

# TEA RESEARCH ASSOCIATION

*(Registered under the Societies Registration Act, 1860)*

*NOTICE INVITING*  
**EXPRESSION OF INTEREST**  
*for*  
**The Heritage Property "MALANCHA"**

15, Cooch Behar Road, Darjeeling – 734101

*Legacy Meets Opportunity*

EOI Reference No.: **[TRA/DARJ/EOI/2026/003]**

Date of Issue: **[31/07/ 2026]**

## Disclaimer

This Expression of Interest (EOI) document is issued by the Tea Research Association (hereinafter “TRA” or the “Association”) solely for the purpose of inviting expressions of interest from eligible parties in connection with the heritage property known as “Malancha” situated at 15, Cooch Behar Road, Darjeeling. This document does not constitute an offer, invitation, or solicitation of an offer to sell, transfer, lease, or otherwise deal with the property, nor does it form the basis of, or constitute, any contract.

The information contained herein is provided in good faith and on a broad, indicative basis only. While reasonable care has been taken in its preparation, TRA makes no representation or warranty, express or implied, as to the accuracy, completeness, or adequacy of the information. Prospective applicants must carry out their own independent due diligence, verification, and assessment (including of title, area, condition, encumbrances, statutory clearances, and heritage/regulatory restrictions) before submitting an EOI.

TRA reserves the right, at its sole discretion and without assigning any reason and without any liability whatsoever, to amend, modify, add to, or withdraw any part of this EOI, to extend the timelines, to reject any or all EOIs, to negotiate with one or more applicants, or to discontinue or cancel the entire process at any stage. Submission of an EOI shall not confer any right or claim on the applicant.

Any transaction relating to the property shall be subject to the approval of the competent authority / Council of Management of TRA and to compliance with all applicable laws, statutory approvals, and internal sanctions.

## 1. Introduction and Background

The Tea Research Association is one of the world’s oldest and largest tea research bodies, established in 1911, with its headquarters at the Tocklai Tea Research Institute, Jorhat, Assam. In the course of its institutional activities, TRA holds a heritage property at Darjeeling that has historically housed the Darjeeling Advisory Centre of the Association.

As part of its estate-rationalisation initiative, and with a view to unlocking the value of a landmark heritage asset while ensuring its dignified and appropriate future use, TRA invites Expressions of Interest from serious, capable, and reputed parties for the property described in this document.

This EOI is the first stage of a two-stage selection process. Its purpose is to identify and shortlist eligible and credible parties, who will thereafter be invited to participate in the subsequent financial-bidding / negotiation stage.

### Two-Stage Process at a Glance

| Stage | Name                        | Purpose                                                                   |
|-------|-----------------------------|---------------------------------------------------------------------------|
| I     | Expression of Interest      | Screening & shortlisting of eligible applicants on credentials and vision |
| II    | Financial Bid / Negotiation | Shortlisted parties invited to submit binding financial offers            |

## 2. About the Property — “Malancha”

“Malancha” is a storied heritage estate located in the heart of Darjeeling. The name is believed to have been bestowed by Nobel Laureate Rabindranath Tagore, who is understood to have stayed at the property during his visit to Darjeeling, lending the estate a rare literary and cultural provenance.

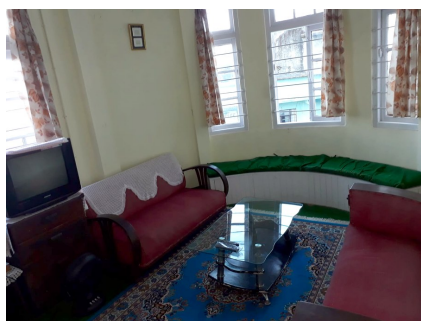
The property combines historical and architectural significance with a prime Himalayan location, commanding panoramic views of the Kanchenjunga range. It comprises a two-storey colonial-era heritage residence — with six large bedrooms, two drawing rooms, and two dining rooms across its two floors — together 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

|                              |                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------|
| <b>Historic Significance</b> | Named by Nobel Laureate Rabindranath Tagore; associated with his stay at Darjeeling |
| <b>Location</b>              | 15, Cooch Behar Road, Central Darjeeling, West Bengal – 734101                      |
| <b>Municipal Holding No.</b> | 13                                                                                  |
| <b>Total Land Area</b>       | Approx. 0.15 Acres (≈ 24.10 Poles / ≈ 2 Kathas)                                     |
| <b>Asset Type</b>            | Heritage estate comprising land together with built structures                      |
| <b>Proximity</b>             | About a 5-minute walk from the Darjeeling Planters Club                             |
| <b>View</b>                  | Panoramic views of Kanchenjunga from the heritage building                          |
| <b>Present Use</b>           | 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*



*Heritage sitting room — period fireplace*



*Panoramic view of the Kanchenjunga range*



*TRA Darjeeling Advisory Centre — entrance on Cooch Behar Road*



*Courtyard & heritage 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%       |
| <b>Total</b>     | <b>~ 0.1500</b> | <b>100%</b> |

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

#### 3.2 Built Assets

- Two-storey main heritage 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 heritage wing of colonial architecture

## 4. Potential Use and Investment Edge

The property offers exceptional potential for a range of dignified end-uses that preserve its heritage character. Indicative possibilities include:

- A boutique heritage hotel or exclusive cultural / literary retreat
- A luxury private Himalayan residence
- Tea tourism, hospitality, or institutional use
- A premium heritage asset for global buyers and high-net-worth investors

TRA would welcome proposals that respect and preserve the literary and architectural heritage of “Malancha,” and that reflect a credible, well-conceived vision for its future.

## 5. Scope and Nature of the Transaction

1. Through this EOI, TRA seeks to identify eligible and reputed parties interested in acquiring / developing / operating the heritage property “Malancha” on such terms as may finally be approved by the competent authority of TRA.
2. The intended mode of transaction is **[outright sale by TRA]**. TRA reserves the right to determine and vary the mode, structure, and terms of the transaction.
3. The property is offered on an “as-is-where-is” and “whatever-there-is” basis. Applicants are deemed to have satisfied themselves as to the physical condition, title, extent, encumbrances (if any), and applicable heritage / statutory restrictions of the property.
4. Any transfer, lease, or development shall be subject to applicable laws, including heritage-conservation norms, municipal and planning regulations, and the requisite internal and statutory approvals.

## 6. Eligibility Criteria

Applicants may be individuals, companies, partnership firms, LLPs, trusts, societies, hospitality operators, or consortia. To be considered, an applicant should satisfy the following:

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 transaction and to undertake the intended use / development of a heritage asset (supporting evidence such as audited financials, bank statements, or net-worth certificate to be provided).
3. Have a clean legal standing — not be blacklisted, debarred, or declared insolvent by any competent authority, and not have any conviction for an offence involving moral turpitude.
4. Demonstrate credible experience or a coherent vision relevant to the proposed use (e.g., heritage hospitality, conservation, cultural, or institutional use), where applicable.
5. In the case of a consortium, nominate a lead member and enclose the arrangement / memorandum of understanding among members.

## 7. EOI Submission — Documents Required

Each EOI submission shall comprise the following, in the sequence indicated:

1. Covering Letter of Interest on the applicant's letterhead, in the format at Annexure I, duly signed.
2. Applicant Profile / Details in the format at Annexure II.
3. Proof of identity and legal constitution — e.g., PAN, incorporation / registration certificate, partnership deed / trust deed, GST registration (as applicable).
4. Evidence of financial capacity — audited financial statements for the last three years, and / or bank statements, and / or a net-worth certificate from a Chartered Accountant.
5. Brief concept note / vision statement (not exceeding two pages) describing the intended use of the property and the applicant's approach to preserving its heritage character.
6. Earnest Money Deposit (EMD) as specified in Clause 8.
7. Signed Declaration in the format at Annexure III.

## 8. Earnest Money Deposit (EMD)

Each EOI must be accompanied by an Earnest Money Deposit of **[₹ 5,000 / Rupees Five Thousand only]**, furnished by way of a Banker's Cheque in favour of **["Tea Research Association", payable at Kolkata]**, or by electronic transfer at the following QR code



- EOIs received without the requisite EMD are liable to be rejected as non-responsive.
- The EMD of unsuccessful / non-shortlisted applicants shall be refunded without interest, after completion of the process.
- The EMD may be forfeited if an applicant withdraws during the validity period, submits false information, or, after being shortlisted, fails to proceed in the financial-bid stage without valid reason.

## 9. Schedule of Key Dates

|                                      |                                                                              |
|--------------------------------------|------------------------------------------------------------------------------|
| EOI Reference No.                    | <b>[TRA/DARJ/EOI/2026/03]</b>                                                |
| Date of issue of EOI                 | <b>[ 31.07 2026]</b>                                                         |
| Last date for seeking clarifications | <b>[17.08 2026, up to 5:00 PM IST]</b>                                       |
| Site visit / pre-submission meeting  | <b>[03.08. 2026 — 17.08.2026 on prior appointment by calling 9433266690]</b> |

|                                                   |                                           |
|---------------------------------------------------|-------------------------------------------|
| <b>Last date &amp; time for submission of EOI</b> | <b>[20.08. 2026, up to 3:00 PM IST]</b>   |
| <b>Date &amp; time of opening of EOIs</b>         | <b>[21.08. 2026, at 3:30 PM IST]</b>      |
| <b>EOI validity period</b>                        | 180 days from the last date of submission |

*TRA reserves the right to modify any of the above dates. Any change will be notified through TRA’s official channels.*

## 10. Submission Procedure

1. The complete EOI, together with all enclosures and the EMD, shall be placed in a sealed envelope superscribed: “Expression of Interest — Heritage Property ‘Malancha’, Darjeeling — EOI Ref. No. [03]”.
2. The sealed envelope must be submitted, so as to reach on or before the last date and time, to: **[The Secretary, Tea Research Association, 113 Park Street, Kolkata 700016 Email : [secretary@tocklai.net](mailto:secretary@tocklai.net) ]**.
3. EOIs received after the stipulated deadline, or that are incomplete, conditional, or ambiguous, are liable to be rejected.
4. A scanned copy may additionally be sent by email to [info@tocklai.net](mailto:info@tocklai.net).
5. All pages of the submission shall be serially numbered and signed by the authorised signatory.

## 11. Evaluation and Selection

EOIs will be examined by a duly constituted committee of TRA. Evaluation will be broadly based on the following considerations:

- Completeness and responsiveness of the submission and fulfilment of eligibility criteria.
- Financial standing and capability of the applicant.
- Credibility and appropriateness of the proposed use, with due regard to preservation of the property’s heritage character.
- Relevant experience / track record, where applicable.

Shortlisted applicants will be intimated in writing and invited to the next stage, which may include submission of a binding financial bid and / or negotiation. TRA’s decision on shortlisting and selection shall be final, and TRA is not bound to accept the highest or any offer, or to assign any reason for its decisions.

## 12. General Terms and Conditions

1. Submission of an EOI implies unconditional acceptance of the terms of this document.
2. TRA may seek clarifications from any applicant; such clarifications shall not entitle the applicant to alter the substance of its submission.
3. Each applicant shall bear its own costs of preparing and submitting the EOI and of participating in the process; TRA shall not be liable for any such costs.
4. TRA reserves the right to accept or reject any or all EOIs, to relax, waive, or amend any term, to extend timelines, or to annul the process at any stage without any liability or obligation to assign reasons.
5. Canvassing in any form, or any attempt to influence the process, shall render the EOI liable to rejection.
6. Any final transaction shall be subject to the 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 [Jorhat, Assam / Kolkata, West Bengal — as TRA may specify], and shall be governed by the laws of India.

### 8. Communication and Contact

All communication and requests for clarification or site visits should be addressed to:

#### The Secretary

Tea Research Association (TRA) 113 Park Street, Kolkata 700016 Email : [secretary@tocklai.net](mailto:secretary@tocklai.net) Mobile **9433266690**

## Annexure I — Letter of Interest

*(On the applicant's letterhead)*

To,  
The Secretary & Principal Officer  
Tea Research Association (TRA)  
Tocklai, Jorhat, Assam

**Subject:** Expression of Interest for the Heritage Property “Malancha”, Darjeeling — EOI Ref. No. [03]

Sir / Madam,

Having read and understood the Notice Inviting Expression of Interest issued by the Tea Research Association in respect of the heritage property “Malancha” at 15, Cooch Behar Road, Darjeeling, and the terms and conditions contained therein, we hereby submit our Expression of Interest for the said property.

We confirm that we have carried out our own due diligence, that the information furnished in our submission is true and correct, and that we unconditionally accept the terms and conditions of the said EOI. We enclose herewith the required documents, our concept note, and the Earnest Money Deposit.

We understand that this Expression of Interest does not create any right or obligation, and that TRA reserves the right to accept or reject any or all EOIs without assigning any reason.

Yours faithfully,

Signature of Authorised Signatory: \_\_\_\_\_  
Name & Designation: \_\_\_\_\_  
Name of Applicant / Entity: \_\_\_\_\_  
Date & Place: \_\_\_\_\_ (Seal)

## Annexure II — Applicant Profile

|                                                                            |  |
|----------------------------------------------------------------------------|--|
| 1. Name of applicant / 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. Relevant experience (heritage / hospitality / other)                   |  |
| 11. Indicative annual turnover / net worth (last 3 years)                  |  |
| 12. Proposed use of the property                                           |  |
| 13. Details of consortium members (if any)                                 |  |

## Annexure III — Declaration

We / I hereby declare that:

1. The information and documents furnished in this Expression of Interest 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 EOI.
3. 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.
4. We / I have inspected / had the opportunity to inspect the property and accept it on an “as-is-where-is” basis.
5. We / I understand that any misrepresentation may lead to rejection of the EOI and forfeiture of the EMD.

Signature of Authorised Signatory: \_\_\_\_\_

Name & Designation: \_\_\_\_\_

Date & Place: \_\_\_\_\_ (Seal)