KSIDC

KERALA STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

Regd. Office: Keston Road, Kowdiar, Thiruvananthapuram- 695 003

Regional Office: 2nd Floor, Choice Towers, Manorama Junction, Panampilly Nagar, Kochi – 682016, Kerala.

NOTICE INVITING AUCTION

FOR LEASE/LICENSE OF INDUSTRIAL BUILDING

Situated in Plot 53, KSIDC MFP, Pallippuram, Cherthala, Alappuzha District

Notification No.	KSIDC/312/2019-DM(12)/AUCTION/2026/01
Reserve Price	Rs. 1,16,63,000/-
Last Date for Submission	16/11/2026 at 12:00 pm
Date of Opening of Sealed Covers	16/11/2026 at 01:00 pm

Auction Document to be downloaded from the website of the Corporation at www.ksidc.org and submitted, duly filled and signed, along with proof of payment of the prescribed Auction Fee and EMD, in a sealed cover at the KSIDC IGC, Pallippuram Park Office.

Date: 26/10/2026

CONTENTS

1. Notice Inviting Auction

2. Brief Description of Auction Lot

3. Valuation Details

4. Land Details

5. Instructions to Participants

6. Terms and Conditions of Auction

7. Declaration by Bidder

8. Checklist for Submission

9. Annexure 1 (Bidder profile)

10. Annexure 2 (Price bid)

11. Annexure 3 (Sketch of Plot 53)

Note: The detailed prescribed Auction Document/ format shall be downloaded from the Website of the Corporation. This booklet is intended to provide the auction notice, material details, conditions and submission format.

Definitions

In this booklet,

(a) "Auction Document" means this booklet together with its Annexures, the Declaration by Bidder and any corrigendum issued by KSIDC;

(b) "Allotment Regulations" means the Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC,– 2024 (G.O.(Ms) No. 39/2024/ID 26/07/2024), as amended from time to time;

(c) "Lease/License" means the lease or license of the building granted by KSIDC to the Successful Bidder in the form and sequence prescribed under the Allotment Regulations Clause 13 of Unified Industrial Land/Building (Allotment & Disposal) Regulations for KINFRA & KSIDC, 2024

(d) "Building Premium" means the one-time upfront amount quoted by a H1 bidder in Annexure 2 for the Lease/License of the building, exclusive of GST and other taxes;

(e) "Reserve Price" means the minimum Building Premium acceptable to KSIDC, as stated in this Auction Document;

(f) "H1 bidder" means the bidder who has quoted the highest price, not below the Reserve Price, among the eligible bids; and

(g) "Successful Bidder" means the H1 bidder whose bid is accepted by KSIDC, and "Lessee/ Licensee" means the Successful Bidder on grant of the Lease/License; and

(h) "DILAC" means the District Land Allotment Committee.

In case of any inconsistency between this booklet and the Allotment Regulations, the Allotment Regulations shall prevail.

1. NOTICE INVITING AUCTION

Kerala State Industrial Development Corporation Limited (KSIDC) invites sealed-cover offers from interested participants for the auction of the building structures of an Unfinished industrial building situated at one acre land in Plot 53, KSIDC Mega Food Park, Pallippuram, Cherthala, Alappuzha District. The building is offered for auction at the reserve price specified in this Auction Document. The land on which the building is situated is not included in the auction and shall be leased to the successful bidder (H1 bidder), upon remitting the required Land lease premium and other charges, if any, in accordance with the Allotment Regulations, subject to the applicable terms and conditions. The grand of the building and the lease/license of the land are inter-dependent, as set out in this Auction Document.

Auction Particulars

Particulars	Details
Name of Auction	Auction for lease/license of the industrial building. Sealed-cover offers; KSIDC may, at its discretion, call the highest bidders for open inter-se bidding on the day of opening.
Location	Industrial Building situated in Plot 53, Re. Sy. Nos: 165/12 pt, 174/10 pt, 174/11 pt, 174/13 pt, 175/2 pt, KSIDC Mega Food Park, Pallippuram, Cherthala, Alappuzha District, Kerala
Reserve Price	Rs. 1,16,63,000/- (exclusive of GST and other taxes)
Term of Lease/ License	Co-terminous with the Lease/license of the land under the Allotment Regulations
Auction Fee	Rs. 5,000/- plus GST, if applicable (non-refundable)
EMD	Rs. 50,000/-
Security Deposit	Rs. 5,83,150/- (Payable by the Successful Bidder)
Last Date & Time for Submission	16/11/2026, 12:00 pm
Place of Submission	KSIDC Industrial Growth Center, Pallippuram P.O., Cherthala, PIN: 688 541, Ph: 0478 255 2021
Date & Time of Opening of Sealed Covers	16/11/2026, 01:00 pm

Important

- The participant shall download the prescribed Auction Document from the KSIDC website, duly fill in and sign the same, and submit it along with proof of payment of the prescribed Auction Fee and EMD.
- The completed Auction Document and proof of payment of Auction Fee and EMD shall be placed in a properly sealed cover and submitted to the KSIDC IGC, Pallippuram Park Office on or before the stipulated date and time.
- The sealed covers received within the prescribed time will be opened on the date and time specified in this notice, at the KSIDC IGC, Pallippuram Park Office.
- Bids shall remain valid and irrevocable for [120] days from the date of opening of the sealed covers.
- KSIDC may, at its discretion, invite the H1 bidder and other eligible bidders to improve their offers by open inter-se bidding on the day of opening; the sealed offers shall be treated as bids already made.
- The Auction Fee, EMD, Security Deposit and payment timelines are as set out in Sections 5 and 6.

2. BRIEF DESCRIPTION OF AUCTION LOT

The auction lot consists of the industrial building available at the above premises. The successful bidder shall be granted lease/license of the building on payment of auction price, subject to the terms and conditions contained in this Auction Document. The land on which the building is situated is not part of the auction and shall be leased/licensed to the successful bidder in accordance with the Allotment Regulations, upon remitting the required land lease premium.

Building Structures

- Factory Building – Total built-up area 1,714 sq.m (18,450 sq. ft.)

  (a) Building No. 1 – *1,374 sqm (14,790 sq. ft.): GF (7 m height) 450 sqm – GF (5 m height): 442 sqm – FF (4 m height): 482 sq.m (Sheet roof, Precast concrete sandwich board roof)*
  (b) Building No. 2 – *RCC roof: 153 sq.m (1,647 sq. ft.)*
  (c) Open Shed – *Sheet roof: 187 sq.m (2,013 sq. ft.)*

The areas stated above are approximate, are taken from the valuation report/ KSIDC records and are not warranted. No adjustment in price and no claim shall arise on account of any variation in area, dimensions or specification.

3. VALUATION DETAILS

As per the valuation report dated 18/07/2026 of MGM Associates

Present Stage Value of the Buildings	Rs. 1,29,59,100/-
Present Stage Value of the Buildings (with depreciation)	Rs. 1,16,63,000/-

Note: The valuation report assesses the present stage value of the building structures as follows: Building No. 1 – Rs. 1,10,92,500/-; Building No. 2 – Rs. 15,64,650/-; Open Shed – Rs. 3,01,950/-.

The valuation is furnished for reference only. The Reserve Price has been fixed by KSIDC. Bidders shall make their own assessment; no warranty is given as to the valuation and no claim shall lie against KSIDC on that account.

4. LAND DETAILS

Plot no : 53

Location : KSIDC Mega Food park, Pallippuram, Cherthala, Alappuzha – 688 541

Area/ extent : 1.00 Acre

Boundaries

East: KSIDC Internal Road

West: KSIDC Land

North: KSIDC Land (Aqua Star Marine)

South: KSIDC Internal road

Lease Premium (land) for the FY 2026-27: 1,62,95,000/- per acre

The lease premium of Rs. 1,62,95,000/- per acre is the rate for FY 2026-27 and is indicative. The premium payable shall be at the rate prevailing under the Allotment Regulations on the date of allotment, which may be revised from time to time.

In addition to the lease premium, the lessee shall pay [annual lease rent], maintenance and common-facility/ service charges of the Mega Food Park, GST (if applicable), stamp duty, registration charges and other charges in accordance with the Allotment Regulations, subject to the applicable terms and conditions

The extent and boundaries are as per KSIDC records, and a sketch of Plot 53 is at Annexure 3. Bidders shall verify them on site, and no claim shall arise for any variation in extent.

The land and building shall be used only for the purpose permitted under the Allotment Regulations and the Mega Food Park scheme conditions (for Food Processing/ Food related business)

5. INSTRUCTIONS TO PARTICIPANTS

The prescribed Auction Document available on the KSIDC website shall be used for submission.
The participant shall fill in all required particulars, sign each page of the document and enclose the proof of payment of the prescribed Auction Fee and EMD. An authorization document shall also be submitted (notarized Power of Attorney/ certified Board resolution/ authority letter of all partners, as applicable), along with self-attested copies of PAN, GST registration (if any), and ID and address proof.

The EMD & Auction fee shall be remitted through NEFT/ DD to the following account
Account Number: 3558206585
IFSC Code: CBIN0285077
Central Bank of India (Edappally Branch)

Reference to be quoted: Auction Notification No. and name of the bidder. Proof of payment (NEFT UTR/ DD details) shall be enclosed with the bid.
The Auction fee remitted is non-refundable (plus GST, if applicable). The EMD received shall be adjusted towards the auction price payable by the successful bidder. The EMD received from unsuccessful bidders shall be released, without interest, after the successful bidder has paid the auction price and executed the lease/license agreements; the EMD of the second highest bidder (H2) shall be retained until then, and in any case not beyond the bid validity period.

The complete submission shall be placed in a sealed cover clearly super scribed with the auction reference and submitted to the KSIDC IGC, Pallippuram Park Office before the prescribed closing date and time. Submission shall be by hand or by registered/ speed post, and KSIDC shall not be responsible for any postal or courier delay.
Late submissions, incomplete submissions or submissions not accompanied by the proof of payment of prescribed Auction Fee/ EMD shall be rejected, and late submissions shall be returned unopened.
Participants are advised to inspect the site and the auctioned assets before submitting their offers. Queries, if any, shall be sent in writing to the Deputy General Manager (Infra) at least [7] days before the last date of submission. Any clarification, corrigendum or extension of dates shall be

published only on the website of KSIDC, and participants are advised to check the website regularly until the date of opening.

The land, (not part of the auction), shall also be allotted to the Successful Bidder as per the provisions of Allotment Regulations and upon remitting the required land lease premium. Allotment is subject to the approval of DILAC and the eligibility of the bidder under the said Allotment Regulations.

1. The Successful bidder (H1 bidder) shall, within [7] days of intimation by KSIDC, submit Application form A along with
    1. Application fee Rs.10,000+18% GST
    2. Articles of Association/ partnership deed
    3. Memorandum of Association
    4. Proposed Plant Layout/ building plan
    5. Copy of ID proof
    6. Project Report
    7. KYC documents (PAN, GST registration and address proof) of the bidder and its promoters/ partners/ directors
    8. Declaration of no default/ debarment (as in the Declaration by Bidder)

The application will thereafter be placed before the DILAC for approval.

The grant of lease or license of the building and the lease/license of the land are inter-dependent, and the building shall not be handed over to the successful bidder unless the lease deed/license agreement for the land is executed simultaneously in accordance with the Allotment Regulations, subject to the applicable terms and conditions. If DILAC does not approve the allotment because of the bidder's ineligibility, deficiency in documents or default, the EMD shall be forfeited. If the allotment is not approved for any other reason, KSIDC shall refund the amount received (EMD or price paid) without interest, and no other claim or compensation shall lie against KSIDC.

Eligibility and Integrity

- Participants must be legally competent persons/ entities. A bidder, its promoters, partners or directors shall not be (a) a defaulter to KSIDC, or any other government agency or financial institution/ bank, (b) blacklisted or debarred by any government agency, or (c) a party to any pending proceeding against KSIDC.
- Not more than one bid shall be submitted by a bidder or by related/ associated entities (common promoters, directors or partners). Bids that are proxy/ benami, or that involve collusion or canvassing, shall be rejected, the EMD forfeited, and the bidder may be debarred from future KSIDC auctions.

- No officer or employee of KSIDC, or his/ her relative, shall participate in the auction directly or indirectly.

  Any misrepresentation or suppression of facts, discovered at any stage including after the award or allotment, shall entitle KSIDC to reject the bid, cancel the award/ allotment, forfeit the EMD and resume the land and building as per the Allotment Regulations.

6. TERMS AND CONDITIONS OF AUCTION

1. The bid shall be for Lease/License of the entire industrial building. The Reserve Price is Rs. 1,16,63,000/-. Bids below the Reserve Price are liable to be rejected. Bids shall be unconditional and quoted in figures and words, and in case of discrepancy the amount in words shall prevail. A bid shall remain valid and irrevocable for [120] days from the date of opening and shall not be withdrawn or modified after the last date for submission.

2. The sealed covers shall be opened on the stated date and time in the presence of the bidders or their authorized representatives who choose to attend. KSIDC may, at its discretion, invite the H1 bidder and other eligible bidders to improve their offers by open inter-se bidding on the same day, in which case the improved offers shall be treated as the bids. In case of equal highest bids, the bidders concerned shall be invited to submit improved offers. Where only one bid is received, or the highest bid is below the Reserve Price, KSIDC may reject the bid(s), negotiate with the highest bidder or re-invite offers. Intimation to the H1 bidder shall not by itself create any right in the bidder until acceptance by the competent authority is conveyed in writing.

3. The successful bidder shall be granted the industrial building on lease/license at the accepted auction price, subject to payment of applicable GST, statutory taxes/ levies and other charges, along with lease/license of the land, and in compliance with the terms and conditions of KSIDC and as per the Allotment Regulations. The bid is exclusive of GST and all other taxes, levies, stamp duty, registration and incidental charges, all of which shall be borne by the bidder. Where tax is required to be deducted at source on the transaction, the bidder shall deduct and deposit it and furnish the certificate to KSIDC, and KSIDC shall not be liable to bear or gross up any such deduction.

4. The land is not included in the auction. Only the industrial building specifically identified in the valuation report and Auction Document is covered. The land shall be leased/licensed to the successful bidder (H1 bidder), upon remitting the required land lease premium and other charges, if any, in accordance with the Allotment Regulations, subject to the applicable terms and conditions.

5. The auctioned assets are offered on an 'as is where is', 'as is what is' and 'whatever there is' basis. The participant shall satisfy himself/ herself regarding the condition, quantity and accessibility of the assets before submission. KSIDC makes no representation or warranty as to quantity, condition (including the structural condition and unfinished state of the building), approvals/ permits or fitness for any purpose, and conveys only such right, and interest as it has in the building. No claim, price adjustment or compensation shall arise on account of any variation, defect or deficiency.

6. No building structure, equipment, utility or material outside the auction lot shall be demolished or removed. The successful bidder shall not demolish or structurally alter the building without the prior written approval of KSIDC. Completion of the unfinished building shall be as per plans approved by KSIDC and the local authority, and within the implementation period under the Allotment Regulations

7. The successful bidder shall ensure that the building and the site are used and maintained without causing damage to other KSIDC property, structures, utilities, roads, drains, boundary structures or adjoining property. Any damage caused shall be made good by the successful bidder/ Licensee/lessee at his/her own cost.

8. The successful bidder/Licensee/lessee shall make his/her own arrangements for any labor, supervision, tools, machinery and safety equipment required for taking possession of and using the building.

9. The successful bidder/ Licensee/lessee shall comply with all applicable labor, safety, environmental and statutory requirements and shall be solely responsible for the safety of his/her employees, agents, contractors and workmen.

10. The successful bidder/ Licensee/lessee shall maintain the building and premises in a clean, safe and orderly condition.

11. The successful bidder shall obtain, at his/ her own cost and responsibility, all licenses, permits, building permits/ completion certificates, Pollution Control Board consents, fire and factory clearances and other approvals required for completing, using and operating the building, and shall bear all taxes, cess and electricity, water and other charges relating to the building from the date of possession.

12. The successful bidder shall indemnify and keep KSIDC indemnified against all claims, losses, damages, penalties and liabilities arising from the possession, completion, use or operation of the building or from any breach by the bidder, including claims by workmen or third parties.

13. The Lease/License of the building and the land shall not be assigned, transferred, sub-let, mortgaged, charged or otherwise encumbered or possession shall not be parted with, without the prior written consent of KSIDC and in accordance with the Allotment Regulations. The building shall at all times remain subject to the terms of License /Lease and to KSIDC's rights of resumption/ re-entry thereunder.

14. The successful bidder shall execute the prescribed documents/agreements with KSIDC for License/Lease of the building together with the land, as applicable, before taking possession. The License/Lease of the building and the land shall be effected by instruments executed together, and stamp duty, registration fee and all incidental costs shall be borne by the successful bidder/Licensee/Lessee.

15. The Successful Bidder shall pay the accepted auction amount, applicable GST and other statutory taxes/ levies and furnish the required Security Deposit as follows: (a) the balance auction price (after adjusting the EMD) of the building with applicable GST within [15] days of KSIDC's letter of acceptance; (b) a Security Deposit of the building Rs. [5,83,150/-] within the same period; and (c) the lease premium and other lease charges applicable to the land within [30] days of from the date of Allotment letter or as stipulated by KSIDC under the Allotment Regulations. Time is of the essence, and no extension shall be granted except by KSIDC in writing.

16. The successful bidder/ Licensee/lessee shall take possession and use the building only after completion of the formalities prescribed by KSIDC and execution of the applicable agreements. The bidder shall take possession within [15] days of KSIDC's notice, failing which possession shall be deemed to have been delivered. Risk and responsibility for the building shall pass to the bidder from the date of possession/ deemed possession, and KSIDC shall not be liable for any loss or damage thereafter.

17. The Lease/License shall be for the term of 60 years from the date of intimation [co-terminous with the lease/license of the land]. On expiry, surrender or earlier termination (including resumption/re-entry under the Allotment Regulations), the Lessee/Licensee shall hand over vacant possession of the building and land in good condition, subject to additions and alterations, as specifically, permitted by KSIDC from time to time.

18. KSIDC reserves the right to accept or reject any bid, including the highest bid, and to cancel or postpone the auction for reasons to be recorded. The highest bid shall be subject to approval/ confirmation by the competent authority. No bidder shall have any claim for interest, costs, damages or compensation on account of such rejection, cancellation or postponement, and KSIDC's liability shall be limited to refund of the EMD without interest.
19. Failure to comply with the payment, agreement, land-lease or other requirements (including withdrawal or modification of the bid during the validity period, failure to submit Form A and the required documents, ineligibility, misrepresentation, or failure to take possession in time) shall entitle KSIDC, without prejudice to its other rights, to cancel the award, forfeit the EMD [and the Security Deposit] as compensation, and re-auction or otherwise dispose of the building at the risk and cost of the defaulting bidder, who shall remain liable for any further loss to the extent recoverable in law. The EMD [and the Security Deposit] represent a reasonable pre-estimate of the compensation payable to KSIDC, as the actual loss would be difficult to assess.

20. The EMD of unsuccessful bidders shall be released in accordance with Section 5. No interest shall be payable on the EMD.

21. The decision of the competent authority of KSIDC in matters connected with the auction shall be final, subject to applicable law.

22. Any dispute arising out of the auction/agreement shall be subject to the jurisdiction of the competent courts at Ernakulam, Kerala. The auction and the agreements shall be governed by the laws of India.

9. DECLARATION BY BIDDER

1. I/We have read and understood the Auction Document, terms and conditions and agree to abide by the same.
2. I/We have inspected / had the opportunity to inspect the site and building structures and have satisfied myself/ ourselves regarding their condition and quantity.
3. I/ We undertake to take the industrial building on license/lease at the amount offered by me/us, subject to acceptance/confirmation by KSIDC and compliance with the terms and conditions of the Auction Document. I/We agree that my/our bid is irrevocable and shall remain valid for [120] days from the date of opening.
4. I/ We understand that the land is not included in the auction and that the land shall be leased/licensed separately in accordance with the Allotment Regulations, subject to the remittance of applicable lease premium and applicable terms and conditions.
5. I/ We understand that the quoted amount is subject to acceptance/ confirmation by the competent authority of KSIDC.
6. I/We accept the building on an "as is where is" basis in its unfinished state and have no claim against KSIDC regarding title, area, quantity, condition, approvals or valuation.
7. I/We declare that neither I/we nor my/our promoters, partners or directors are defaulters to KSIDC, or any government agency or financial institution/ bank, or have been blacklisted or debarred, and that I/we have no pending proceeding against KSIDC.
8. I/We have not colluded with any other bidder, have not submitted more than one bid directly or through related entities, and have no relationship with any officer or employee of KSIDC.
9. I/We agree that in the event of default as described in the Auction Document, KSIDC may forfeit the EMD [and the Security Deposit] and take the other action stated therein, and that the EMD is a reasonable pre-estimate of KSIDC's loss.
10. I/We agree to bear all taxes, levies, stamp duty, registration and incidental costs and to comply with the timelines in the Auction Document, time being of the essence.
11. All information and documents furnished by me/us are true and correct, and I/we understand that any misrepresentation shall entitle KSIDC to reject the bid or cancel the award/ allotment.

Signature of Bidder/ Authorized Signatory	
Name	
Date	
Place	

8. CHECKLIST FOR SUBMISSION

☐ Prescribed Auction Document downloaded from KSIDC website

☐ Auction Document, Annexure 1 and Annexure 2 completely filled in

☐ Every page of the Auction Document signed

☐ Declaration by Bidder signed

☐ KYC documents (PAN, GST, ID and address proof) enclosed

☐ Price bid (Annexure 2) completed in figures and words

☐ Signature of participant/ authorized signatory affixed

(Authorization document shall be attached)

☐Proof of payment of Prescribed Auction Fee enclosed

☐ EMD enclosed in the prescribed form (with proof of NEFT/ DD payment)

☐ Bid amount clearly quoted

☐ Sealed cover properly super scribed

☐ Submission made at KSIDC IGC, Pallippuram Park Office within the stipulated time

SITE INSPECTION

Prospective participants advised to inspect the site and auctioned assets during working hours with prior permission/ coordination from the concerned KSIDC office. Inspection is at the participant's own risk and cost, and KSIDC shall not be liable for any injury, loss or damage during the inspection.

Plot 53, KSIDC MFP, Pallippuram, Cherthala, Alappuzha District,

The site coordinates as 9.744691, 76.355072.

For further details / communication:

General Manager (Infra)
Kerala State Industrial Development Corporation Limited
Choice Towers, Manorama Junction, Panampilly Nagar, Kochi – 682016
Phone: 0484-2323010

Sd/-
General Manager (Infra)
KERALA STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED

ANNEXURE 1 - BIDDER PROFILE

1. Name of the bidder (individual/ firm/ company): _____

2. Constitution (proprietorship/ partnership/ LLP/ company): _____

3. Registered office/ address, phone and e-mail: _____

4. PAN / GSTIN / CIN or LLPIN: _____

5. Name, designation and authority of the signatory: _____

6. Names of promoters/ partners/ directors: _____

7. Proposed activity/ project in the building and land: _____

8. Dealings/ dues, if any, with KSIDC, or any bank (state "Nil" if none): _____

9. Auction Fee and EMD paid (mode, date, UTR/ DD no., bank): _____

ANNEXURE 2 - PRICE BID

To: The General Manager (Infra), Kerala State Industrial Development Corporation Limited, Choice Towers, Manorama Junction, Panampilly Nagar, Kochi – 682 016.

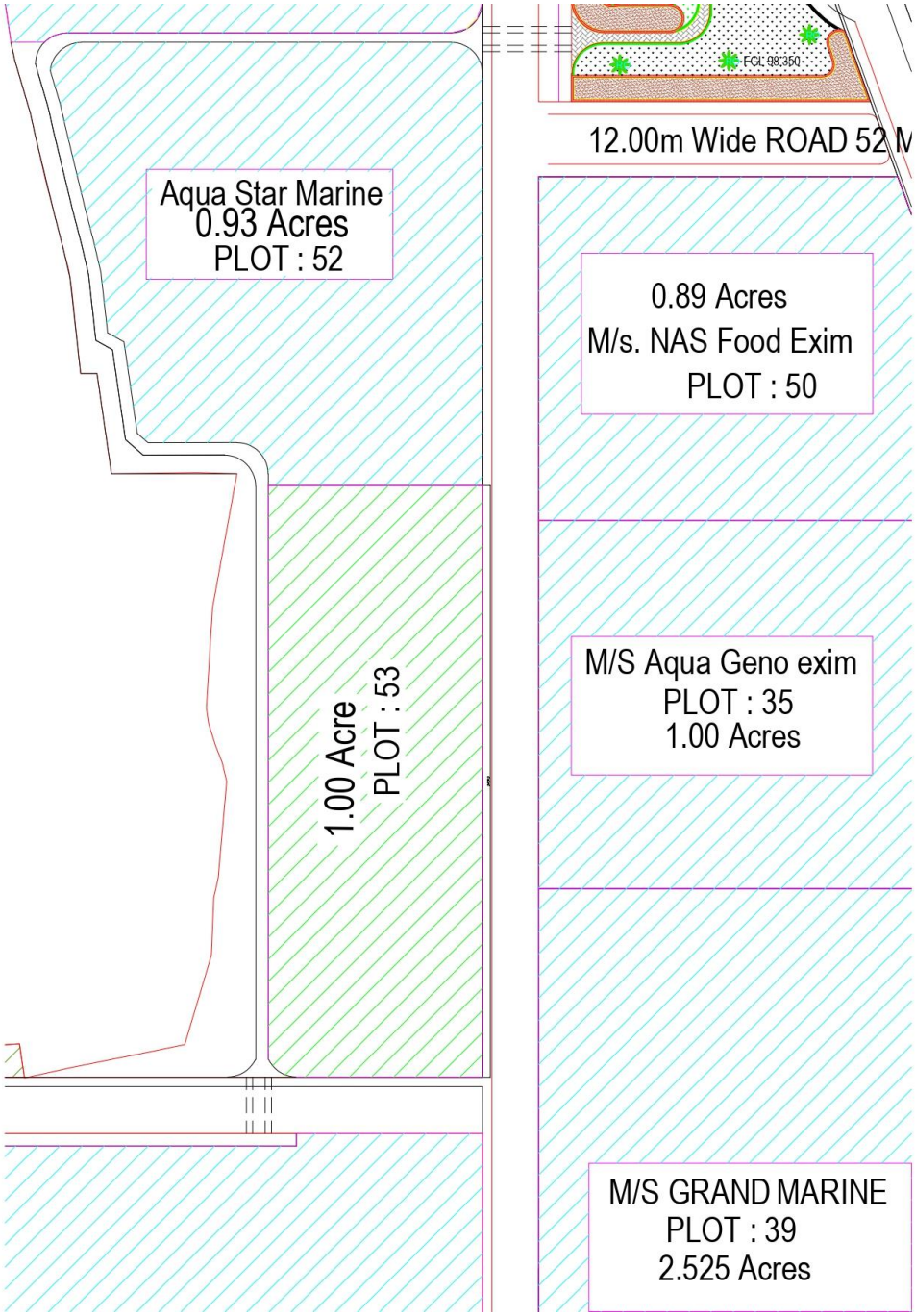
Sub: Auction for Lease/License of industrial building in Plot No.53, KSIDC Mega Food Park, Pallippuram, Cherthala - Notification No. KSIDC/CHERTHALA/2026-27/___

I/We offer to take the industrial building (Building No. 1, Building No. 2 and Open Shed) on License/Lease at the auction price/building premium of Rs. _____ (Rupees _____ only), exclusive of GST and other taxes and charges, which is not less than the Reserve Price. My/our bid is unconditional and irrevocable and shall remain valid for [120] days from the date of opening of the sealed covers.

Signature: _____ Name and designation:_____ Seal: _____

Date: _____ Place: _____

ANNEXURE 3 - SKETCH OF PLOT 53



Plot 53 (Re. Sy. Nos: 165/12 pt, 174/10 pt, 174/11 pt, 174/13 pt, 175/2 pt)