

TEA RESEARCH ASSOCIATION

113 Park Street, Kolkata 700016
(Registered under the Societies Registration Act, 1860)

NOTICE INVITING TENDER (RE-TENDER) **SALE OF IMMOVABLE PROPERTY** **15, Cooch Behar Road, Darjeeling – 734101**

Firm, sealed price bids invited

Tender Reference No.: **TRA/DARJ/RT/2026/02**

Date of Issue: **11 October 2026**

Last Date & Time for Submission: **27 October 2026, up to 5:00 PM (IST)**

Notice Inviting Tender (Re-Tender)

The Tea Research Association (“TRA” / the “Association”) invites firm, sealed price bids for the outright sale of its property situated at 15, Cooch Behar Road, Darjeeling – 734101, from eligible and interested parties.

This is a **re-tender**. The earlier process invited for this property is treated as closed, and fresh bids are now invited from all eligible parties, including those who may have participated earlier. The sale is on a single-stage basis: each party must quote a firm, unconditional price for the property. The decision of the Committee / Council of Management of TRA on the selection of the bid and the sale shall be final and binding.

Tender at a Glance

Property offered	Immovable property — land together with built structures
Mode of sale	Outright sale, on an “as-is-where-is” and “whatever-there-is” basis
Date of issue	11 October 2026
Tender period	15 (fifteen) clear days (11 to 26 October 2026)
Last date & time for submission	27 October 2026, up to 5:00 PM (IST)
Date & time of opening	28 October 2026, at 5:00 PM (IST)
Bid validity	120 days from the last date of submission
Earnest Money Deposit (EMD)	Rs. 1,00,000 (Rupees One Lakh only)

Note: Bids must be firm and unconditional. Conditional or qualified bids are liable to be rejected. The decision of the Committee / Council of Management of TRA shall be final and binding.

Disclaimer

This Re-Tender document is issued by the Tea Research Association solely to invite firm price bids for the property described herein. The information provided is indicative and furnished in good faith; while reasonable care has been taken, TRA makes no representation or warranty as to its accuracy, completeness, or adequacy.

Prospective bidders must carry out their own independent due diligence and verification (including of title, area, condition, encumbrances, statutory clearances, and regulatory restrictions) before submitting a bid. Submission of a bid shall be deemed to confirm that the bidder has done so and accepts the property on an “as-is-where-is” basis.

TRA reserves the right, at its sole discretion and without assigning any reason and without liability, to amend or withdraw this tender, to extend the timelines, to accept or reject any or all bids (including the highest), to negotiate, or to cancel the process at any stage. Any sale is subject to the approval of the competent authority / Council of Management of TRA and to compliance with all applicable laws and sanctions.

1. Basis of Bidding

1. Each bidder shall quote a single, firm, all-inclusive price for the property, in Indian Rupees, in the Financial Bid format at Annexure IV.
2. The quoted price shall be firm throughout the bid-validity period and shall not be subject to any escalation, variation, condition, or counter-proposal. Conditional or qualified bids are liable to be rejected as non-responsive.
3. The price shall be quoted in both figures and words. In case of any discrepancy between figures and words, the amount in words shall prevail.
4. Applicable taxes, stamp duty, registration charges, and all other statutory levies and transaction costs shall be borne by the successful bidder, over and above the quoted price, unless the law provides otherwise.
5. The selection of the bid and the award of sale shall be at the sole discretion of the Committee / Council of Management of TRA, whose decision shall be final and binding. TRA is not bound to accept the highest or any bid, or to assign any reason for its decision.

2. About the Property

The property is located in the heart of Darjeeling and combines a prime Himalayan location with well-built accommodation, commanding panoramic views of the Kanchenjunga range. It comprises a two-storey colonial-era residence — with six large bedrooms, two drawing rooms, and two dining rooms across its two floors — together with an independent office building and a separate garage, set within landscaped and hillside grounds. Its proximity to the Darjeeling Planters Club and to the town centre further enhances its standing as a landmark address.

2.1 Key Highlights

Location	15, Cooch Behar Road, Central Darjeeling, West Bengal – 734101
Municipal Holding No.	13
Total Land Area	Approx. 0.15 Acres ($\approx$ 24.10 Poles / $\approx$ 2 Kathas)
Asset Type	Immovable property comprising land together with built structures
Proximity	About a 5-minute walk from the Darjeeling Planters Club
View	Panoramic views of Kanchenjunga from the building
Present Use	Formerly the TRA Darjeeling Advisory Centre

2.2 Photographs

Views of the property are shown below. Photographs are indicative; site visits may be arranged on prior appointment.



Drawing room with bay-window seating



Sitting room — period fireplace



Panoramic view of the Kanchenjunga range



TRA Darjeeling Advisory Centre — entrance on Cooch Behar Road



Courtyard & residential wing — colonial architecture



The Round Tower — two-storey residence with bay windows



Annexe building — independent office / accommodation block

3. Property Particulars

3.1 Land Break-up (indicative)

Classification	Area (Acres)	Share
Flat Land	~ 0.0625	~ 42%
Garden Land	~ 0.0200	~ 13%
Slope / Hillside	~ 0.0700	~ 47%
Total	~ 0.1500	100%

Note: Figures are approximate and indicative. Exact areas are subject to survey, title documents, and municipal records.

3.2 Built Assets

- Two-storey main residence — the iconic “Round Tower” with bay windows — comprising 6 (six) large bedrooms, two drawing rooms, and two dining rooms across its two floors
- Independent office building suitable for administrative or accommodation use
- Separate garage
- Courtyard and residential wing of colonial architecture

4. Eligibility of Bidders

Bidders may be individuals, companies, partnership firms, LLPs, trusts, societies, hospitality operators, or consortia. To be eligible, a bidder should:

1. Be a legally constituted entity or a competent individual, capable of entering into a valid and binding contract under Indian law.
2. Possess the financial capacity to conclude the purchase (supporting evidence such as audited financials, bank statements, or a net-worth certificate to be provided).
3. Have a clean legal standing — not be blacklisted, debarred, or declared insolvent by any competent authority, and have no conviction for an offence involving moral turpitude.
4. In the case of a consortium, nominate a lead member and enclose the arrangement / memorandum of understanding among members.

5. Bid Submission — Documents & Procedure

Bids shall be submitted in a two-envelope system, both envelopes sealed and placed inside a single outer sealed envelope.

Envelope A — Eligibility & EMD

- Covering letter / Bid Form in the format at Annexure I, on the bidder’s letterhead, duly signed.
- Bidder profile in the format at Annexure II.
- Proof of identity and legal constitution — PAN, incorporation / registration certificate, partnership / trust deed, GST registration (as applicable).
- Evidence of financial capacity — audited financial statements (last three years) and / or bank statements and / or a net-worth certificate from a Chartered Accountant.
- Earnest Money Deposit (EMD) as specified in Clause 6.

- Signed declaration in the format at Annexure III.

Envelope B — Financial Bid

- The Financial Bid quoting the firm price, strictly in the format at Annexure IV, signed on every page.
- Envelope B shall contain the price bid only, and nothing else.

The outer envelope shall be superscribed: **“Re-Tender — Sale of Property at 15 Cooch Behar Road, Darjeeling — Ref. No. TRA/DARJ/RT/2026/02”**, and must reach, on or before the last date and time, **[The Secretary & Principal Officer, Tea Research Association, 113 Park Street, 9th Floor, Kolkata 700016]**. All pages shall be serially numbered and signed by the authorised signatory. Envelope A will be opened first; the Financial Bid (Envelope B) of only those bidders found eligible and responsive will be opened.

6. Earnest Money Deposit (EMD)

Each bid must be accompanied by an EMD of **Rs. 1,00,000 (Rupees One Lakh only)**, by Demand Draft / Banker’s Cheque in favour of **“Tea Research Association”, payable at Kolkata**], or by electronic transfer to the QR code.



- Bids received without the requisite EMD are liable to be rejected as non-responsive.
- The EMD of unsuccessful bidders shall be refunded, without interest, after conclusion of the process.
- The EMD of the successful bidder shall be adjusted against the sale consideration, or refunded, as TRA may decide.
- The EMD shall be forfeited if a bidder withdraws or modifies the bid during its validity, submits false information, or, on being declared successful, fails to complete the purchase within the stipulated time.

7. Evaluation and Award

1. Bids will be examined by a duly constituted committee of TRA. Only eligible and responsive bids will proceed to financial evaluation.
2. The responsive financial bids will be placed before the Committee / Council of Management of TRA, whose decision on the selection of the bid and the award of sale shall be final and binding. TRA is not bound to accept the highest or any bid, or to assign any reason for its decision.

3. In the event of identical highest bids, TRA may call the tied bidders to submit improved sealed offers, or adopt such other fair method as it may decide.
4. On selection, a Letter of Award / Intent will be issued. The successful bidder must pay the balance consideration and complete execution and registration of the sale within the period stipulated in the Letter of Award, failing which the EMD / amounts paid may be forfeited and the award cancelled.

8. General Terms and Conditions

1. Submission of a bid implies unconditional acceptance of the terms of this document.
2. The property is sold on an “as-is-where-is” and “whatever-there-is” basis; bidders are deemed to have satisfied themselves on all aspects.
3. Each bidder shall bear its own costs of participation; TRA shall not be liable for any such costs.
4. TRA reserves the right to accept or reject any or all bids (including the highest), to relax, waive, or amend any term, to extend timelines, or to annul the process at any stage without liability or any obligation to assign reasons.
5. Canvassing in any form, or any attempt to influence the process, shall render the bid liable to rejection.
6. Any sale is subject to approval of the competent authority / Council of Management of TRA, execution of definitive documents, and compliance with all applicable statutory and regulatory requirements.
7. All disputes shall be subject to the exclusive jurisdiction of the competent courts at [Kolkata, West Bengal — as TRA may specify], governed by the laws of India.

9. Communication and Site Visit

All communication and requests for clarification should be addressed to:

The Secretary & Principal Officer

Tea Research Association (TRA)

113 Park Street, Kolkata 700016

Email: info@tocklai.net | secretary@tocklai.net

Site visit:

Interested parties may inspect the property by prior appointment with Mr Raju Seshan, Mobile: 94332 66690.

Property address: 15, Cooch Behar Road, Darjeeling – 734101

Annexure I — Bid Form (Letter of Offer)

(On the bidder's letterhead — to be placed in Envelope A)

To,

The Secretary & Principal Officer

Tea Research Association (TRA)

113 Park Street, Kolkata 700016

Subject: Firm bid for the purchase of the property at 15 Cooch Behar Road, Darjeeling — Re-Tender Ref. No. **TRA/DARJ/RT/2026/02**

Sir / Madam,

Having read and understood this Re-Tender document, and having carried out our own due diligence, we submit our firm and unconditional bid for the outright purchase of the property at 15, Cooch Behar Road, Darjeeling, on an “as-is-where-is” basis. Our firm price is quoted separately in the Financial Bid (Annexure IV) enclosed in Envelope B.

We confirm that the information furnished is true and correct, that our bid remains valid for the stipulated period, and that we unconditionally accept all the terms and conditions of this tender, including that the decision of the Committee / Council of Management of TRA shall be final and binding. We enclose the required documents and the Earnest Money Deposit.

Yours faithfully,

Signature of Authorised Signatory: _____

Name & Designation: _____

Name of Bidder / Entity: _____

Date & Place: _____ (Seal)

Annexure II — Bidder Profile

1. Name of bidder / entity	
2. Type (individual / company / firm / LLP / trust / society / consortium)	
3. Registered address	
4. Correspondence address	
5. Contact person, phone & email	
6. PAN / GSTIN	
7. Registration / incorporation details	
8. Year of establishment	
9. Nature of business / occupation	
10. Indicative annual turnover / net worth (last 3 years)	
11. Details of consortium members (if any)	

Annexure III — Declaration

We / I hereby declare that:

1. The information and documents furnished in this bid are true, correct, and complete to the best of our knowledge and belief.
2. We / I have read, understood, and unconditionally accept all the terms and conditions of this Re-Tender.
3. Our / my bid is firm and unconditional, and remains valid for the stipulated period.
4. We / I are not blacklisted, debarred, declared insolvent, or otherwise disqualified by any competent authority, and there is no conviction against us for any offence involving moral turpitude.
5. We / I have inspected / had the opportunity to inspect the property and accept it on an “as-is-where-is” basis.
6. We / I understand that any misrepresentation may lead to rejection of the bid and forfeiture of the EMD.

Signature of Authorised Signatory: _____

Name & Designation: _____

Name of Bidder / Entity: _____

Date & Place: _____ (Seal)

Annexure IV — Financial Bid

(To be placed in Envelope B — sealed separately. Price bid only.)

Re-Tender Ref. No.: **TRA/DARJ/RT/2026/02** Property: Immovable property at 15 Cooch Behar Road, Darjeeling

Name of bidder: _____

#	Particulars	Amount (Rs.)
1	Firm price offered for the property (in figures)	Rs. _____

Firm price offered (in words):

Rupees _____
_____ only.

The price quoted above is firm, unconditional, exclusive of applicable taxes, stamp duty and registration charges (which shall be borne by us), and valid for the stipulated bid-validity period. In case of any discrepancy between figures and words, the amount in words shall prevail.

Signature of Authorised Signatory: _____

Name & Designation: _____

Name of Bidder / Entity: _____

Date & Place: _____ (Seal)