



No. eAuction/SLRDC/UDMA/2025-26/136

Date: 12/02/2026

## **NOTICE FOR e-AUCTION (3<sup>rd</sup> Call)**

e-Auction Notice No: 05/SLRDC of 2025-26; Dated: 12/02/2026

### **e-AUCTION for allotment of residential plots in Kalyani Township, West Bengal on freehold basis.**

Salt Lake Reclamation and Development Circle on behalf of the Department of Urban Development and Municipal Affairs (UD&MA), Government of West Bengal invites online offers from **eligible individual or individual(s)** for allotment of residential plots in Kalyani Township on freehold basis, as per terms and conditions as stated in the following pages of this notice through e-auction process to be conducted in the e-auction portal <https://eauction.gov.in> of National Informatics Centre, Government of India as described fully herein below:

Ref. e-Auction ID: 2026\_WB\_

- Earnest Money Deposit (EMD) for participation in the e-auction is to be deposited through Demand Draft or Banker's Cheque drawn in favour of the "Executive Engineer, Salt Lake Construction Division" payable at Kolkata from any scheduled Nationalized Bank.
- The applicant-bidder has to upload the scanned copy of the demand draft/banker's cheque for the e-auction ID as shown in the bid document along with physical submission of the EMD. The EMD will be refunded to the unsuccessful bidders after completion of e-Auction process for the said plot.
- The allotment will be made to the bidder bidding the highest bid in such e-auction process provided that the highest bid so obtained is higher than the Reserve Price fixed for the plot.
- There is no Application or Processing Fee except EMD.
- **There should be at least three eligible qualified bidders to start the e-auction process. In absence of the same the instant e-auction will be treated as cancelled.**
- Bidders are also requested to note that only digitally signed Bids shall be accepted in the e-Auction. Hence, they should equip themselves with Indian Digital Signature Certificates before the date of e-Auction. The e-Auction will be started on 20/04/2026 from 14.00 hrs. onwards up to 28/04/2026 at 18.00 hrs. subject to Auto- Extension. The Department of UD&MA, however, reserves the right to cancel the e-Auction at any stage prior to the execution of the Deed. Department of UD&MA shall not be liable to pay to any bidder for any loss that they may incur due to such cancellation.
- It is notified for information of the Bidders that the instant offer is subject to the scrutiny/ and approval of the Government of West Bengal.

## **PLOT PARTICULARS**

The particulars of the plots and its area are given as follows:

SL NO.	BLOCK	SUB-BLOCK	PLOT NO.	AREA(COTTAH)		
				COTTAH	CHATTAK	SQ.FT.
1.	A	A-8	49	6	13	26
2.	A	A-8	55	6	13	31
3.	A	A-8	238	4	11	32
4.	A	A-8	240	12	8	31
5.	A	A-10	12	8	NIL	NIL
6.	A	A-10	40	5	NIL	37
7.	A	A-10	41	5	1	30
8.	A	A-10	116	8	4	NIL
9.	B	B-4	88	10	11	37
10.	B	B-4	143	7	14	18
11.	B	B-14	425	9	13	6
12.	B	B-14	426	9	13	6
13.	B	B-14	218	10	7	31

## **TERMS & CONDITIONS**

- i) The Bidder should be an individual or individual(s).
- ii) No Bidder shall be represented by any Broker or agent.
- iii) The e-auction bids are invited for getting allotment of above-mentioned plots of land on free hold basis on "As is Where is", "Caveat emptor" and "No Complaint" basis only. The Department of UD&MA, however, reserves the right to cancel the e-Auction at any stage prior to the execution of the Deed. Department of UD&MA shall not be liable to pay any compensation to any Bidder for any loss that they may incur due to such cancellation.
- iv) The successful bidder may have to pay other taxes as may be fixed by the Competent Authority in addition to payment of the Land Premium.
- v) **No change of principal use of land (residential) other than the purpose of the instant allotment is allowed.**
- vi) The word **SUCCESSFUL BIDDER** wherever appearing means, the highest bidder whose rate has been higher than the reserve price for the said plot and otherwise qualified and accepted by the Department of UD&MA with the approval of the State Government.
- vii) This e-auction shall be governed by the TERMS and CONDITIONS as contained herein and in accordance with the conditions for e-auction through the portal of the National Informatics Centre (NIC), Government of India as well as the general financial norms of the Government of West Bengal.
- viii) The e-auction opening time, closing time, inspection schedule and other date and time mentioned in the e-auction notice may be treated as (IST) Indian Standard Time as shown in the server clock only.
- ix) The Bidders who are interested to get allotment of the above plots through e-auction should get themselves registered with NIC for participating in this e-auction process and should ensure payment of EMD physically for the chosen plot only and **uploading the documents** by **18.00 hrs. of 30/03/2026** positively for **THE SAID** plot. Bidders are also requested to note that only digitally signed bids shall be accepted in the e-auction.
- x) A bidder may participate in the e-auction on payment of single **EMD** for the chosen plot only. The refund of such **EMD** of unsuccessful bidders will be made after the entire e-auction process for **THE SAID PLOT** is completed and successful bidder is selected.
- xi) There should be at least three qualified bidders, who have deposited EMD for the chosen plot, to start the e-auction process against a particular e-Auction ID. In absence of the same the instant e-auction will be treated as cancelled.
- xii) It is notified for the information of the bidders that the instant offer is subject to the scrutiny and approval of the Government of West Bengal.

xiii) **Only digitally signed bids shall be accepted in the e-auction.**

xiv) **Eligibility Condition for Bidders** :

Bidder should be an individual or individual(s) and must be a Citizen of India (both Resident and Non-Resident) and Overseas Citizen of India (OCI) subject to guideline of Reserve Bank of India (RBI). The Bidder must have completed 18 years of age as on 01.01. 2025 and shall be competent to enter into a contract under the Indian Contracts Act, 1872 & rules thereunder and subsequent amendments, if any.

xv) **Any intending bidder may participate in e-Auction for any number of plots of his/her choice.**

xvi) The Floor Area Ratio (FAR), ground coverage etc. relating to the construction of building on those lands will be in terms of the extant Building Rules applicable for Kalyani Municipality (KM).

1. **REGISTRATION** :

- All those who wish to participate in this e-auction and who fulfill the eligibility conditions as stated above shall have to register with the Government e-auction website <https://eauction.gov.in>. No fee is required to be paid for such registration as "Bidder". Once registered, the bidder is not required to register again for each and every e-auction in this site. However, after such Registration, a bidder has to enter the particular e-auction ID system for participating in the particular e-auction. This shall involve filling up online form and submission of necessary documents with the Department of UD&MA. All documents pertaining to this e-Auction must be uploaded online by **18.00 hrs. of 30/03/2026** On receipt of all documents online and payment of EMD offline, the bidders shall be activated and only thereafter, a bidder can log in and participate in the e-auction process.
- **In case there is any amendment/corrigendum in this document, the same shall be part and parcel of this document and will be uploaded in the website of the Department of Urban Development and Municipal Affairs website/e-auction website by 27/02/2026 up to 12:00 Noon. Bidders are advised to consult such amendments/corrigendum, if any, before such e-auction.**
- E-auction bidding process will take place through web portal on **20/04/2026 at 14.00 hrs.** onwards up to **28/04/2026 at 18.00 hrs.** with auto extension. The Bidder should have valid Class II or Class III Digital Signature Certificate (DSC) obtained from any Indian Certifying Authority. In case of requirement of DSC, interested Bidders should go to <https://eauction.gov.in>. The bidder has to obtain user ID and Password free of cost. Guidelines to Bidders on the operations of Electronic Auction System can be obtained from <https://eauction.gov.in>. The bidders interested in participating in the above auction, using the Electronic Auction System are required to create User ID. Bidders who are interested in participating UDMA's e-auction are requested to contact the representatives of NIC for registration, computer setting and clarification on e-auctioning. The duly filled in bid, as instructed, is to be submitted online by **30/03/2026 up to 18.00 hrs.**
- **There is no Application or Processing Fee except EMD payment**

2. **DOCUMENTS TO BE UPLOADED IN PDF FORMAT AT THE TIME OF SUBMISSION OF BID :**

- I.T. Return/Equivalent document (for OCI) for the last three financial years ending on **31.03.2025**.
- Scanned copy of Demand Draft/Banker's Cheque in support of EMD.
- Identity proof & particulars of the Bidder as in the Proforma attached hereto (Annexure-A)
- Copy of PAN Card and AADHAAR Card.
- Signed & scanned copy of original e-Auction Notice along with corrigendum, if any (bid document).
- Registered Power of Attorney in the proforma as in this document (if applicable).

Such Documents are required to be up-loaded online before the specified end time for submission of such documents i.e. by **18.00 hrs. of 30/03/2026** in respect of e-Auction Id, forgetting access to the live e-Auction field on the day of e-Auction. The Bidders can upload a single document of a compressed file containing multiple documents (i.e. scanned copy of EMD particulars, and all other documents) against this Notice Inviting Auction (NIA).

3. **USE & PROTECTION OF USER ID, PASSWORD AND DIGITAL SIGNATURE CERTIFICATE:**

The bidders are advised to keep their User ID and Password secret and not to share these with anyone to prevent misuse or abuse of the same. The bidders are also advised to change their passwords regularly. NIC/UD&MA shall not be responsible for any misuse/abuse/unauthorized use of the password of any bidder and no representation in this regard from any bidder shall be entertained by NIC/UD&MA.

4. **BIDDING METHODOLOGY:**

On the day of the e-auction, which will be started on the scheduled date on **20/04/2026 from 14.00 hrs.** onwards up to **28/04/2026 at 18.00 hrs.** is subjected to auto extension. The bidder has to visit the Government e-auction website <https://eauction.gov.in> and click on the link for UD&MA e-auctions. He/she has to login with his/her User ID and Password. The bidding for the plot shall be in Indian Rupee (INR) and in multiple of 5 (Five) lakh rupees. The bid has to be signed by the bidder with his/her DSC. **The incremental value for the plot shall be in multiple of 5 (five) lakh Rupees.**

5. **CAUTION IN SUBMISSION OF BID:**

The Bidder shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/representation will be entertained by NIC /UDMA in this regard. Hence Bidders must be careful to check (the Bid Amount/No. of Zeros/ No. of Digits/ Unit of Measurement etc. **rectify their bid (if required) before submitting their Bid into the live e-auction floor by clicking the 'Bid' Button.**

6. **EARNEST MONEY DEPOSIT (EMD)** :

- i) All intending Bidders will have to deposit physically the Earnest Money Deposit (EMD) of the chosen plot only on or before **18.00 hrs. of 30/03/2026** against the e-auction ID. Submission of pre-bid EMD should be made physically in the office of the Executive Engineer, Salt Lake Construction Division, Nirman Bhavan, 2<sup>nd</sup> Floor, Salt Lake, Kolkata 700091 through demand draft/ banker's cheque drawn in favour of the "Executive Engineer, Salt Lake Construction Division" payable at Kolkata from any scheduled nationalized bank before the specified end time for submission of EMD for a particular e-auction ID. PRE-BID EMD in any other form shall not be accepted. Name of the applicant & his/her mobile number should be written on the backside of the demand draft/ banker's cheque.
- ii) Bidders should take utmost care to ensure that the EMD and intimation are made correctly. EMD deposited elsewhere will not be considered for participation in this e-auction. No interest will be paid on EMD. **EMD of the unsuccessful bidders will be returned by the UD&MA Department.** The EMD of the successful bidder shall be automatically retained and will be adjusted with 1<sup>st</sup> Installment of the land premium. In case the bid is accepted and the bidder refuses/fails to make further payment towards the balance land premium, the EMD shall be forfeited without prejudice to the rights of the Department of UD&MA to claim such further damages in this regard without further reference to the bidder.

**BANK TRANSFER CHARGES EITHER WAY WOULD BE ON INTENDING BIDDER'S ACCOUNT.**

7. **FORFEITURE OF EARNEST MONEY DEPOSIT (EMD)** ::

The highest bidder shall be notified by email. Hence, bidders are advised to keep their email account active and monitor the same carefully. In case of non-receipt of e-mail, the bidder may contact the Department of UD&MA. In case the land premium consideration is not paid as specified in the subsequent paragraphs by the successful bidder, the offer of allotment of the particular plot of land to the concerned successful bidder will stand cancelled and the Earnest Money Deposit and subsequent payment made, if any, by the successful bidder will automatically stand forfeited. In addition to such forfeiture as stated above the defaulting Bidder may not be allowed to take part in any of the bids which may be held by the Department of UD&MA in future. **For the sake of clarity, it is notified that there shall not be any extension of the last date fixed for payment of each of the installment as specified. However, in case of last day being holiday, it will be extended automatically to next working day.**

**8. BID STARTING PRICE & INCREMENTAL VALUE FOR THE PLOT :**

**Starting Bid Price of the plot will be mentioned in the e-auction floor at whole Indian Rupee. Bidders will have to bid above the bid start price mentioned below. *It is, however, made clear that such starting price is not the 'Reserve Price'. The highest bid as may be obtained should be higher than the reserve price fixed for the plot. In case such highest bid is below such reserve price for the plot, the auction will stand cancelled.***

SL. NO.	BLOCK	SUB-BLOCK	PLOT NO.	AREA			EMD VALUE (RS)	BID START PRICE (RS)	INCREMENTAL VALUE
				COTTAH	CHATTAK	SQFT			
1	A	A-8	49	6	13	26	5,59,361	2,79,68,016	Multiple of 5 (five) lakh Rupees.
2	A	A-8	55	6	13	31	5,59,928	2,79,96,375	Multiple of 5 (five) lakh Rupees.
3	A	A-8	238	4	11	32	3,22,068	1,61,03,399	Multiple of 5 (five) lakh Rupees.
4	A	A-8	240	12	8	31	8,53,712	4,26,85,586	Multiple of 5 (five) lakh Rupees.
5	A	A-10	12	8	NIL	NIL	6,53,400	3,26,70,000	Multiple of 5 (five) lakh Rupees.
6	A	A-10	40	5	NIL	37	4,12,573	2,06,28,611	Multiple of 5 (five) lakh Rupees.
7	A	A-10	41	5	1	30	4,16,883	2,08,44,141	Multiple of 5 (five) lakh Rupees.
8	A	A-10	116	8	4	NIL	5,65,123	2,82,56,140	Multiple of 5 (five) lakh Rupees.
9	B	B-4	88	10	11	37	5,84,733	2,92,36,625	Multiple of 5 (five) lakh Rupees.
10	B	B-4	143	7	14	18	4,30,075	2,15,03,750	Multiple of 5 (five) lakh Rupees.
11	B	B-14	425	9	13	6	5,34,745	2,67,37,220	Multiple of 5 (five) lakh Rupees.
12	B	B-14	426	9	13	6	5,34,442	2,67,22,095	Multiple of 5 (five) lakh Rupees.
13	B	B-14	218	10	7	31	5,70,667	2,85,33,313	Multiple of 5 (five) lakh Rupees.

**9. PAYMENT SCHEDULE :**

SL. NO.	INSTALLMENT	DUE DATE	AMOUNT (IN RUPEES)	PAYMENT MODE
1	Earnest Money Deposit (EMD)	<b>Before 18.00 hrs. of 30/03/2026</b>	<b>As stated in the table of para 8</b>	Through Demand Draft/ Banker's Cheque drawn in favour of the "Executive Engineer, Salt Lake Construction Division" payable at Kolkata
2	1st Installment of Land Premium	Within 01 (one) month from the date of receipt of offer letter/LOA issued by UD&MA.	<b>45% of Highest bid including adjustment of EMD</b>	Through GRIPS PORTAL in the Head of Account (HOA) 0217-60-800-001-16
3	2nd Installment of Land Premium	Within 03 (three) months from the date of receipt of offer letter/ LOA issued by UD&MA	<b>45% of Highest bid</b>	
4	3rd Installment of Land Premium	Within 04 (Four) months from the date of receipt of offer letter/ LOA issued by UD&MA.	<b>Balance 10% of Highest bid</b>	
5.	Special Provision	In case the Selected Bidder fails to deposit the Installments as per payment schedule, the Department of UD&MA may allow an additional period of 30 days. However, in such case, the Selected Bidder shall have to pay a delayed payment charge at the rate of 12.5% per annum.		

**10. DEFAULT IN PAYMENT BY THE SUCCESSFUL BIDDER::**

In case the land premium amount is not paid as per Payment Schedule given above by the Successful Bidder, the offer of allotment of the particular plot of land to the concerned Successful Bidder would stand cancelled and the Earnest Money Deposit and subsequent payment made if any by the Successful Bidder will automatically stand forfeited. In addition to such forfeiture of EMD, the defaulting bidder may not be allowed to take part in any e-auctions or any of the auctions which may be held in future on behalf of the Department of UD&MA. Decision in this regard shall be taken exclusively by the Department of UD&MA, Government of West Bengal and shall be final and binding on the bidders. For the sake of clarity, it is notified that there shall not be any extension of the last date fixed for payment of each of the installment as specified above in the Payment Schedule. However, in case of last day being a holiday, the date will stand extended automatically to the next working day.

**11. OTHER CONDITIONS :**

- a) The allotment of plot would be made in favour of a single successful bidder who has quoted highest rate above reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents. No change/ transfer of allotment to any other entity during such allotment is allowed. The allotment would be made on free hold basis.

- b) The successful bidder may have to pay other taxes as may be fixed by the Competent Authority and such taxes as applicable are payable apart from making payment of the Land Premium.
- c) The plot of land so offered under Principal use “**Residential purpose**” cannot be used for any other purpose. If at any point of time it is detected that such condition has been violated, the competent authority of the Govt. shall have the right to cancel the Deed of Conveyance and to take back possession of the said plot of land along with structures there on, if any, on “as is where is” basis.
- d) The Successful Bidder has to execute the Deed of Conveyance in prescribed format, as decided by the Authority, with the Department for that particular plot of land and the same would only be used for the purpose as allotted for **and in case of any violation concerned Department would take action as per relevant rules.**
- e) During pre-registration stage, the intending bidder may take a note of any financial assistance as may be provided by the Reserve Bank of India recognized financial institutions (not NBFC) against the offered plot of land for loan. But the ownership and possession of land shall remain with the Government till execution of the Deed of Conveyance and delivery of possession of the plot to the successful bidder.
- f) The allottee is entitled to transfer/assign his freehold interest, whether in full or in part, without prior written approval of the Government, if the land use purpose is not changed.
- g) It would be deemed that by participating in the bidding process through this e-auction method, the bidder has made a complete and careful examination of the terms and conditions for the instant bid, received all relevant information required for submission of the bid either from the Department of UD&MA or by its own diligence and understood that it would have no recourse to the Department of UD&MA, post transfer of freehold rights of the concerned property.
- h) By bidding in this e-auction, the bidders confirm that they have thoroughly satisfied themselves of the nature, conditions and quality of the assets and its physical condition and that they have no complaints about the same.
- i) By bidding in this e-auction, the bidders undertake to abide by these terms and conditions of e-auction and further undertake that on being declared as Successful Bidder, they will make full payment towards land premium and if they fail to do so, they will have no objection to their EMD being fully forfeited by the Department of UD&MA.
- j) Department of UD&MA reserves the right to cancel the e-auction at any stage prior to execution of the Deed of Conveyance. The Department of UD&MA /NIC shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- k) The plot will be allotted on freehold basis on payment of the premium as mentioned in the payment schedule.

- l) The amount mentioned in the payment schedule is tentative. The actual cost of the parcel of land will be determined on a pro rata basis after joint field measurement between a representative from the Department and the highest bidder whom the Department allots the plot.
- m) **If the payment of the Land Premium is not made as per payment schedule stated in the table under para 09, the allotment will stand cancelled without intimation and the EMD will stand forfeited.**
- n) The amount of Premium to be deposited to the Government within specified time schedule will not bear any interest.
- o) The Premium or part thereof as aforesaid should be deposited under the Head of Account through GRIPS PORTAL, as mentioned in payment schedule. Deposit of money under wrong Head of Account by Successful Bidder(s) will not be recognized and accepted till rectification is done.
- p) Cheques or Cash Equivalent towards payment of the Land Premium or part thereof will not be accepted. All payments, except EMD, in respect of Land Premium will have to be made through GRIPS PORTAL.
- q) The plot of land will be allotted exclusively for residential purpose and for no other purposes.
- r) Tax, GST and other impositions, if any, levied by Government or competent authorities will have to be paid in addition to the municipal tax and rates or other impositions payable either by the owner or the occupier.
- s) No assurance is given with regard to completion of development work by any specified date or the manner of such development.
- t) Physical possession of the plot will not be handed over before the premium is paid in full and the Deed of Conveyance is executed and registered.
- u) Any amount paid in excess of the premium as may be found on final calculation on a pro rata with final measurement by Government will be refunded after execution and registration of Deed of Conveyance without any interest. The cost of boundary pillar and labour cost for its making and fixing after joint-site measurement is to be borne by the prospective allottee as per demand notice to be issued by the Estate Manager, Kalyani.
- v) Any extra payment, found on calculation on a pro rata with final measurement after joint field inspection, shall have to be deposited by the bidder within a specified time after intimation issued by the Department to the highest bidder.
- w) After full payment of all the dues, the successful bidder will have to get the Deed of Conveyance drawn up, executed and registered. All expenditures thereof will have to be borne by him.

- x) A certified copy of the Deed of Conveyance will have to be made over to the Government within 60 days from the date of registration of the deed and the delivery of the possession of the concerned plot will have to be taken as and when called for.
- y) The construction of the residential building on the concerned allotted plot is to be done within 5 (five) years from the date of taking possession as per building rules which may be in force.
- z) All money payable to the Government under the Deed of Conveyance shall, apart from other remedies available to the government, be realizable as a public demand under the Bengal Public Demands Recovery Act or any statutory modifications thereof for the time being in force.

**The Government will be at liberty, in case of any default to observe and or perform any of the obligations described herein before, to cancel the allotment and the agreement.**

**12. FORCE MAJEURE ::**

The Government shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dispute with staff, dislocation of normal working conditions, war, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour acts, demand or otherwise or any other cause or conditions beyond the control. The Government has the discretion to extend the time of performance on the part of the Department of UD&MA by such period as may be necessary to enable the Department of UD&MA to effect performance after the cause of delays ceases to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

**13. DISPUTE RESOLUTION ::**

The entire bidding process shall be governed by, and construed in accordance with, the laws of India and Courts in Kolkata, India, shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the bidding process, the subsequent sale and the entire transaction.

**14. SALIENT FEATURES AND SCHEDULE OF DATES ::**

<b>LAND PLOT NO</b>	<b>As Stated In Table Para 8</b>
<b>AREA</b>	<b>As Stated In Table Para 8</b>
<b>PRINCIPAL USE</b>	<b>Residential Purpose</b>
<b>EMD</b>	<b>As Stated InThe Table Of Para 8</b>
<b>STARTING BID PRICE</b>	<b>As Stated InThe Table Of Para 8</b>
<b>BID INCREMENTAL VALUE</b>	<b>Multiple Of 5(Five) Lakh Rupees.</b>
<b>CONDITION</b>	<b>Freehold Basis</b>

**15. SCHEDULE OF DATES :**

<b>ACTIVITY</b>	<b>DATE &amp; TIME</b>
<b>Uploading of Bid document/Auction Publication</b>	18/02/2026 at 17.00 hrs.
<b>Bid Document downloading start date</b>	18/02/2026 at 18.00 hrs.
<b>Submission of queries in Pre-Bid start date</b>	18/02/2026 at 18.00 hrs.
<b>Submission of queries in Pre-Bid end date</b>	25/02/2026 at 12.00 hrs.
<b>Pre-Bid Meeting date</b>	<b>25/02/2026at 12.00 noon</b> at the chamber of the Special Engineer, SLR&DC, Nirman Bhavan, Salt Lake, Kol-91
<b>Reply to Pre-bid queries</b>	26/02/2026 Reply to the bid queries will be uploaded in the website of the Department of UD&MA, i.e. <a href="https://udma.wb.gov.in">https://udma.wb.gov.in</a>
<b>Bid document submission start date</b>	<b>27/02/2026at 12.00 noon.</b>
<b>Bid Document downloading/Submission end date</b>	<b>30/03/2026at 18.00 hrs.</b>
<b>Document/Payment Approval/Permission start date</b>	<b>01/04/2026 at 11.00 hrs.</b>
<b>Document/Payment Approval/Permission end date</b>	<b>16/04/2026 at 15.00 hrs.</b>
<b>e-Auction start date</b>	<b>20/04/2026 at 14.00 hrs.</b>
<b>e-Auction end date</b>	<b>28/04/2026 at 18.00 hrs.</b>
<b>Declaration of successful bidder</b>	<b>To be notified later</b>

**Details of Auction Date Schedule**

SL. NO.	BLOCK	SUB-BLOCK	PLOT NO.	AREA			Auction Start Date (DD-MM-YYYY HH:MM)	Auction End Date (DD-MM-YYYY HH:MM)
				COTTAH	CHATTAK	SQFT		
1	A	A-8	49	6	13	26	20-04-2026 14.00	20-04-2026 18.00
2	A	A-8	55	6	13	31	21-04-2026 09.30	21-04-2026 13.30
3	A	A-8	238	4	11	32	21-04-2026 14.00	21-04-2026 18.00
4	A	A-8	240	12	8	31	22-04-2026 09.30	22-04-2026 13.30
5	A	A-10	12	8	NIL	NIL	22-04-2026 14.00	22-04-2026 18.00
6	A	A-10	40	5	NIL	37	23-04-2026 09.30	23-04-2026 13.30
7	A	A-10	41	5	1	30	23-04-2026 14.00	23-04-2026 18.00
8	A	A-10	116	8	4	NIL	24-04-2026 09.30	24-04-2026 13.30
9	B	B-4	88	10	11	37	24-04-2026 14.00	24-04-2026 18.00
10	B	B-4	143	7	14	18	27-04-2026 09.30	27-04-2026 13.30
11	B	B-14	425	9	13	6	27-04-2026 14.00	27-04-2026 18.00
12	B	B-14	426	9	13	6	28-04-2026 09.30	28-04-2026 13.30
13	B	B-14	218	10	7	31	28-04-2026 14.00	28-04-2026 18.00

Bidders are advised to visit the particular e-auction I.D. site: <https://eauction.gov.in> of National Informatics Centre, Government of India for further details.

**16. CLOSING OF E-AUCTION**

- The e-auction will be closed at given time. However, if there is any bid within 05 minutes of closing time, the closing time shall automatically be extended by the system by 10 minutes and continued to be extended in the same way by 10 minutes, unless there is no bid within such extended time.
- The pre bid queries can also be submitted in the prescribed [eauction.slrhc@gmail.com](mailto:eauction.slrhc@gmail.com) / [emanager.kalyani@gmail.com](mailto:emanager.kalyani@gmail.com) within the stipulated time schedule as mentioned above. Reply to the bid queries will be uploaded in the website of the Department of UD&MA i.e. <https://udma.wb.gov.in>

17. **CONTACT PERSON FOR SITE VISIT** :

- Estate Manager, Kalyani, UD & MA Department, DC Building, Kalyani, Mobile no: 9433041916, e-mail ID [emanager.kalyani@gmail.com](mailto:emanager.kalyani@gmail.com)
- Accounts Clerk, UD & MA Department, DC Building, Kalyani, Mobile no: 8902698940, e-mail.id - [emanager.kalyani@gmail.com](mailto:emanager.kalyani@gmail.com)

18. **INDEX MAP OF EACH PLOT** :

The original and detailed information along with all annexure regarding this e-auction will be obtained from the e-auction portal of NIC which can be treated as the original bid document in this matter, which is to be signed, scanned and uploaded by the intending bidders. Whatever data and information given in the attachment with the bid document are mere indicative in nature and the selected bidder shall conduct every possible engineering test and survey necessary for his purpose. Index map of each plot is attached in Annexure-B.

  
Special Engineer  
Salt Lake Reclamation and Development Circle

**No. eAuction/SLRDC/UDMA/2025-26/136/(14) ; Date: 12/02/2026**

Copy forwarded for information to:

1. Smt. Debarati Datta Gupta, IAS, Senior Special Secretary, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
2. Sri Santanu Das, W.B.C.S.(Exe), Special Secretary, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
3. Sri Tusar Kanti Biswas, WBCS(Exe.), Special Secretary, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
4. Sri. Debapriya Biswas, Special Secretary, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
5. The Estate Manager, Kalyani, Govt. of West Bengal, UD & MA Department, DC Building at Kalyani, Nadia
6. The Financial Advisor, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
7. The S.D.O. Kalyani, Kalyani, Nadia.
8. The Executive Officer, Kalyani Municipality, Kalyani, Nadia.
9. The OSD to Hon'ble MIC, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
10. The Assistant Estate Manager, Kalyani, Govt. of West Bengal, UD & MA Department, DC Building at Kalyani, Nadia
11. The Executive Engineer, Salt Lake Construction Division, Nirman Bhavan, Salt Lake, Kol-700091.
12. The P.S to Principal Secretary, Govt. of West Bengal, UD & MA Department, Nagarayan, DF-8, Sector- 1, Salt Lake, Kol-700064.
13. The Additional District Sub-registrar Kalyani, Nadia.
14. The Notice Board.

  
Special Engineer

**Salt Lake Reclamation and Development Circle**



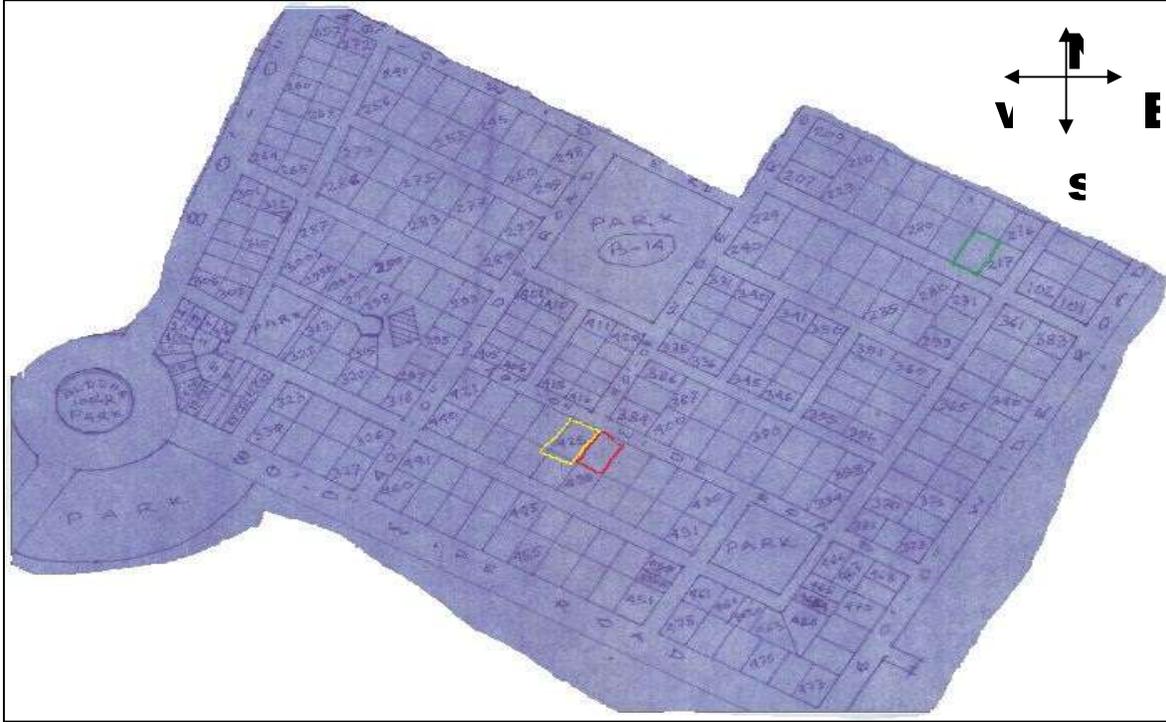


**ANNEXURE- B**

**SKETCH MAP**

**BLOCK – BSUB-BLOCK – B-14**

**J.L NO. - 58MOUZA – KALYANI**



Plot No. B-14/218 <span style="color: green;">■</span>	Plot No. B-14/425 <span style="color: yellow;">■</span>	Plot No. B-14/426 <span style="color: red;">■</span>
<b><u>Area -10cottah 07 chattak 31 sqft</u></b>	<b><u>Area -09cottah13chattak06sqft</u></b>	<b><u>Area -09cottah13chattak02sqft</u></b>
<b><u>SIDE LENGTHBOUNDARY</u></b>	<b><u>SIDE LENGTHBOUNDARY</u></b>	<b><u>SIDE LENGTHBOUNDARY</u></b>
North 73'-6" Plot No.- B-14/215	North 70'-3" 40'-0" wide Road	North 70'-3" 40'-0" wide Road
South 73'-6" 40'-0" wide Road	South 71'-1" Plot No.- B-14/436	South 70'-9" Plot No.- B-14/435
East 102'-8" Plot No.- B-14/217	East 100'-2" Plot No.- B-14/426	East 100'-4" Plot No.- B-14/427
West 102'-8" Plot No.- B-14/219	West 102'-0" Plot No.- B-14/424	West 100'-2" Plot No.- B-14/425

# SKETCH MAP

**BLOCK – BSUB-BLOCK – B- 4**

**J.L NO. - 58MOUZA – KALYANI**



Plot No. B-4/88 <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black; margin-left: 10px;"></span>	Plot No. B-4/143 <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black; margin-left: 10px;"></span>
<u>Area -10cottah11chattak 37sqft</u>	<u>Area -07cottah14chattak18sqft</u>
<u>SIDE LENGTHBOUNDARY</u>	<u>SIDE LENGTHBOUNDARY</u>
North      68'-4"    Plot No.- B-4/87	North      68'-4"    30'-0" wide Road
South      72'-0"      30'-0" wide Road	South      72'-0"    Plot No.- B-4/145
East        110'-7"    40'-0" wide Road	East        110'-7"    Plot No.- B-4/144
West        110'-9"    Plot No.- B-4/89	West        110'-9"    Plot No.- B-4/141

# SKETCH MAP

## BLOCK – ASUB-BLOCK – A-8

### J.L NO. - 58MOUZA – KALYANI

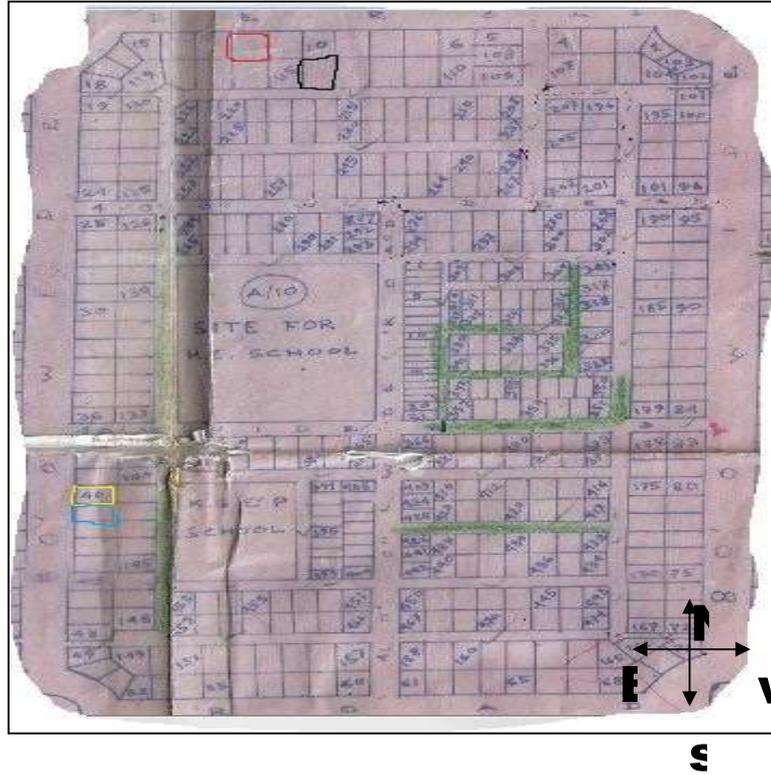


Plot No. A-8/49 <span style="color: red;">■</span> <u>Area -6cottah 13chattak26sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 54'-0" Plot No.- A-8/138(A) & A-8/139 South 54'-0" 60'-0" wide Road East91'-4" Plot No.- A-8/50 West 91'-4" Plot No.- A-8/48	Plot No. A-8/55 <span style="color: yellow;">■</span> <u>Area -06cottah13chattak31sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 56'-0" Plot No.- A-8/146 South 54'-0" 60'-0" wide Road East89'-9" Plot No.- A-8/56 West 89'-9" Plot No.- A-8/54 & A-8/144	Plot No. A-8/238 <span style="color: blue;">■</span> <u>Area -04cottah11chattak32sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 50'-0" Plot No.- A-8/235& A-8/236 South 44'-0" 40'-0" wide Road East 75'-6" Plot No.- A-8/239 West 69'-6" Plot No.- A-8/237
	Plot No. A-8/240 <span style="color: black;">■</span> <u>Area -12cottah08chattak31sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 107'-6" Plot No.- A-8/233& A-8/234 South 97'-0" 40'-0" wide Road East 94'-10" Plot No.- A-8/241 West 81'-10" Plot No.- A-8/239	

# SKETCH MAP

## BLOCK - ASUB-BLOCK - A-10

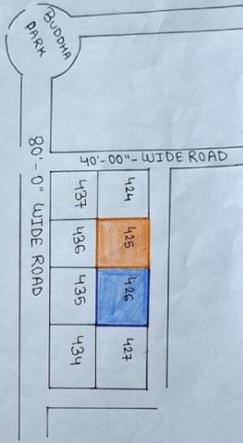
### J.L NO. - 58MOUZA - KALYANI



Plot No. A-10/12 <span style="color: red;">■</span> <u>Area -8cottah</u>  <u>SIDE LENGTHBOUNDARY</u> North 64'-0" 60'-0" wide Road South 64'-0" East90'-4" Plot No.- A-10/11 West 90'-4" Plot No.- A-10/13	Plot No. A-10/40 <span style="color: yellow;">■</span> <u>Area -05cottah37sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 75'-0" Plot No.- A-10/39 South 75'-0" Plot No.- A-10/41 East48'-0" Plot No.- A-10/141 West 49'-0" 80'-0" wide Road	Plot No. A-10/41 <span style="color: blue;">■</span> <u>Area -05cottah01chattak30sqft</u>  <u>SIDE LENGTHBOUNDARY</u> North 75'-0" Plot No.- A-10/40 South 75'-0" Plot No.- A-10/42 East49'-0" Plot No.- A-10/142 West 49'-0" 80'-0" wide Road
	Plot No. A-10/116 <span style="color: black;">■</span> <u>Area -08cottah04chattak</u>  <u>SIDE LENGTHBOUNDARY</u> North 64'-0" Plot No.- A-10/12 South 68'-0" 30'-0" wide Road East90'-0" Plot No.- A-10/115 West 90'-0" Plot No.- A-10/117	

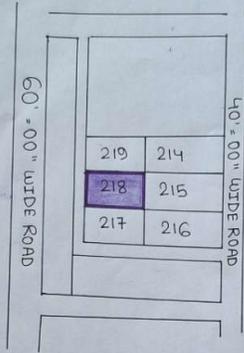
SKETCH MAP

- PLOT NO = B-14|425
- PLOT NO = B-14|426



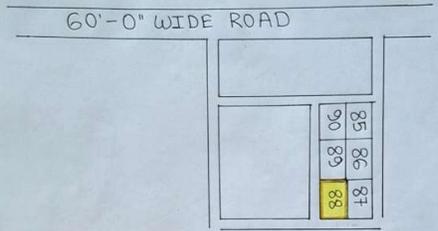
SKETCH MAP

- PLOT NO = B-14|218



SKETCH MAP

- PLOT NO = B-4|88



SKETCH MAP

- PLOT NO = B-4|143



SKETCH MAP

- PLOT NO = A-2|16



SKETCH MAP

- PLOT NO = A-8|238
- PLOT NO = A-8|240



SKETCH MAP

- PLOT NO = A-8|49
- PLOT NO = A-8|55



SKETCH MAP

- PLOT NO = A-10|12
- PLOT NO = A-10|116



SKETCH MAP

- PLOT NO = A-10|40
- PLOT NO = A-10|41





DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS  
GOVERNMENT OF WEST BENGAL  
WEBSITE: <https://udma.wb.gov.in>

**NOTICE FOR e-AUCTION (3<sup>rd</sup> Call)**  
**(e-Auction Id : 2026\_WB\_5452)**

**E-AUCTION FOR ALLOTMENT OF RESIDENTIAL PLOTS IN KALYANI TOWNSHIP, WEST BENGAL ON FREEHOLD BASIS.**

Department of Urban Development and Municipal Affairs (UD&MA), Government of West Bengal invites online offers from eligible individual or individual(s) for allotment of the following 13 nos residential plots in Kalyani Township on freehold basis, through e-auction process to be conducted in the e-auction portal <https://eauction.gov.in> of National Informatics Centre, Government of India. Bid Document downloading/Submission end date is 30/03/2026. E-Auction will be conducted online from 20/04/2026 to 28/04/2026. Details of the e-Auction Notice are available in the U.D. & M.A. Department website <https://udma.wb.gov.in>

SL NO.	BLOCK	SUB-BLOCK	PLOT NO.	AREA(COTTAH)		
				COTTAH	CHATTAK	SQ.FT.
1.	A	A-8	49	6	13	26
2.	A	A-8	55	6	13	31
3.	A	A-8	238	4	11	32
4.	A	A-8	240	12	8	31
5.	A	A-10	12	8	NIL	NIL
6.	A	A-10	40	5	NIL	37
7.	A	A-10	41	5	1	30
8.	A	A-10	116	8	4	NIL
9.	B	B-4	88	10	11	37
10.	B	B-4	143	7	14	18
11.	B	B-14	425	9	13	6
12.	B	B-14	426	9	13	6
13.	B	B-14	218	10	7	31

Sd/-  
Special Engineer  
Salt Lake Reclamation and Development Circle  
DEPARTMENT OF URBAN DEVELOPMENT & MUNICIPAL AFFAIRS