCEDURE FOR PARTICIPATING IN E-AUCTION (FOR CITIZEN)

1. Before Participating in E-Auction, the Interested Bidder may register himself on RIICO website (www.riico.co.in) or https://sso.rajasthan.gov.in.
2. After Login in RIICO web portal, the bidder can view all the running e-Auctions schedules of RIICO.
3. To participate in the E-Auction, the Bidder need to pay participation fees and EMD (Earnest Money Deposit) against the plot and will follow the following steps:
   (i) Bidder would click on "**Click to Participate now**" button on the plot for which he wants to bid.
   (ii) The bidder would upload KYC documents and copy of project profile of the project to be setup.
   (iii) The Bidder would accept the terms and conditions of online Payments/E-auction bidding terms and conditions **(Annexure-VI)**
   (iv) Bidder would enter his Bid and click on "**Save**" Button to submit the Bid against the plot.
   (v) The Bidder would also view the Bid placed by himself/herself under "**My Action**" Tab and he/she would click on the rate under "**My Bid**".
   (vi) He/She would also view the Bidding Trend against the plot by clicking on the rate under "**Highest Bid**".
   (vii) In case, Bidder wants to again bid after viewing "**Highest Bid**", he/she would also bid the bid the against the plot and he would click on "**Action**" Button and select "**Bid Now**".
   (viii) A Bid page would open which shows the time left details for bidding.
   (ix) He/She would enter the new bid and click on "**Save**" Button to submit the bid against the plot.
   (x) Once the Bid Time is crossed, status of E-Auction will change to bid close and Bidder would not be able to submit the Bid.

Form-P-3-VI

DECLARATION BY BIDDER(S)

Note: This document is required to be duly filled in and signed by the bidder (s) and hereafter its scanned copy is to be uploaded on the website ..... at the time of deposition of EMD.

UNIT HEAD,
RIICO LTD.,
----------.

1. I/We, the bidder(s) do hereby state that, I/We have read the entire E-Auction Bidding Terms and Conditions for auction of plot, General Terms & Conditions for allotment of plot through E-Auction and Terms & Conditions of Payment of the E-auction and have understood them fully. I/We, hereby unconditionally agree to abide by and to be bound by the said terms and conditions and agree to take part in the online E-auction.
2. I/We, declare that the EMD and other deposits towards purchase-price were made by me/us as against my/our offer and that the particulars of remittance given by me/us in the bid form are true and correct.
3. I/We further declare that the information furnished by me/us in the bid form is true and correct to the best of my/our belief and knowledge. I/We, understand and agree that if any of the statement /information furnished by me/us is found to be incorrect and /or untrue, the offer/bid submitted by me/us is liable to be cancelled and in such case, the EMD paid by me/us is liable to be forfeited by the RIICO and that RIICO will be at liberty to annul the offer made to me/us at any point of time.
4. I/We understand that in the event of me/us being declared as successful bidder(s) by RIICO in its sole discretion, I/We are unconditionally bound to comply with the Terms and Conditions of E-auction. I/We also agree that if my/our bid for purchase of the plot is accepted by RIICO and thereafter if I/We fail to comply with or act upon the terms and conditions of the offer letter or am/are not able to complete the transaction within the time limit specified for any reason whatsoever and/or fail to fulfill any /all of the terms and conditions, the EMD and any payments made by me/us along with the bid thereafter, is**/**are liable to be forfeited by RIICO.

1. I/We also agree that in the eventuality of forfeiture of the amount by RIICO, the defaulting bidder (s) shall neither have claim on the plot nor on any part of the sum for which it may be subsequently sold/auctioned.

2. I/We also understand that the EMD of all the bidder(s) shall be retained by RIICO and will be returned without interest only after the successful completion of the sale/E-auction of the plot(s). I/We state that I/We have fully understood the terms and conditions of e-auction and agree to be bound by the same.
3. The decision taken by RIICO in all respects shall be binding on me/us.
4. I / We also undertake to abide by the additional conditions if announced during the E-auction including the announcement of correction(s) and/or addition (s) or deletion (s) of terms & conditions being offered for auction.

I accept the terms & Conditions as above

Signature of Bidder

Rajasthan State Industrial Development & Investment Corporation Ltd. Udyog-Bhawan, Tilak-Marg, Jaipur-302005

No: IPI/P.5/337/2025-06524

ORDER (5/2025)

Sub: Amendment in Rule 23-C of RIICO Disposal of Land Rules, 1979 related to time extension for delay in commencement of production/activity for which the plot is allotted.

The Infrastructure Development Committee (IDC) vide item (15) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 23-C.1, 23-C.1.1, 23-C.1.2 and 23-C.1.3 of RIICO Disposal of Land Rules, 1979, related to time extension for delay in commencement of production activity for which the plot is allotted as follows:

23-C. Time extension for delay in commencement of commercial production/activity for which the plot is allotted

1. Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, time extension/regularization of old delay & further time extension, if any, for completion of construction & for commencement of the commercial production/activity for which plot is allotted will be allowed beyond stipulated period on the request of the allottee on payment of retention charges as per following provisions:

1.1. In land allotment cases, wherein allottee is defaulter of one year or more from the stipulated/extended date of completion of construction & commencement of commercial production/activity as on **04.04.2025,** then regularization of delay/time extension will be considered in such cases on payment of retention charges as per the rate given below:

S. No.	Time extension	Rate of RC per quarter or part thereof	Competency
1.	Regularization of old delay upto **04.04.2025** and further maximum one year time extension may be granted on commitment by the allottee as a last opportunity based on merit of each case.	1%	MD

1.2. In cases wherein delay is less than 1 year from the stipulated/extended date in completion of construction & commencement of production/activity as on **04.04.2025,** then an additional period of maximum 2 years may be granted to commence commercial production/activity. A maximum time extension of one year may be granted at a time, which will also include regularization of the old delay period. In such cases, regularization of delay and/or time extension may be granted on merit of the case on the payment of retention charges as under: -

S. No.	Time extension	Rate of RC per quarter or part there of	Competency
1.	Upto one year	1%	Advisor (Infra)
2.	Upto two years	2%	MD

RajKaj Ref No.: 14599929

1.2.A In cases of allotment of industrial plots in which due date of the commencement of the production activity falls between 13.11.2000 to 07.06.2012, wherein claim for commencement of production activity by the allottee on the basis of documents has not been considered as per prevailing rules at that time, then in such cases regularization of old delay and further extension of time maximum up to one year from the date of application for commencement of production activities as per prevailing rules on the date of commencement of production may be considered on payment of retention charges calculated @ 0.25% per quarter or part thereof with the approval of the Managing Director.

Provided that such allottee / transferee shall not be allowed to transfer their plot or part thereof till next three years from the date of commencement of activity/production.

Explanation–1. The condition of minimum built-up area requirement for the purpose of considering commencement of production activity on the plot shall not be applicable for the plots allotted up to **02.06.2004.**

Explanation– 2. In such cases, period during which stay of the court of law was in force, shall be excluded while computing period for regularization/time extension, irrespective of the fact, litigation with respect to cancellation of allotment was initiated on instance of either RIICO or the allottee.

1.2.A.2. The cases already decided and wherein the amount of retention charges has already been deposited shall not be re-opened.

1.3. **General Note & Explanation:**

(i) The allottee will have to seek time extension atleast 15 days before the expiry of scheduled/extended period for commencement of commercial production/activity. In case allottee seek time extension with regularization of old delay & further time extension (if any) after the said time period for commencement of commercial production/activity, then retention charges for regularization of old delay & further time extension (if any) will be granted by charging 1.25 times of rate of retention charges as prescribed at sub-rule 1.2 above.

(ii) The intermediate milestones regarding commencement of construction and completion of construction would not be observed at the time of granting time extension for commencement of activity.

(iii) The rate of allotment for computing retention charges will be one time for industrial and institutional plots, 1.5 times for residential plots and two times for commercial plots.

(iv) In case rate of allotment of housing colony is fixed then the rate of allotment for computing retention charges will be 1.5 times of the prevailing rate of the allotment of the industrial area or the rate of allotment of the housing colony, whichever is higher.

(v) The applicable retention charges will be leviable 50% of the total amount of retention charges for the industrial areas located in tribal and backward districts.

(vi) From the **04.04.2025** sale/transfer of vacant/un-utilized plot will not be allowed, except in case of allotments prior to **04.04.2025** if the allotted plot is convened

RajKaj Ref No.: 14599929

through registered conveyance deed or any other registered indenture before utilization of plot. Then such purchaser shall be required to commence the commercial production/activity on the plot as per scheduled period allowed to transferor and extension beyond the original scheduled period will be granted on payment of retention charges at the rates prescribed in this rule.

(vii) If purchaser /seller is not reporting purchase /sale of the plot to RIICO and subsequently allotment of plot is cancelled after serving show cause notice to the seller (lessee) then retention charges for the period of delay /time extension involved will be leviable at double the normal rate of retention charges in addition to restoration charges as per rules (as approved by IDC in its meeting held on 04.02.2014).

(viii) Computation of retention charges will be done as per the rate prevailing on the date of payment made by the allottee. However, pre-revised rate of allotment will be applicable in the cases of revision in rate of allotment of industrial area, as decided by IDC in its meeting held on 26.02.2014 (Office Order No. 13/2014 dated 04.03.2014).

(ix) a. In cases of allotment of plots made w.e.f. 01.04.2016 in undeveloped industrial areas which are not proposed to be developed in future also, time extension for completion of construction and commencement of activities will be granted on payment of retention charges in favour of these plot allottees in such industrial areas.

b. In cases of allotment of plots made prior to 01.04.2016 in industrial areas which are not proposed to be developed in future, general time extension upto 31.03.2017, including regularization of old delay period, if any, will be allowed without retention charges for completion of construction and commencement of activities. However, in such cases, further time extension from 01.04.2017 will be considered on payment of retention charges.

c. In case of allotment of plots already made on undeveloped basis (as on 12.05.2016) in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession or two years from the date of decision (i.e. 12.05.2016), whichever is later, and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.

d. In cases of allotment of plots to be made on undeveloped basis in industrial areas which are proposed to be developed, then in such cases scheduled time period for commencement of activity will be reckoned from the date of possession and further time extension for completion and commencement of activity will be granted on payment of retention charges as applicable to general plot allottees in that industrial area.

(x) For the purpose of Private University, the retention charges on unutilized Educational Institutional plot will be leviable as under:

a. The retention charges applicable on the plots concerned till the date Letter of

RajKaj Ref No.: 14599929

Intent is issued by the State Government to the Sponsoring Body shall be as specified for the individual plots.

b. Thereafter, the retention charges shall be kept on hold up to the period of validity period of the LoI.

c. Upon approval of the Private University, on the allotted Educational Institution land/plots, through Act passed not be levied from the date of the issue of LoI, since the construction of the minimum built-up area, as specified in Rule 21-3 (serial no. 5) is a pre-requisite for such sanction.

d. However, in case of Sponsoring Body fails to get final permission for setting up of the University, the retention charges shall be leviable as per individual plots, and with effect from the original date specified earlier for each individual plot.

(xi) If the plot/unit is auctioned by any judicial/Quasi-Judicial Authority, including recognized financial institutions, by exercising the powers conferred under the relevant Act after taking the possession of such plot/unit, then retention charges in such cases shall not be levied upon the transferee and in such cases, fresh time period of 2 years will be given for the commencement of commercial production or activity, as the case may be. This time period of 2 years will be reckoned from the date of issuance of sale certificate/ conveyance deed by the competent authority.

However, in the cases where sale of plot by any judicial/Quasi-Judicial Authority, including recognized financial institutions has not been reported by the purchaser upto **04.04.2025**, then in such cases **180** days' time period is hereby granted to these purchasers to inform about the purchase of the plot and from the date of this intimation, 2 years' time period will be granted to the purchaser for commencement of commercial production or activity on the plot. In case, such purchaser fails to inform about the sale of the plot within **180** days from **04.04.2025**, no further time period will be granted and Unit Head concerned will proceed as per rules for such plots.

Other provisions of this rule shall remain unchanged.

(Subhash Maharia)
Advisor (Infra)

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2. staff@riico.co.in

Rajasthan State Industrial Development & Investment Corporation Ltd. Udyog-Bhawan, Tilak-Marg, Jaipur-302005

No: IPI/P.5/337/2025-06524

ORDER (6/2025)

Sub: Amendment in Rule 23 & 23-A of RIICO Disposal of Land Rules, 1979 related to time extension for payment of premium.

The Infrastructure Development Committee (IDC) vide item (16) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 23 and 23-A of RIICO Disposal of Land Rules, 1979 related to time extension for payment of premium as follows:

Rule No.	Amended Rule
23	**TIME EXTENSIONS:** Time extensions in favour of allottees of plots may be granted as per delegation provided as hereunder:
23-A	**Regularization of delay/ time extensions for payment of Premium:** (1) Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, regularization of delay/ time extension for payment of balance premium/ instalment of premium beyond prescribed period, may be granted depending upon merit of the case as under: (a) **Upto One year regularization of delay/ time extension:** Unit Head may regularize or grant time extension upto one year for payment of balance premium/instalment of premium from the scheduled date of payment of last instalment with interest thereon irrespective of increase in prevailing rate of allotment of the industrial area concerned. (b) **For regularization of old delay /additional time extension upto further one year:** Managing Director may regularize or grant time extension for a further period of one year with 14% interest depending upon merits of the case irrespective of increase in prevailing rate of allotment of the industrial area concerned. (c) No further time extension in payment of premium will be granted and action will be initiated as per Rule 24(1) of RIICO Disposal of Land Rules, 1979. (2) For the allotment of plots prior to **04.04.2025** wherein allottee is defaulter for more than one year in payment of balance premium from the schedule date of payment of last instalment, then time extension will be considered in such cases on payment of interest @ 2% per annum higher from the applicable interest rate maximum upto 1 year from the aforesaid cutoff date depending upon merit of each case.

(Subhash Maharia)
Advisor (Infra)

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Rajasthan State Industrial Development & Investment Corporation Ltd. Udyog-Bhawan, Tilak-Marg, Jaipur-302005

No: IPI/P.5/337/2025-06524

ORDER (7/2025)

Sub: Amendment in Rule 18(a) of RIICO Disposal of Land Rules, 1979 related to Transfer of Plot.

The Infrastructure Development Committee (IDC) vide item (17) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 18(a) related to transfer of plot. The existing and modified Rule 18(a) of RIICO Disposal of Land Rules, 1979, is as follows:

Rule No.	Existing Rule	Modified Rule
18(a)	Transfer defined: For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual/firm/company/Limited Liability Partnership (LLP)/One Person Company or any other allottee/lessee as the case may be.	**Transfer defined:** (1) For the purpose of this provision transfer of plot (transfer of lease hold rights) will mean transfer of full plot, by way of sale, lease, assignment etc. including merger, acquisition and amalgamation of the companies. It will include transfer of plot/land by an individual /firm /company /Limited Liability Partnership (LLP) /One Person Company or any other allottee /lessee as the case may be. (2) However, henceforth vacant/un-utilized plot will not be permitted for transfer except, if the allotted vacant plot is conveyed through registered conveyance deed or any other registered indenture before utilization of plot prior to **04.04.2025**. **Explanation:** 1. Vacant plot means the plot in which there is no construction on the plot and even where boundary wall or watchmen room or factory block upto the plinth level has only been constructed. 2. Un-utilized plot means the plot which has not been utilized as per Rule 21 of RIICO Disposal of Land Rules, 1979.

The other provisions of the existing rule shall remain unchanged.

(Subhash Maharia)
Advisor (Infra)

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Rajasthan State Industrial Development & Investment Corporation Ltd. Udyog-Bhawan, Tilak-Marg, Jaipur-302005

No: IPI/P.5/337/2025-06524

ORDER (8/2025)

Sub: Amendment in Rule 21 of RIICO Disposal of Land Rules, 1979, related to time period for utilization of the allotted plot as well as requisite minimum built up area for the purpose of considering utilization of the allotted plot/land.

The Infrastructure Development Committee (IDC) vide item (18) in its meeting held on 03.03.2025 has accorded approval for amendment in Rule 21.1, 21.3.1 (A), insertion of new rule 21.3.1 (H) and amendment in rule 21.4 & 21.4.1 of RIICO Disposal of Land Rules, 1979. Accordingly, the modified Rules 21.1, 21.3.1, 21.4 and 21.4.1 are as follows:

Rule No.			Amendment Rule
21			**Time period for utilization of the allotted plots**
	1.		Unless it is not specifically provided in any other rule of RIICO Disposal of Land Rules, 1979, the allottees shall be required to start commercial production/activity within two years from the date of handing over possession of the plot or deemed possession, as the case may be, without taking into consideration as to whether the industrial area has been declared developed or not, provided the Environment Clearance is not required as per law. In other cases, where Environmental Clearance is required as per law, the allottees shall be required to start commercial production/activity within three years from the date of handing over possession of the allotted plot or deemed possession, as the case may be, without taking into consideration as to whether the industrial area has been declared developed or not. Provided further, this time period shall not be applicable to the allotment of land/plot to the khatedars in lieu of cash compensation under land acquisition. However, the transferee of the plot/land who has purchased the vacant plot/land from such khatedar will be required to utilize the plot/land within two years' time period from the date of transfer of plot by the khatedar in cases where Environment Clearance is not required and in 3 years in other cases. For the plots already allotted or allotment of plots for which bid process has been started prior to **04.04.2025** in such cases, allottee would be required to complete the construction and commence production/activity within the time period prescribed in the prevailing rules at the time of allotment.
	3.		Minimum built-up area for the purpose of considering utilization of the allotted plot/land shall be as under:
		3.1	**Industrial Plot:**
		(A)	30% of the plot area on ground or permissible BAR for the allotment of plots. For the plot which has already been allotted or allotment of plots for which bid process started prior to **04.04.2025,** in such cases, minimum built-up area or 20% on the plot will continue to remain in effect.
		(B)	In case of the following industrial units, requirement of **20%** built-up area with roof under the rule may be assessed taking into account also the land area being utilized by the allottee as stockyard of raw material and finished goods. In other words, the land area (open or covered) being utilized by such allottees for stockyard purpose may also be included for the purpose of calculating built-up

			area in the plot: (a) Stone based industries, such as, marble/granite/kota-stone processing units. (b) Cement based industries, such as, PCC Poles, Hume Pipes, Concrete Blocks/Curb Stones, Cement Tiles, Cement Gamla & Jali products. (c) Wool Processing Industries. (d) Mineral Grinding Units. (e) Salt Grinding Units. (f) Fly Ash based Industry. (g) Bio-Mass based Power Plant. (h) Herbal Extract Purified Derivatives Bulk Drugs projects (i) Dal Mill Udyog (j) Pesticides formulation and ferrous sulphate units (k) Fabrication of towers. (l) Agro Fuel Coal brickets (m) Paper Board Industries
		(C)	Milk Chilling unit will be considered in production even with the built-up area less than **20%** of the plot area.
		1: 2:	**Explanation:** The relaxation in minimum **20%** construction area requirement for the above type of industries will be applicable with retrospective effect. However, the cases wherein retention charges have already been deposited shall not be reopened. In cases where assessment of open area being utilized for stockyard purpose to consider unit in production in back date if not established on the basis of documentary proofs as may be submitted by the allottee, in such cases fulfilment of minimum built-up area requirement of **20%** shall be considered on the date of issue of order for the respective product.
		(D)	In case of following industrial units in which substantial plot area is utilized for plant and machineries and storage tank without roof, the requirement of minimum **20%** built-up area with roof may be assessed by taking also into account the area being utilized for plant and machineries and storage tank without roof: (i) Cement Plant (ii) Refinery (iii) LPG Bottling Plant (iv) RMC Plant
		(E)	In cases where land is specifically acquired on the direction of the State Government for a private company and allotted to these companies on undeveloped basis for commencing specified activity then in such cases allotted land will be treated as utilized on commencement of such activity dispensing with the condition of minimum built-up area requirement.
		(F)	If the industrial plot has been originally allotted for manufacturing of a product having requirement of minimum **20%** built-up area with roof and subsequently allottee switched over to other product/ industry before commencement of production in which there is either: (i) No requirement of **20%** built-up area for considering utilization of the plot as per rule 21.3.1(C), or; (ii) In which **20%** built-up area is assessed including open or covered area being utilized by the allottee as mentioned in rule 21.3.1 (B), rule 21.3.1 (D), or; (iii) In case of allotment of land in which plot may be treated as utilized on commencement of

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activity for which plot is allotted irrespective of percentage of covered area as per rule 21.3.6 of RIICO Disposal of Land Rules, 1979, then in such cases:

(1) Transfer of leasehold rights of plot may be permitted after 5 years from the date of commencement of production and transfer fee will be charged as per Rule 18(b) (i) of RIICO Disposal of Land Rules, 1979.

(2) In case transfer of plot takes place prior to above said period, the transfer premium will be payable at par with transfer fee of vacant plot as per rule 18 (b) (iii) of RIICO Disposal of Land Rules, 1979.

(G) In case of plot allotted exclusively for the purpose of Data Center, a period of 3 years will be allowed to lessee to consume minimum 20% standard BAR within first 3 years and further 20% standard BAR within next 1 year from the date of possession or from the date of declaration of industrial area as developed, whichever is later for considering unit as functional. Time extension/regularization of delay in achieving intermediate Mile Stone will be considered on payment of retention charges calculated @ 0.5% per quarter or part thereof on the total land cost of plot. While granting time extension/regularization of intermediate Mile Stone, the stipulated time period of final Mile Stone will not be extended.

(H) In the case of allotment of plot/land parcel for industrial purposes on or after **04.04.2025,** the allottee shall abide the following Intermediate Milestones:

(a) Projects for which Environmental Clearance is necessary:

The allottee shall have to follow the following intermediate milestones before commencing commercial production on the allotted plot/land parcel. In case of failure to achieve the such intermediate milestones, the penalty will be imposed by the concerned Unit Head and relaxation in time period will be given on the basis of merits of the case as provided in table below:

S. No.	Phase	Time Period (from the date of possession)	Action /penalty
1	(i) Execution of lease agreement. (ii) Submission of application for Environmental Clearance at the competent level.	2 months	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
2	(i) Submitting building plan map or getting building plan map approved, as the case may be; (ii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable	6 Months	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto the third intermediate milestone, provided the allottee has completed the progress of first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
3	Environmental Clearance has been obtained	12 Months	In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel

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			the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto fourth intermediate milestone, on the condition that the allottee has completed the progress of second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
4	Minimum built-up area up to the plinth level of the plot should be completed as per rules.	18 Months	In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto fifth intermediate milestone, on the condition that the allottee has completed the progress of third intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
5	Completion of construction of minimum built-up area up to roof level (without laying roof).	24 Months	In case of not completing the intermediate milestones within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 6 months, provided the allottee has completed the progress of the fourth intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.

Explanation: -

(i) The time period given in the above table shall be considered in the subsequent sequence following the date of handing over possession.

(ii) In case any extension is granted to follow the intermediate milestone(s) as mentioned above, the time period of 3 years to commence commercial production shall not be considered extended Suo-moto.

(iii) These intermediate milestones will be applicable for allotment of plots in which bid process has been started on or after **04.04.2025.**

(b) Projects for which Environmental Clearance is necessary:

The allottee shall have to follow the following intermediate milestones before commencing commercial production on the allotted plot/land parcel. In case of failure to achieve the such intermediate milestones, the penalty will be imposed by the concerned Unit Head and relaxation in time period will be given on the basis of merits of the case as provided in table below:

S. No.	Phase	Time period (from the date of handing over possession)	Action /Penalty
1	(i) Execution of lease agreement (ii) Submission of building plan/ map or getting the building plan map approved, as the case may be (iii) Applying for Consent to Establish (CTE) under Air/Water Act, if applicable.	6 Months	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
2	Minimum built-up area up to the plinth level of the plot should be completed as per rules.	12 Months	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted upto third intermediate milestone, provided the allottee has completed the progress of the first intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.
3	Completion of construction of minimum built-up area up to roof level (without laying roof).	18 Months	In case of not completing the intermediate milestone within the prescribed time period, the Corporation shall have the right to cancel the allotment of the plot. In case of delay due to valid reasons, relaxation may be granted for next 6 months, provided the allottee has completed the progress of the second intermediate milestone. This relaxation will be granted on a lump sum penalty @ 0.5% of the cost of land of the prevailing rate of allotment of the industrial area concerned.

Explanation: -

(i) The time period given in the above table shall be considered in the subsequent sequence following the date of handing over possession.

(ii) In case any extension is granted to follow the intermediate milestone(s) as mentioned above, the time period of 2 years to commence commercial production shall not be considered extended Suo-moto.

(iii) These intermediate milestones will be applicable for allotment of plots in which bid process has been started on or after **04.04.2025.**

4. After the commencement of commercial production/activity, the allottee shall, as soon as possible, give information online through SSO portal to the concerned RIICO Unit Head about the

			commencement of commercial production/activity on the allotted plot for which the plot has been allotted, along with the following documents:
		4.1	**Industrial:** (i) First Sale Bill; (ii) Self-attested copies of Plant & Machinery purchase bills; (iii) Electricity bill of the month in which date of production is claimed; (iv) Construction of Rain Water Harvesting Structures; (v) CA certificate showing that a minimum 75% of the fixed capital investment has been made in building and Plant & Machinery as per project report submitted at the time of bidding/application for allotment of plot. Provided, those cases where preferential allotment has been made under Rule 3(W), 'commencement of production' will be recorded as above, after verifying that investment of the envisaged amount propose/committed by the allottee at the time of approval of allotment by the constituted committee has been made. (vi) Geo-tag photographs of inside and outside of the factory building/production work. (vii) GST deposited to the Government/ Customer Shipping Bill (if applicable), any other tax receipt, if any; (viii) Valuation of Bank, if any (the bank should be a Public Sector Bank, Private Sector Bank or Small Finance Bank in the schedule issued by Reserve Bank of India); (ix) Factory & Boiler License (if applicable).
			The Unit Head after physically verifying that the building is fit for use and the minimum built-up area has been completed as per rules, as well as the building plan were submitted by the lessee before commencement of construction/or got approved by the authority as the case may be, will record the utilization of the plot and issue utilization certificate to the allottee/lessee. Provided further, in case of any dispute in respect of date of utilization of the allotted plot then a committee comprising of MD-RIICO, Advisor (Infra), Financial Advisor, Concerned Officers of P&D and Legal Cell is authorized to decide the dispute in respect of date of utilization of plot on merit of each case.

The others provisions of the existing rule shall remain unchanged.

(Subhash Maharia)
Advisor (Infra)

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Special Condition for Following industrial plots at Readymade Garment Zone, Ind. Area Indraprastha, Kota:-

S.No.	Name of Industrial Area	Category of plot	Plot No.	Special condition
1	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(C-10)	**Only readymade Garment manufacturing units will be allowed on these plots. No other activity will be allowed.**
2	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(C-7)	
3	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(C-8) (Corner)	
4	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(C-9) (Corner)	
5	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(E-3) (Corner)	
6	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(E-4) (Corner)	
7	**Indraprastha (Readymade Garment Zone)**	Industrial (For readymade garment Mfg. Units)	H1-203(E-1) (Corner)	