

**Application for Allotment of Plot B9
for Kinder School in Sector 30, Naya
Raipur on Fixed Rates**

Tender No. 2770/R51-PRJ/NRDA/2014

OCTOBER 2014

VOLUME -1



NAYA RAIPUR DEVELOPMENT AUTHORITY

**1st Floor, Utility Block, Near Mantralaya, Capital Complex
Sector-19, Naya Raipur (C.G.)**

Ph. 0771-2511500, Fax : 0771-2511400,

Email: ceo@nayarapur.com, Website: www.nayarapur.gov.in

PRESS NOTE

Land for
Kinder School
in Sector 30 in
Naya Raipur



NRDA Invites Application from eligible entity for allotment of plots for Kinder School in Naya Raipur on fixed rates of Rs. 1977 per sqm.



Sector No.	Use	Area (Sq. M.)	EMD Lakh
B9 Sector-30	Kinder School	564	1.1

Last date of sale of document 14.11.2014
last date of submission of form 19.11.2014 by 3:00 PM

The details of the same can be downloaded from the website www.nayaraipur.gov.in. Any Modification/ corrigendum/ addendum will not be published in News paper but the same shall be uploaded in the website Only.



NAYA RAIPUR DEVELOPMENT AUTHORITY

Utility Block, Capitol Complex, Sector- 19, Naya Raipur, 492002 (C.G.)
T: 0771.251.1500, W: www.nayaraipur.gov.in

Date call of Tender	20/10/2014
Last date of Sell of Document	14/11/2014
Last Date of submission of Tender	19/11/2014 by 3:00 PM
Date of opening of Technical Bid i.e Envelope	19/11/2014 at 3:30 PM

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**Letter of Proposal for purchase of land on lease
(To be kept in Envelope - On Applicants letter head)**

Dated:

To,

The Chief Executive Officer,
Naya Raipur Development Authority
Capital Complex, Sector-19
Naya Raipur - 492002

Sub: Application for allotment of Plot B9 for Kinder School in Sector 30, Naya Raipur on Fixed Rates

Dear Sir,

1. With reference to your Application document dated *****, I/we, having examined the Proposal Documents and understood their contents, hereby submit my/our Proposal for the aforesaid Project. The Proposal is unconditional and unqualified.
2. All information provided in by me are true and correct. I undertake and confirm that, if any information is found to be false / misrepresented comes to the notice of NRDA at any stage, then it may take suitable action against as deemed fit by the NRDA. In such case the EMD or BG, if any shall stand forfeited and will have no claim whatsoever.
3. I/ We acknowledge the right of the Authority to cancel the APPLICATION process at any time or to reject any Proposal without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
4. I declare that:

I have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the NIT document, in respect of any application or request for application issued by or any agreement entered into with the NRDA or any other public sector enterprise or any government, Central or State; department and
5. I/ We shall make available to the NRDA any additional information it may find necessary or require to supplement or authenticate the application.
6. I certify that in the last three years, I have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
7. I/ We declare that we are not a Member or partner of a/ any other firm submitting a application for the Project.
8. In the event of my being declared as the successful Applicant, I agree to enter into an Agreement in accordance with the draft as attached in annexure - that has been provided prior to the application Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
9. The **Land premium** has been fixed at schedule F Part A
10. I agree to keep this offer valid for "**Schedule F, Part-E**" days from the application Due Date specified in the application.
11. I further certify that in regard to matters relating to Proposal and integrity of the country not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any

offence committed by us or by any of our Associates.

12. I further certify that no investigation by a regulatory authority is pending against me.
13. The Bid security (EMD), and cost of application is attached as per the — **Schedule F, Part-E & Part-F**
14. I agree and undertake to abide by all the terms and conditions of the APPLICATION document.
15. In case my application is not accepted then my EMD submitted in the form of **(a) DD:-** may kindly be sent to my bank directly , details are given below:-
 - Name as per Bank record :
 - Account NO :
 - IFCS code :
 - Bank Name and address :

OR (b) Bank Guarantee: - may be returned to the Address given below:-

16. For applicants who have **downloaded the documents directly from website**—I am enclosing the declaration (Annexure – I) along with application cost in the form of DD as **“Schedule F, Part F”**.

I submit Proposal under and in accordance with the terms of the application

Date: (Signature of the applicant)

Place: Name and seal of Applicant

Enclosure :

1. EMD in form of DD or BG (As per appendix II)
2. Cash receipt of APPLICATION sell (in case of Downloaded application, APPLICATION cost in form of DD along with Appendix-I).
3. All forms asked in the Eligibility Criteria as per **Schedule-F, Part-B”**
4. APPLICATION document with Draft agreement duly sign

IMPORTANT INSTRUCTIONS TO PARTIES WHO HAVE DOWNLOADED THE APPLICATION DOCUMENT FROM WEB

The Parties who have down loaded the applications from the web, should read the following important instructions carefully before actually quoting the rates and submitting the application documents:-

1. The Parties should see carefully and ensure that the complete APPLICATION document as per the index given.
2. The printout of application document should be taken on A4 paper only and the printer settings etc are such that document is printed as appearing in the web and there is no change in formatting, number of pages etc.
3. The Parties should ensure that no page in the down loaded application document is missing.
4. The Parties should ensure that all pages in the down loaded application document are legible and clear and are printed on a good quality paper.
5. The Parties should ensure that every page of the downloaded application document is signed by Parties with stamp (seal).
6. The Parties should ensure that the down loaded application document is properly bound and sealed before submitting the same.
7. The Parties shall furnish a declaration to this effect that no addition/ deletion/corrections have been made in the APPLICATION document submitted and it is identical to the application document appearing on Web site.
8. The Parties should read carefully and sign the declaration given on the next page before submitting the application.
9. The cost of application should be submitted along with the EMD as detailed in NIT.

CEO, NRDA

Appendix - I

Declaration for Downloaded Application

(TO BE GIVEN BY THE Parties WHO HAVE DOWNLOADED THE APPLICATION DOCUMENT FROM THE WEBSITE)

It is to certify that:

1. I / We have submitted the applications in the Performa as downloaded directly from the Website and there is no change in formatting, page numbering etc.
2. I / We have submitted application documents which are same / identical as available in the website.
3. I / We have not made any modifications / corrections / additions /deletions etc. in the APPLICATION documents downloaded from web by me / us.
4. I / We have checked that no page is missing and all pages as per the index are available & that all pages of application document submitted by us are clear and legible.
5. I / We have signed (with stamp) all the pages of the application document before submitting the same.
6. I / We have sealed the application documents by Wax /Adhesive tape properly before submitting the same.
7. I / We have submitted the cost of application along with the EMD and all Credentials.
8. I / We have read carefully and understood the important instructions to all applicationers who have downloaded the applications from the web.
9. In case at any stage later, it is found that there is difference in my/our downloaded application documents from the original, NRDA shall have the absolute right to take any action as deemed fit without any prior intimation to me / us.
10. In case at any stage later, it is found that there is difference in my/our downloaded application documents from the original, the application / work will be cancelled and Earnest Money / Performance guarantee/ Security Deposit will be forfeited at any stage whenever it is so noticed. NRDA will not pay any damages to me / us on this account.

Dated:

(Parties)

(Sign with Seal)

Address: . . **.....

Phone Nos.: . . **.....

Mobile **

APPENDIX - II

Format of Bank Guarantee for EMD

Format of Bank Guarantee for Earnest Money Deposit (EMD)

B.G. No.

Dated:

1. In consideration of you, Chief Executive Officer, Naya Raipur Development Authority, having its office at Capitol Complex, Sector-19, Naya Raipur – 492002, Chhattisgarh (hereinafter referred to as the "NRDA", which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns) having agreed to receive the Tender of and having its office At _____ and acting on behalf of the Tendered (hereinafter referred to as the "Tenderer" which expression shall unless it be repugnant to the subject or context thereof include its/their executors administrators, successors and assigns), -----, Naya Raipur (hereinafter referred to as "the Project") pursuant to the Tender Document no. issued in respect of the Project and other related documents (hereinafter collectively referred to as "Tender Documents"), we [*Name of the Bank*] having our registered office at and one of its branches at (hereinafter referred to as the "Bank"), at the request of the Tenderer, do hereby in terms of the Tenderer Document, irrevocably, unconditionally and without reservation guarantee the due and faithful fulfillment and compliance of the terms and conditions of the NIT Document by the said Tenderer and unconditionally and irrevocably undertake to pay forthwith to NRDA an amount of Rs _____/- (Indian Rupees only) as Earnest Money Deposit (hereinafter referred to as the "Earnest Money Deposit") as our primary obligation without any demur, reservation, recourse, contest or protest and without reference to the Tenderer if the Tenderer shall fail to fulfill or comply with all or any of the terms and conditions contained in the said Tender Documents.
2. Any such written demand made by NRDA stating that the Tenderer is in default of the due and faithful fulfillment and compliance with the terms and conditions contained in the Tender Documents shall be final, conclusive and binding on the Bank.
3. We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest and without any reference to the Tenderer or any other person and irrespective of whether the claim of NRDA is disputed by the Tenderer or not merely on the first demand from NRDA stating that the amount claimed is due to NRDA by reason of failure of the Tenderer to fulfill and comply with the terms and conditions contained in the Tender Documents including failure of the said Tenderer to keep its Tender open during the Tender validity period as set forth in the said Tender Documents for any reason whatsoever. Any such demand made on the Bank shall be conclusive as regards amount due and payable by the Bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs. (Indian Rupees only).
4. This Guarantee shall be irrevocable and remain in full force for a period of 240 (Two hundred and forty) days from the Tender Due Date or for such extended period as may be mutually agreed between NRDA and the Tenderer, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.
5. We, the Bank, further agree that NRDA shall be the sole judge to decide as to whether the Tenderer is in default of due and faithful fulfillment and compliance with the terms and conditions contained in the Tender Documents including, inter alia, the failure of the Tenderer to keep its Tender open during the Tender validity period set forth in the said Tender Documents, and the decision of NRDA that the Tenderer is in default as aforesaid shall be final and binding on us, notwithstanding any differences between NRDA and the Tenderer or any dispute pending before any court, Tribunal, Arbitrator or any other Authority.

6. The Guarantee shall not be affected by any change in the constitution or winding up of the Tenderer or the Bank or any absorption, merger or amalgamation of the Tenderer or the Bank with any other person.
7. In order to give full effect to this Guarantee, NRDA shall be entitled to treat the Bank as the principal debtor. NRDA shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee from time to time to vary any of the terms and conditions contained in the said Tender Documents or to extend time for submission of the Tenders or the Tender validity period or the period for conveying acceptance of Letter of Award by the Tenderer or the period for fulfillment and compliance with all or any of the terms and conditions contained in the said Tender Documents by the said Tenderer or to postpone for any time and from time to time any of the powers exercisable by it against the said Tenderer and either to enforce or forbear from enforcing any of the terms and conditions contained in the said Tender Documents or the securities available to NRDA, and the Bank shall not be released from its liability under these presents by any exercise by NRDA of the liberty with reference to the matters aforesaid or by reason of time being given to the said Tenderer or any other forbearance, act or omission on the part of NRDA or any indulgence by NRDA to the said Tenderer or by any change in the constitution of NRDA or its absorption, merger or amalgamation with any other body or any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of releasing the Bank from its such liability.
8. Any notice by way of request, demand or otherwise hereunder shall be sufficiently given or made if addressed to the Bank and sent by courier or by registered mail to the Bank at the address set forth herein.
9. We undertake to make the payment on receipt of your notice of claim on us addressed to [name of Bank along with branch address] and delivered at our above branch who shall be deemed to have been duly authorized to receive the said notice of claim.
10. It shall not be necessary for NRDA to proceed against the said Tenderer before proceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstanding any other security which NRDA may have obtained from the said Tenderer or any other person and which shall, at the time when proceedings are taken against the Bank hereunder, be outstanding or unrealized.
11. We, the Bank, further undertake not to revoke this Guarantee during its currency except with the previous express consent of NRDA in writing.
12. The Bank declares that it has power to issue this Guarantee and discharge the obligations contemplated herein, the undersigned is duly authorized and has full power to execute this Guarantee for and on behalf of the Bank.
13. **The Bank Guarantee number _____, dated _____ shall be operative at Raipur and if invoked, be encashable at _____ (name of bank and its branch in Raipur and branch code _____).**

Signed and Delivered by _____ Bank

By the hand of Mr./Ms _____, its _____ and authorized official.

(Signature of the Authorised Signatory) (Official Seal)

APPENDIX - III

POWER OF ATTORNEY FOR SIGNING OF PROPOSAL

Know all men by these presents, We, (name of the Religious Charitable trusts, Societies, company and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms _____(Name), son/daughter/wife of _____ and presently residing at _____, who is [presently employed with us/ and holding the position of _____], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal for application for allotment of Plot (Plot no. B9) for Kinder School in Sector 30, Naya Raipur on fixed rates in Naya Raipur, by the Naya Raipur Development Authority (Client) (the "Authority") including but not limited to signing and submission of all Applications, Proposal and other documents and writings, participate in bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Contract Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our proposal for the said Project and/or upon award thereof to us and/or till the entering into of the Contract Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, , THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 2014

For _____
(Signature)

(Name, Title and Address)

Witnesses:

- 1.
- 2.

Accepted [Notarised]

(Signature)
(Name, Title and Address of the Attorney)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Consultant should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Consultant.

For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney.

DISCLAIMER

Volume-I	Notice Inviting tenders
Volume II	Draft Agreement

- I. The information contained in this Notice Inviting APPLICATION document provided to the applicationer(s), by or on behalf of Naya Raipur Development Authority (NRDA) or any of its employees or advisors, is provided to the applicationer(s) on the terms and conditions set out in this document and all other terms and conditions subject to which such information is provided.
- II. The purpose of this document is to provide the applicationer(s) with information to assist the formulation of their Proposals. This document does not purport to contain all the information each applicationer may require. This document may not be appropriate for all persons, and it is not possible for NRDA, its employees or advisors to consider the functional/investment objectives, financial situation and particular needs of each applicationer who reads or uses this document. Each applicationer should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information in this document and where necessary obtain independent advice from appropriate sources. NRDA, its employees and advisors make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the document.

CONDITIONS OF APPLICATION

1 General

- 1.1 Government of Chhattisgarh (GoCG) has decided to develop a City named "Naya Raipur" near the present day Capital City of Raipur for the State Capital functions supported by all other function required for sustainable city such as physical and social infrastructure, residential, institutional commercial and industrial developments.
- 1.2 Naya Raipur Development Authority (NRDA) is a special area development authority established by GoCG under the Chhattisgarh Nagar Tatha Gram Nivesh Adhinyam,1973 for development and administration of Naya Raipur.
- 1.3 NRDA is developing Naya Raipur as per the provision of the "Naya Raipur Development Plan - 2031". As a part of development, plots / parcels of land are being allotted for different uses including those for Speciality hospitals under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008." The development and construction on the land shall be governed by the Chhattisgarh Nagar Tatha Gram Nivesh Adhinyam, 1973, Naya Raipur Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

2 Invitation of applications and Direction

- 2.1 NRDA invites APPLICATIONs for Fixed premium rate .The details are as per **“Schedule-F, Part-A”**
- 2.2 The site plan along with the broad development control parameters is attached at **“Schedule-F, Part-C”**

3 Minimum Eligibility Criteria - As per “Schedule-F Part-B”

- 3.1 The land will be allotted on License to the allottee till the complete land premium is paid & completion certificate for completed building work is issued to the allottee. During such License period the allottee has to pay the annual license fees of 0.25% of the total land premium. The

Lease deed shall only be executed after the complete payment of Land premium and on fulfillment of Minimum Development Obligations as specified in Schedule F Part D of this document. Such lease deed shall be for a period of 30 (Thirty) years subject to payment of lease rent at the rate of 2% (two percent) of the total land premium. The lease of the plot shall be renewed for each term of 30(Thirty) years, for two such terms subject to an increase of maximum 100% (Hundred percent) on the annual lease rent of plot at the time of renewal, for each renewal, as may be decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan)

4 Development, Operation and maintenance Obligations (Essential Facilities): The Applicant shall have the Obligations as per "Schedule-F Part-D".

5 Earnest Money Deposit (EMD)

5.1 The application should necessarily be accompanied by **Earnest Money Deposit** for an amount of "**Schedule-F , Part-E**" and refundable in the form of a Demand Draft **in favour of Chief Executive Officer, Naya Raipur Development Authority**, on any scheduled bank payable at Raipur or in form BG as per Appendix – II

5.2 *Application* without EMD shall be summarily rejected.

5.3 If the *application* is not accepted the amount of EMD shall be refunded but no interest on it shall be payable. Or in form BG as per appendix- II

5.4 *EMD* of the unsuccessful person shall be returned within a period of two (2) weeks from the date of acceptance of the allotment to the Successful Applicant. *EMD* submitted by the Successful Applicant shall be adjusted in the premium of the land.

5.5 *EMD* shall be forfeited in the following cases:

- a) if any information or document furnished by the applicants turns out to be misleading or untrue in any material respect; and
- b) if the successful applicants fails to deposit the full amount of the premium within the stipulated time or any extension thereof granted by NRDA.

6 Validity of Application – The validity of the application shall be as per "Schedule F, Part E" date and in the event of the applicant withdrawing the application in the validity period, for any reason whatsoever, earnest money deposited with the application shall be forfeited and appropriated by the NRDA.

7 Payment of Premium & Schedule-

7.1 The successful applicant shall deposit 1st premium as per "**Schedule F Part B**" along with taxes as applicable within 90 (Ninty) days of issue of the Notice of acceptance (NoA) failing which the NoA shall be annulled and the earnest money shall be forfeited and appropriated by NRDA. The successful applicant is also required to execute License Agreement/ Development Agreement with NRDA within 90 days of issue of NoA.

7.2 After payment of 1st premium as per "**Schedule F Part "B"**", Letter of Allotment (LoA) shall be issued to the successful applicant by NRDA. The successful Applicant shall execute lease deed as per conditions setout in the Application document within three months from the date of issue of LoA.

7.3 The payment schedule of the land Premium shall be as per "**Schedule-F , Part-B**"

8 Application Cost & submission Format

8.1 The applications are to be submitted in the prescribed form which can be purchased from the office of NRDA / directly downloaded from website www.nayaraipur.gov.in ,The cost of application document shall be as per "**Schedule-F , Part-F**" (non refundable). The application

will be submitted in **single** envelopes. The Applicant is required to provide all the information/document as per prescribed application format. NRDA shall consider only those applications that are received within the time and in the prescribed format and are complete in all respects. The application shall comprise the following:

Envelope - It should contain

1. the Bank Draft for EMD payable to the Chief Executive Officer, Naya Raipur Development Authority in any Nationalised /Scheduled Bank at Raipur **OR BG as per APPENDIX -II**
2. The receipt of purchase of Application document from NRDA. **In case of Application download from web site** the Cost of Application shall be submitted in the form of **Demand Draft** as per "**Schedule-F, Part-F**" (non refundable)
3. Documents in support of eligibility criteria as per "Schedule-F Part-B"
4. The whole application document duly signed.
5. Power of Attorney (Appendix-III).

9 Sealing and Marking of Proposal

- i. The application shall be typed or written in indelible ink and each page shall be initialed by the applicant. All the alterations, omissions, additions, or any other amendments made to the Application shall also be initialed by the person(s) signing the Application.
- ii. The envelope must be super scribed with the following information:
 1. Name of Application
 2. Application Due Date
 3. Name and Address of applicant
 4. Contact person and phone numbers
- iii. All envelopes shall be addressed to:

Chief Executive Officer Phone: (0771) – 2511500
1st Floor, Utility Block, Near Mantralaya, Cap Fax: (0771) – 2511400
Complex Sector-19 e-mail: - ceo@nayarapur.com
Naya Raipur Ph. 0771-2511500

- 10 **Opening of application & Allotment Procedure** : The Chief Executive Officer or any Officer authorised by him, will open the applications. The officers competent to dispose of the applications shall have right of rejecting all or any of the applications.

Allotment procedure

- i. Allotment shall be made on the fixed premium rate.
- ii. **In case more then one Application is received for the plot, allotment shall be done on the basis of lottery.**
- iii. Applicant should submit only one proposal for one plot. more than one proposal for the same plot shall disqualify the applicant.
- iv. This plot is for the purpose specified in "Schedule F", in case of the following, the applicant shall not be allotted the plot:
- v. If the applicant has already been allotted the plot by NRDA in past for the same purpose as specified in "**Schedule F**"

- 11 **The important APPLICATION dates shall be as per "Schedule-F PART G"**

12 Rights of the Chief Executive Officer

- 12.1 The applications that are found responsive in terms of the application document shall only be considered. The Chief Executive Officer, NRDA reserves the right to call for clarification or additional document as deemed fit.

12.2 The NRDA reserves the right to reject any or all application without assigning any reasons what so ever. NRDA may, in its absolute discretion, but without being under any obligation to do so, update, amend, modify or supplement the information in this document by uploading in its website www.nayaraipur.gov.in and which shall not be published in newspaper/s.

13 Cancellation of application

- a. During the stage before issue of NoA (Notice of Award) -The cancellation shall be governed by clause 5 of the application
- b. During the stage after issue of NoA - The cancellation shall be governed by clause 7 of the application
- c. During the stage after the execution of agreement - The cancellation shall be governed as per Draft Agreement.

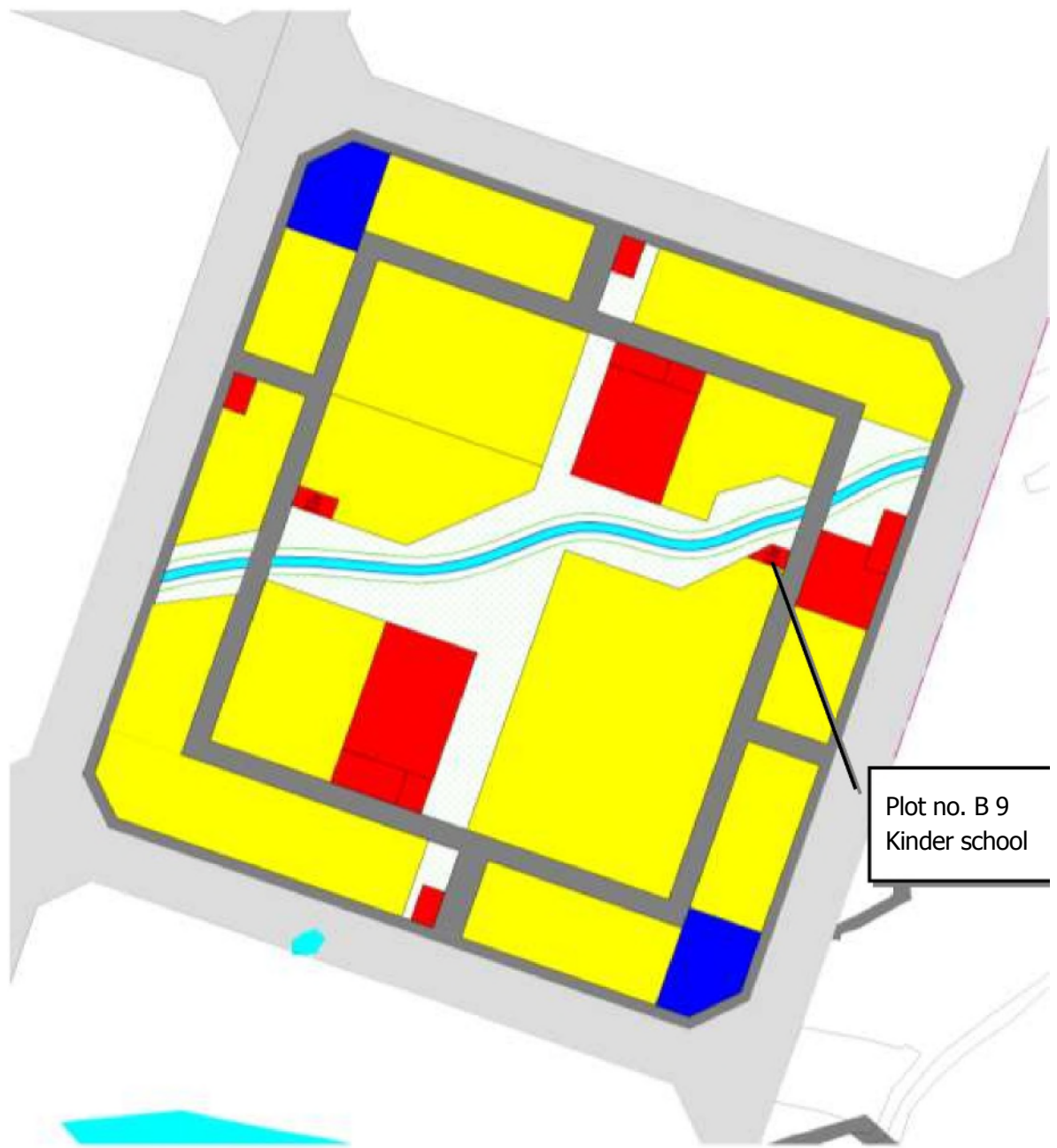
14 Details of Project as per Schedule-F :

“Part-A-Details of project”, “Part-B-Minimum Eligibility Criteria & Payment Conditions “ , “Part-C-Site plan along with the broad development control parameters”, “Part-D-Development, Operation & Maintenance Obligations”, “Part-E-Earnest Money Deposit (EMD) “, “Part-F- Cost of Document” , Part-G- Dates of Application”

15 DRAFT AGREEMENT – (Volume -II)

*Chief Executive Officer
Naya Raipur Development Authority
Raipur (C.G.)*

1. Schedule-F, Part-A- Particulars of the Plot



Details of Project

Particulars	Area	Upset Price per Sq.mt
Kinder School Plot no. B9, Sector 30	564 Sq.mt	Rs 1977/-

Schedule-F, Part-C- The broad development control parameters

S.No.	Development Control	Parameter
1	Type of Development	Kinder School
2.	Plot area	564 Sq.M
3	Maximum Ground Coverage	30%
4	Maximum FAR	0.60
5	Maximum Height	8 meter

Schedule-F, Part-B - Minimum Eligibility Criteria & Payment conditions

The Applications are invited from Individual, Religious Charitable trusts, Societies, Companies registered under appropriate act/regulations having - (Form-I Attach)

1. Experience of Running of minimum one Kinder Schools for minimum one year period. (form-2 & form-3)
2. The applicant is required to submit certified copies of all the required documents to support the above eligibility criteria without which the tender may not be considered.
3. Copy of registration of school issued by Competent Authority/District Education officer.

Following documents are required to be submitted in support of the Minimum Eligibility criteria

- i. (Individual), In case applicant is an individual, submit last 3 years IT Returns copy of PAN Card.
- ii. **(Form-IV)** In case of applicant be a company, its Board resolution, authorizing the applicant to sign on behalf of the company should be attached along with the following documents -
 - a) list of directors duly certified by the Statutory Auditor/ Chartered Accountant
 - b) list of share holders with number of allotted shares duly certified by the Statutory Auditor/ Chartered Accountant
 - c) copy of its Memorandum and Article of Association
- iii. **(Form-IV)** In case of a applicant be a partnership firm all the partners are required to sign the tender document and the enclosures. In case the documents mentioned above are not signed by all the partners but signed by only one partner, necessary authorization letter from all the other partners should be enclosed. The following documents should be enclosed:
 1. Certified copy of duly registered partnership deed
 2. Certified copy of Certificate issued by the Registrar of firms'
- iv. In case applicant is Trust or Society, then submit; if Trust, registration certificate and copy of Trust deed and if Society, then registration certificate and Society Byelaws

Payment Conditions:

S. No	Payment as % of Development Premium	Payment Schedule
1.	25% of the accepted Land premium (less the amount of EMD if the EMD has been deposited in the form of Bank Draft)	within 90 (Ninety) days of issue of the Notice of Award (NoA)
2.	25% (Twenty Five percent) of Land premium + 7% simple interest on total Balance Premium	Before 30 days of completion of Second Anniversary of the NoA
3.	25% (Twenty Five percent) of Land premium + 7% simple interest on total Balance Premium	Before 30 days of completion of Third Anniversary of the NoA
4.	25% (Twenty Five percent) of Land premium + 7% simple interest on total Balance Premium	Before 60 days of completion of Fourth Anniversary of the NoA

Schedule-F, Part-D - Minimum Development Obligations:**Development Period & Milestones:**

To Build and operate Kinder school per govt norms within a period of **Five Years** from the **date of issue of Notice of Allotment** . The Tenderer may construct and commence the operation and maintenance of School within three years from the **date of issue of Notice of Allotment**. However the Lease deed shall only be executed after the Complete payment of Land premium and 50% completion of infrastructure of School as per Govt Norms.

Schedule-F, Part-E- Earnest Money Deposit (EMD)

1. Rs 1.1 lacs in the form of DD or in the form of BG (As per Appendix-III)
2. Validity of Tender: 120 days
3. Validity of BG : Validity of Tender + 60 days

Schedule-F, Part-F- Cost of Application Document

Rs 5,000/- in the form of DD favoring "Naya Raipur Development Authority", payable at Raipur .

Schedule-F, Part-G- Important Tender Dates

Last date of Sell of Document	14/11/2014
Last Date of submission of Tender	19/11/2014 by 3:00 PM
Date of opening of Technical Bid I.e Envelope --	19/11/2014 at 3:30 PM

FORM NO. – 1

Application for allotment of Plot B9 for Kinder School in Sector 30,
Naya Raipur on Fixed Rates

PARTICULARS OF INDIVIDUAL / TRUST / SOCIETY / COMPANY

1. Name of Applicant

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2. Address of Registered head office of the Applicant

Address with Pin code	
Phone No.	
Fax No.	
E-Mail	
Website	

3. Particulars of Trust/Society/Company

1. Name of Act under which registered	
2. Registration no. date and place	
3. Area/jurisdiction of operation as per registration	
4. Main Objective(Please quote section/clause no. of relevant document)	

4. Name and address of Trustees/ Office bearers/ Directors (Please use separate sheet): **Note:** - Please attach notarised copies of -

1. Copy of Registration Certificate under Trust/Society/ Company Act
2. Copy of Trust Deed, Articles & Memorandum of Association, Constitution & bye-laws, as the case may be.

Signature of Authorised Signatory & Seal

FORM NO. – 2

**Application for allotment of Plot B9 for Kinder School in Sector 30,
Naya Raipur on Fixed Rates**

FINANCIAL REPORT

1. Name of Applicant

2. PAN/TAN no. of the Individual/Trust/ Society/ Company:

3. Evidence of Financial capacity to implement the Project (Rs. in lacs):

Please attach copies of the relevant documents such as audited balance sheet certified by a Chartered Accountant, copies of bank statements, investments, reserve fund, financial tie ups, donations etc.

Signature of Authorised Signatory & Seal

FORM NO. – 3

**Application for allotment of Plot B9 for Kinder School in Sector 30,
Naya Raipur on Fixed Rates**

INFORMATION PERTAINING TO THE EXISTING KINDER SCHOOL RUN BY APPLICANT
(Please use separate sheets for each establishment)

1. Name of Applicant:

2. No. of KINDER SCHOOL run by the Applicant:

3. Details of the KINDER SCHOOL run by the Applicant:

S. No.	Particulars	Details	
1	Name of the KINDER SCHOOL		
2	Address		
3	Registration No		
4	Year of establishment		
5	Plot Area		
6	Built Up area		
7	Medium of instruction		
8	Board/University of Examination		
9	No. of Students	Year	No. of Students
		2012-13	
		2013-14	
10	Facilities provided in the School		
11	No of Teachers on permanent employment		
12	No of Teachers on temporary employment		
13	Awards and Accolades		
14	Any other relevant details		

Note:- Please use separate sheet for each School. Attach copy of supporting document.

Signature of Authorised Signatory & Seal

FORM NO. – 4

**Application for allotment of Plot B9 for Kinder School in Sector 30,
Naya Raipur on Fixed Rates**

PROJECT DETAILS

1. Name of Applicant:

2. Brief Report about the proposed Project at Naya Raipur - it should include:
- i. Facilities proposed under the Project,
 - ii. Built up area of proposed construction and estimated cost
3. Proposed time line for implementation of entire project giving details as to how the area of plot & admissible FAR will be utilized.
4. Details of parking facilities.
5. Financial strength including financial assistance from the sources with purpose and timeframe indicating tie-up/arrangements. (Please attach supporting documents)
6. Any other relevant information that the Tenderer would like to give.

Signature of Authorised Signatory & Seal