

NOTICE INVITING TENDERS, JANUARY 2016

Allotment of Plots for Marriage Lawn



SECTOR-24 (Plot No. R1, R4 & R5), NAYA RAIPUR

PRESS NOTE

NOTICE INVITING TENDERS



Allotment of Plots for Marriage Lawn in the Sector-24, Plot 24-R1, R4 and R5 in Naya Raipur.

Tender No. 370/R-38/PRJ/NRDA/2015, Naya Raipur Date: 21/01/2016

NRDA invites tender from qualified and experienced firms, who fulfill the Pre-Qualification criteria, for the allotment of plots for Marriage Lawn.

Details	Plot 24- R1	Plot 24- R4	Plot - R5
Plot Size (Approx.)	20,000 Sq. m	16,000 Sq. m	12,000 Sq. m
Upset Price Per Sqm	INR 3,535	INR 3,535	INR 3,535
Permissible FAR	0.30	0.30	0.30
EMD	INR 70.72 Lakh	INR 56.58 Lakh	INR 42.43 Lakh

Pre-Bid Meeting 05/02/2016

Last Date of Submission of Tender 19/02/2016 by 3:00 P.M

Date of Opening of Technical Bid 19/02/2016 at 3:00 P.M

The Pre-qualification criteria and other details could be seen in the RFP Document. The RFP documents can be downloaded from www.nayaraipur.gov.in. Modification/Amendment/ Corrigendum, if any, shall not be advertised in the newspapers but shall be published in the website only.

Naya Raipur Development Authority

Utility Block, Capital Complex, Sector – 19, Naya Raipur, 492 002,
Chhattisgarh T: +91.771.251.1500

NAYA RAIPUR - MERA RAIPUR

Chief Executive Officer

Important Date

1.	Pre-Bid Meeting	05/02/2016
2.	Last Date of Submission of Tender	19/02/2016 by 3:00 P.M
3.	Date of Opening of Technical Bid i.e Envelop B	19/02/2016 at 3:00 P.M

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ABOUT NAYA RAIPUR

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.

Naya Raipur Development Authority (NRDA) is a special area development authority established by GoCG under the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973 for development and administration of Naya Raipur.

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 Hospital 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 Adhiniyam, 1973, Naya Raipur Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

DISCLAIMER

I. The tender document contains two volumes:

Volume -I	Notice Inviting Tenders
Volume -II	Draft Lease Agreement

II. The information contained in the Tender document or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the NRDA or any of their employees or advisers, is provided to Tenderers on the terms and conditions set out in this Tender Document and such other terms and conditions subject to which such information is provided.

1. Though adequate care has been taken in the preparation of this Tender Document, the Tenderer should satisfy himself that the Document is complete in all respects. Intimation of discrepancy, if any, should be given to the Chief Executive Office, Naya Raipur Development NRDA (NRDA) immediately before the tender due date. If no intimation is received by the NRDA within the date, it shall be deemed that the Tender is satisfied that the Document is complete in all respects.

IV. The Tender Document is not an agreement and is neither an offer nor invitation by the NRDA to the prospective Tenderers or any other person. The purpose of the Tender Document is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to this Tender Document. The Tender Document includes statements, which reflect various assumptions and

assessments arrived at by the NRDA in relation to the Tender.

Such assumptions, assessments and statements do not purport to contain all the information that each Tenderer may require. The Tender Document may not be appropriate for all persons, and it is not possible for the NRDA, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses the Tender Document. The assumptions, assessments, statements and information contained in the Tender Document, may not be complete, accurate, adequate or correct. Each Tenderer should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in the Tender Document and obtain independent advice from appropriate sources.

- V. Information provided in the Tender Document to the Tenderers is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The NRDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
- VI. The NRDA, its employees and advisers make no representation or warranty and shall have no liability to any person including any Tenderer under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense, which may arise from or be incurred or suffered on account of anything contained in the Tender Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the Tender Document and any assessment, assumption, statement or information contained therein or deemed to form part of the Tender Document or arising in any way in this Selection Process.
- VII. The NRDA also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance of any Tenderer upon the statements contained in the Tender Document.
- VIII. The NRDA may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in the Tender Document.
- IX. The issue of this Tender Document does not imply that the NRDA is bound to select a Tenderer or to appoint the Successful Tenderer / Technical Consultant, as the case may

be, for the Development work and the NRDA reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.

- X. The Tenderer shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the NRDA or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Tenderer and the NRDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Tenderer in preparation or submission of the Proposal, regardless of the conduct or outcome of the Selection Process.

NOTICE INVITING TENDER

For

Allotment of Plots for Marriage Lawn in the Sector- 24, Plot 24 -R1, R4 and R5, Naya Raipur

1. Sealed tenders are invited for allotment of Plot for Marriage Lawn in the Sector-24, Plot 24- R1, Plot 24- R4 & Plot 24- R5 Naya Raipur. As per Minimum Eligibility Criteria given in Schedule “F”, Part – “B”

The details of Plots are as follows –

S.No	Details	Plot 24- R1	Plot 24- R4	Plot – R5
1.	Plot Size (Approx.)	20000 Sq. m	16000 Sq. m	12000 Sq. m
2	Upset Price Per Sqm	INR 3535	INR 3535	INR 3535
3	Location	Sector 24	Sector 24	Sector 24
4	Land Use	Recreational	Recreational	Recreational
5	Permissible FAR	0.30	0.30	0.30
6	EMD	INR 70.72 Lakh	INR 56.58 Lakh	INR 42.43 Lakh
7	Cost of Tender Document	INR 5000/-	INR 5000/-	INR 5000/-

2. The indicative site plan is attached at **Schedule “F”, “Part A”**. Allotment of Plot for Marriage Lawn in the Sector-24, Plot 24- R1, Plot 24- R4 & Plot 24- R5 as per the provision of the “Naya Raipur Development Plan -2031” which can be downloaded from the website www.nayaraipur.gov.in
3. The important dates are given below –

Last Date of receipt of tenders	19/02/2016 by 3.00 pm
Date of opening of Technical Bid i.e Envelop B	19/02/2016 at 3.30 pm
Date of opening of Financial Proposal	Will be intimated

4. **Invitation of Tender and Direction**

- a. NRDA invites Tender for developing Marriage Lawn .The details are as per “**Schedule-F ,Part-A**”
- b. The site plan along with the broad development control parameters is attached at “**Schedule-F, Part-A & C**”

5. **Development, Operation and maintenance Obligations (Essential Facilities): The Tenderer shall have the Obligations as per “Schedule-F Part-D”.**

6. Earnest Money Deposit (EMD)

- i. The tender should necessarily be accompanied by Earnest Money Deposit for an amount of **“Schedule-F , Part-E”** and the form of a Demand Draft in favour of Chief Executive Officer, Naya Raipur Development Authority, on any Nationalised/ Scheduled bank payable at Raipur/Naya Raipur (In case the bidder is bidding for more than one plot the EMD amount as mentioned in the RFP will have to be submitted for each of the plots separately by way of demand draft)
- ii. Tender without EMD shall be summarily rejected.
- iii. If the Tender is not accepted the amount of EMD shall be refunded but no interest on it shall be payable.
- iv. 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 Tenderer. EMD submitted by the Successful Tenderer shall be adjusted in the premium of the land.
- v. EMD shall be forfeited in the following cases:
 - a. If any information or document furnished by the Tenderer turns out to be misleading or untrue in any material respect; and
 - b. If the successful Tenderer fails to deposit the due amount of the premium within the stipulated time or any extension thereof granted by NRDA.
 - c. If the successful tender fails to execute and register the Lease agreement within the stipulated time or extension thereof, if any granted by NRDA

7. Validity of Tender

Tender shall remain valid as per **Schedule-F “Part E”** from the TENDER Due date and in the event of the Tenderer withdrawing the TENDER in the validity period, for any reason whatsoever; earnest money deposited with the TENDER shall be forfeited and appropriated by the NRDA.

8. Payment of Premium & Schedule-

- i. After approval of the tender with or without negotiation, as the case may be a Notice of Award (NoA) shall be issued.
- ii. The successful Tenderer shall deposit amount as per **Schedule-F, “Part-B (Section C “Payment Condition”)** “ within **90(Ninety)** days of issue of the **Notice of Award (NoA)**, failing which the NoA shall be annulled and the earnest money shall be forfeited and appropriated by NRDA.
- iii. The successful bidder shall execute and sign the Lease agreement within 90 (ninety) days from the issue of the NoA at its own cost, bearing all the expenses on stamp duty, registration charges, cost of map and any other charge which is applicable at the time of the signing of Lease Agreement. In the event the successful Tenderer fails to deposit the amount or fails to sign the agreement within the stipulated period NRDA shall have right to forfeit the EMD and cancel the allotment
- iv. The possession of land shall be handed over to the developer **within 15 days** of the signing of the Lease Agreement.
- v. The physical possession of the plot shall be handed over to the lessee after signing of the Lease Agreement & NRDA reserves the right to reject any or all tender without assigning any reasons whatsoever. 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 <http://nayaraipur.gov.in> and which shall not be published in newspaper/s.
- vi. The payment schedule of the land Premium shall be as per **“Schedule-F , Part-B” (Section C “Payment Condition”)**
- vii. **Tender Cost & Submission Format:** The tenders are to be submitted in the prescribed form which can be purchased from the office of NRDA / directly downloaded from website <http://nayaraipur.gov.in>, The cost of Tender document shall be as per **“Schedule-F, Part-F”** (non-refundable). The Tender shall be submitted in **Single Envelopes "A"**. The Tenderer is required to

provide all the information/document as per prescribed Tender format. NRDA shall consider only those Tenders that are received within the specified time and in the prescribed format and are complete in all respects.

The Tender shall comprise the following:

Envelope “A” -It will contain **Envelop “B” & Envelop “C”**

Envelope “B” -It will contain **(A checklist of all the documents with their corresponding page numbers is required to be submitted by the tenderer as a part proposal)**

- i. The Bank Draft for EMD payable to the Chief Executive Officer, Naya Raipur Development Authority in any Nationalised /Scheduled Bank payable at Raipur .
- ii. The Bank Draft for Cost of the Tender document payable to the Chief Executive Officer, Naya Raipur from any Nationalised /Scheduled Bank payable at Raipur
- iii. The Photocopy of receipt of purchase of TENDER document from NRDA. In case of TENDER DOWNLOAD from website the Cost of Tender shall be submitted in the form of Demand Draft as per **“Schedule-F, Part-F” (Non Refundable)**
- iv. Power of Attorney set out in **APPENDIX-I and APPENDIX-II.**
- v. Joint Bidding Agreement set out in **APPENDIX-III**
- vi. Documents in support of eligibility criteria as per **“Schedule-F Part-B”**
- vii. Whole Tender document (**Volume-I & II**) duly sealed, signed and page numbered in spiral bound booklet and marked as stipulated.

Envelope “C” - It will contain Financial Proposal

Note: In case of bid submission for multiple plots, bid proposal including Technical Proposal (Envelope B) and Financial Proposal (Envelope C) in Single Envelope A, have to be submitted separately for each of the plot/s.

9. Sealing and Marking of Proposal

- i. The TENDER shall be typed or written in indelible ink and each page shall be initialed by the authorized signatory having Power of Attorney. All the alterations, omissions, additions, or any other amendments made to the TENDER shall also be initialed by the person(s) signing the TENDER.
- ii. Each of the envelopes, both outer and inner, must be super scribed with the following information:
 - a. Name & address of Tenderer
 - b. Contact person name & phone number
 - c. Tender Name & its Due Date
- iii. All envelopes shall be addressed to:

Chief Executive Officer
Naya Raipur Development Authority, First Floor, Utility Block,
Capitol Complex, Sector -19, Mantralaya,
Pin Code- 492002, Naya Raipur (C.G.)
Phone: (0771) – 2511500
Fax: (0771) – 2511400
E-mail: - ceo@nayaripur.com
psc1@nayaripur.com

10. Opening of Tender

The Chief Executive Officer or any officer authorised by him, will open the Tenders. The officers competent to dispose of the Tenders shall have right of rejecting all or any of the Tenders.

11. Selection of Successful Bidder:

Bidder shall be rank H1, H2, H3 etc. in decreasing order of their financial proposals. The selection will be made on the basis of **highest premium per square meter quoted by the bidder over and above the Upset price specified in this Tender.** Financial bid will be opened

Allotment of Plot for Marriage Lawn in Sector- 24 (Plot No. R1, R4 & R5), Naya Raipur

in decreasing order of the plot size viz. R1 (20000 Sq. m), R4 (16000 Sq.m) and R5 (12000 Sq. m).

12. **Dates of opening of tender:**

The important Tender dates shall be as per “**Schedule-F, Part G**”

13. **Rights of the Chief Executive Officer**

The Tenders that are found responsive in Terms of the Tender document shall only be considered. The Chief Executive Officer, NRDA reserves the right to call for clarification or additional document as deemed fit.

14. **Cancellation of Tender**

The NRDA reserves the right to reject any or all Tender 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 <http://nayaraipur.gov.in> and which shall not be published in newspaper/s.

- i. **For the stage Before issue of NoA (Notice of Approval)** -The cancellation shall be governed by **Para 6.0** of the Tender.
- ii. **For the stage after issue of NoA** - The cancellation shall be governed by **Para 8.0** of the Tender
- iii. **For the stage after 1st Premium payment and before registration of deed-** If the Tenderer fails to register the Lease Agreement within three months from issue of NoA the additional premium of **2% of the land premium** shall be levied. The cancellation process may be taken as per “*The Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008*”. In case of cancellation the EMD shall be absolutely forfeited and balance amount shall be refunded without any interest.
- iv. **For the stage after registration of Agreement** - The cancellation shall be governed as per Draft Agreement.

15. **Mortgage**

The Developer shall be entitled to mortgage the Land as per applicable laws of Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008 with any scheduled Bank or financial institution with prior approval of NRDA and subject to the conditions that the first charge shall always be with NRDA.

16. **GENERAL TERMS AND CONDITIONS**

- i. The terms and conditions based on which the Tenderer is selected for allotment of land shall be an integral part of the Lease Agreement.
- ii. The Developer shall be responsible for obtaining at his cost all the statutory approvals/ permits/ License/ permission as required for the construction, development and operation and maintenance of the facilities on the plot at his own cost as required under the applicable laws.
- iii. Developer shall during the period of Lease, pay all rates taxes and all other charges due and becoming due in respect of the land and on property thereupon.
- iv. The development and construction on the plot will be governed by the provisions of Naya Raipur development plan 2031, Naya Raipur Urban Design guidelines, and Bhumi Vikas Niyam 1984 in force at that time.

17. **Lease Rent**

During the term of the lease Period, lessee shall have to pay an annual ground rent of 2% of total premium amount. The amount shall be deposited in advance on first day of April every year.

18. **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), “Validity of Tender“,
- **Part-F** - “Cost of Document”,
- **Part-G** - “Dates of Tender”
-

19. **DRAFT LEASE DEVELOPMENT AGREEMENT — (Volume-II)**

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

Schedule –“F”

Tender: Invitation of tender of Plot for Development of Marriage Lawn in Sector – 24, Plot 24-R1, Plot 24- R4 & Plot 24- R5 in Naya Raipur – on Lease / Development Right

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

i. Details of the Plots

S. No	Particulars for Marriage Lawn	Area (Sq. m) Approx.	Upset Price per Sq. m (INR)
1.	Plot 24-R1	20000	3535 /-
2	Plot 24-R4	16000	3535 /-
3	Plot 24-R5	12000	3535 /-

***The Plot Area is tentative and can be increased or decreased up to 10% at the time of handing over of possession**

ii. Details of the Project

- a. As a part of the holistic development plan of the city adequate physical, social and recreational infrastructure is planned for Naya Raipur. With this backdrop 3 plots have been earmarked for development of Barat Ghar (Marriage Lawn) in Sector 24
- b. There is a provision for common parking in the contiguous land parcel which is reserved as the public parking area for the recreational facilities in the vicinity
- c. The required approvals need to be secured in accordance to the prevailing norms of Town & Country Planning Directorate, NRDA, Chhattisgarh Environment Conservation and any other authorities, bodies, regulators, as may be applicable

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

The Applicant may be a single entity or a group of entities (called the "Consortium"), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant. The term Applicant used herein would apply to both a single entity and a Consortium.

An Applicant may be a natural person, private entity, government owned entity or any combination of them with a formal intent to enter into an agreement or under an existing agreement to form a consortium.

More than one plot cannot be allotted to any individual, Partnership Firm, Private or Public Limited Company. Also, more than one plot cannot be allotted to members of the same family¹.

To be eligible for selection, an Applicant shall fulfil the following condition of eligibility:

¹ "Family" means a person, his spouse and their minor children

A. Technical Qualification

- a) The Bidder should essentially be a legal entity. The Bidder should be either registered under Companies act or a firm registered under partnership firm or a proprietorship firm for past 5 years. A certificate to this effect should be submitted along with the bid. (In case of consortium, lead member of the consortium should be a legal entity for atleast past 5 years and other member of consortium should also be a legal entity for atleast past 3 years)
- b) The firm/ individual/ consortium should have experience of running business in Hospitality Services such as Hotel/Restaurant/Club/Recreation or Convention business/ Marriage Hall for last 3 financial years (2012-13, 2013-14 & 2014-15)

Or

The firm/individual/consortium should have experience of running construction (interior or exterior) business or real estate developers business or large industrial houses (interested in diversifying in hospitality business) for past three 3 years (2012-13, 2013-14 & 2014-15)

The details of the eligible project which the Applicant has considered to meet above mentioned Technical Capacity shall be provided as per **Form II**.

B. Financial Capacity

- a) The Bidder should have minimum Net Worth (the "Financial Capacity") as mentioned in the below table against the plots they are bidding for viz. **Plot 24- R1, Plot 24- R4 & Plot 24- R5**, as per the financial statement as on 31.03.2015 (a certificate from Chartered Accountant in support of this should be furnished)

S.No	Particulars for Marriage Lawn	Area (Sq. m) Approx.	Minimum Net Worth (INR)
1.	Plot 24-R1	20000	4 Crore
2	Plot 24-R4	16000	3.50 Crore
3	Plot 24-R5	12000	2.50 Crore

Note: In case of a situation wherein the highest bidder for more than one plot for development of marriage lawn is the same applicant and he/she meets the requisite Technical and Financial capacity as mentioned in the RFP, larger size plot will be allotted to that bidder and his/her application for the remaining plot/s will stand disqualified for the remaining (small size) plot/s.

For Example: If applicant XYZ is the highest bidder for Plot R1 and R4 of area admeasuring 20000 Sq. m and 16000 Sq.m respectively and meets the requisite Technical and Financial capacity as mentioned in the RFP. Then XYZ applicant will be declared successful bidder for R1 plot of area admeasuring 20000 Sq m and his/her application for Plot R4 admeasuring 16000 Sq. m will stand disqualified.

Financial bid will be opened in decreasing order of the plot size viz. R1 (20000 Sq. m), R4 (16000 Sq.m) and R5 (12000 Sq. m).

Conditions for Consortium:

- The number of members in a consortium shall not exceed 3(Three)
- An individual Bidder cannot at the same time be member of a Consortium applying for qualification. Further, a member of a particular Bidder Consortium cannot be member of any other Bidder Consortium applying for qualification;

Allotment of Plot for Marriage Lawn in Sector- 24 (Plot No. R1, R4 & R5), Naya Raipur

- Members of the Consortium shall enter into a binding Joint Bidding Agreement, substantially in the form specified at Appendix-III (the “Joint Bidding Agreement”), for the purpose of submitting a Bid.
- The Proposal should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial, technical and O&M obligations;
- The applicant is not allowed to change ownership of the formed Consortium till the construction of the project is completed
- The 50% of the required Financial Capacity shall be met by Lead Member of the Consortium only

Following documents are required to be submitted in support of the Minimum Eligibility criteria, In case of consortium the Applicant shall furnish the below documents for all the consortium members:

- (Form-I)** In case of tender by a **company** the following documents are required to be submitted:
 - a) Board resolution, authorizing the applicant to sign on behalf of the company
 - b) Notarized Copy of Certificate of Incorporation issued by Registrar of Companies.
 - c) list of directors duly certified by the Statutory Auditor/ Chartered Accountant
 - d) list of shareholders with number of allotted shares duly certified by the Statutory Auditor/ Chartered Accountant
 - e) copy of its Memorandum and Article of Association
- (Form-I)** In case of a tender by 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:
 - a) Certified copy of duly registered partnership deed
 - b) Certified copy of Certificate issued by the Registrar of firms.
- The tenderer as a developer should have, for last three financial years from the last date of submission of tender completed condition “2.A” above (Form-II) .**The experience should be supported by Notarized copy of the building permission / Commencement and building completion certificates issued by the Building permission Authority or any other document issued by the Municipality /Government bodies as applicable in support of the same.
- Certificate from Chartered Accountant/Statutory Auditor w.r.t fulfilling eligibility criteria 2.B above.(Form-III)**

C. Payment Conditions:

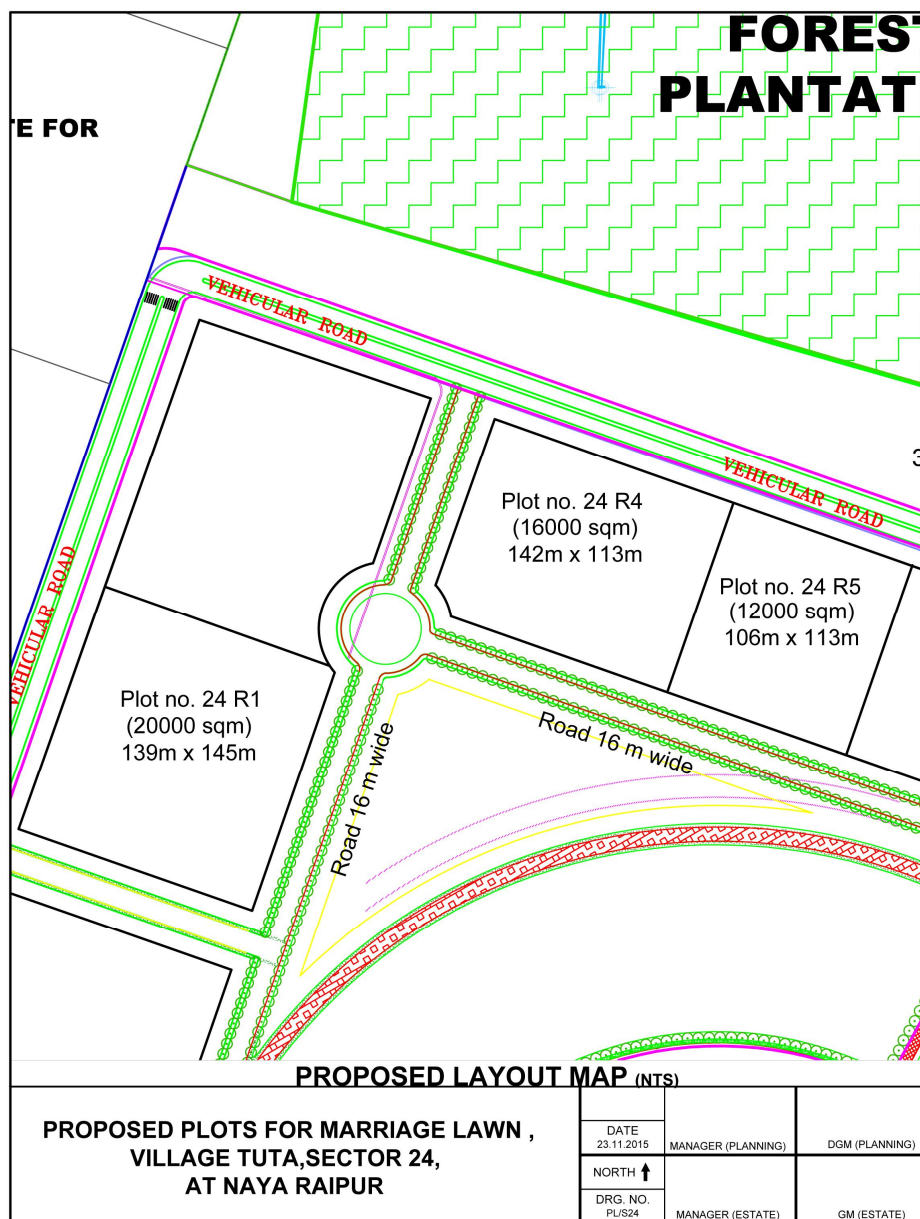
S. No	Payment as % of Land premium	Payment Schedule
1	25% of the accepted Land premium (less the amount of EMD)	within 90 (Ninety) days of issue of the Notice of Award (NoA)
2	25% (Twenty Five percent) of Land premium + 12% simple interest on 75% of the Premium	Before 30 days of completion of First Anniversary of the NoA

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3	25% (Twenty Five percent) of Land premium + 12% simple interest on 50% of the Premium	Before 30 days of completion of Second Anniversary of the NoA
4	25% (Twenty Five percent) of Land premium + 12% simple interest on 25% of the Premium	Before 60 days of completion of Third Anniversary of the NoA

The Lessee shall submit Bank Guarantee of Balance Land Premium at the time of signing of Lease Agreement. The said Bank Guarantee shall be valid for Three (3) years from the date of signing of Lease agreement or till the applicant make the full payment of the land value. Bank Guarantee shall be stepped down on pro rata basis against the payments received by NRDA for subsequent instalments.

**3. Schedule-F, Part-C- The broad development control parameters
Site Plan**



S.No.	Development Control	Parameter
2	Land use	Recreational
3	Maximum Ground Coverage	15%
4	Maximum FAR	0.3
5	Maximum Height	11 m

4. Schedule-F, Part-D - Minimum Development Obligations:

Development Period & Milestones:

The development milestone has been made in a way to ensure completion of development of Marriage Lawn within Three years of date of issue of NoA.

- i. The Developer shall secure all the required approvals permissions, NOC from the competent authority **within six months from the date of issue of NoA**
 - ii. The Developer shall **complete minimum 50%** of the construction of built-up area and development of Marriage Lawn in all respect **within One and a half year from the date of issue of NoA**
 - iii. The Developer shall complete construction work and development of Marriage lawn **in all respect within Three years from the date of issue of NoA**
- a. Where the lessee does not obtain the permission of development and/or building construction, as the case may be within the time specified by the Authority, the extension in time to commence and complete the development and/or construction may be granted by the Chief Executive Officer, on payment of the following surcharge by the lessee at the following rates –

Block of time Extension	Period of Extension	Amount of surcharge as Percent of the Land premium
First	Twelve months or part thereof	20% (Twenty)
Second	Twelve months or part thereof after the First extension of time	25% (Twenty five)
Third	Twelve months or part thereof after the Second extension of time	30% (Thirty)
Fourth	Twelve months or part thereof after the Third extension of time	35% (Thirty Five)
Fifth	Twelve months or part thereof after the Fourth extension of time	40% (Forty)

Provided that the extension in time shall be granted for Twelve months or its part at one time and such extension shall be granted maximum for five years.

- b. Where the development and/or construction, as the case may be is commenced by the lessee as per terms of agreement after obtaining development and/or building construction permission but fails to complete the work due to unavoidable circumstances, the extension in time for the completion of work

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may be granted by the Chief Executive Officer on payment of the following surcharge by the lessee at the following rates –

Block of time extension	Period of time	Amount of surcharge as percent of the premium
First	Twelve months or part thereof	5% (Five)
Second	Twelve months or part thereof after the First extension of time	7% (Seven)
Third	Twelve months or part thereof after the Second extension of time	10% (Ten)

Provided that the extension in time shall be granted for Twelve months or its part at one time and such extension shall be granted maximum for three years.

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

S.No	EMD Details	Plot 24- R1	Plot 24- R4	Plot 24- R5
i.	EMD Amount (In the form of Demand Draft)	INR 70.72 Lakh (Rupees Seventy Lakh and Seventy Two Thousand)	INR 56.58 Lakh (Rupees Fifty Six Lakh and Fifty Eight Thousand)	INR 42.43 Lakh (Rupees Forty Two Lakh and Forty Three Thousand)
ii.	Validity of Tender	120 Days		
iii.	Validity of EMD	Validity of Tender + 60 days		

(In case the bidder is bidding for more than one plot the EMD amount as mentioned in the RFP will have to be submitted for each of the plots separately by way of Demand Draft)

1. Schedule-F, Part-F- Cost of tender Document

INR 5,000/ in the form of DD shall be made favoring "CEO, Naya Raipur Development Authority", payable at Raipur **(In case the bidder is bidding for more than one plot the cost of tender document will have to be paid for each of the plots separately by way of Demand Draft)**

2. Schedule-F, Part-G- Important Tender Dates

Pre-bid meeting	05/02/2016
Last Date of submission of Tender	19/02/2016 by 3:00 PM
Date of opening of Technical Bid i.e. Envelope B	19/02/2016 at 3:30 PM

Letter of Proposal

(To be kept in Envelop B-on Tenderers Letter Head)

Dated:

To

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

Sub: Tender for Allotment of Plots for Marriage Lawn in Sector – 24, Naya Raipur

Dear Sir,

1. With reference to your Tender document dated, I/we, having examined the Proposal Documents and understood their contents, hereby submit my/our Proposal for allotment of plot/s for development of Marriage Lawn **(Put a tick mark (√) against the plot for which the proposal is being submitted)**

S.No	Particulars for Marriage Lawn	Area (Sq. m) Approx.	Proposal submitted for
1.	Plot 24-R1	20000	
2	Plot 24-R4	16000	
3	Plot 24-R5	12000	

The Proposal is unconditional and unqualified.

2. All information provided in by **me/us is/are** true and correct. I/We 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 tender 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/ We certify that, I/We have not been barred or blacklisted by any Central and/or State Government in India **nor on defaulter list of any bank registered in India.**
5. I/ We declare that:
- I/ We do not have any conflict of interest.
 - I/We 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 tender or request for Tender issued by or any agreement entered into with the NRDA or any other public sector enterprise or any government, Central or State; department and
 - I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of the Tender, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
6. I/ We shall make available to the NRDA any additional information it may find necessary or require to supplement or authenticate the Tender.
7. We certify that in the last three years, we 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

Allotment of Plot for Marriage Lawn in Sector- 24 (Plot No. R1, R4 & R5), Naya Raipur

- on our part.
8. I/ We declare that we are not a Member or partner of a/ any other firm submitting a Tender for the Project
 9. In the event of my/ our being declared as the successful Tenderer, I/We agree to enter into an Agreement in accordance with the draft that has been provided prior to the Tender Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
 10. The **Land premium** has been quoted by me/us (**Envelope-C**) after taking into consideration all the terms and conditions stated in the Tender and the draft Agreement.
 11. I/We agree to keep this offer valid for "**Schedule F, Part-E**" days from the Tender Due Date specified in the Tender.
 12. I/ We further certify that in regard to matters relating to Proposal and integrity of the country, we have 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.
 13. I/ We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our Directors/ Managers/ employees.
 14. The Bid security (EMD), and cost of tender is attached as per the "**Schedule F, Part-E & Part-F**".
 15. I/We agree and undertake to abide by all the terms and conditions of the tender document.
 16. In case my Tender is not accepted then my EMD submitted in the form of 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 :
17. For Tenderer who have **downloaded the documents directly from website--** I/we am/are enclosing the declaration (Annexure – I) along with Tender cost in the form of DD as "**Schedule F, Part F**".

I/we submit technical Proposal (Envelope-B) and financial Proposal (Envelope-C) under and in accordance with the terms of the Tender

Date:

Place:

(Signature of the Autorised Signatory)
Name & Designation

Enclosure: (Envelope-B)

1. EMD in the form of DD
2. Power of attorney of signing of proposal(**Appendix-I**)
3. Power of attorney for Lead Member of Consortium (**Appendix-II**)
4. Joint Bid Agreement – (**Appendix-III**)
5. Cash receipt of tender sell (in case of Downloaded tender, tender cost in form of DD along with **Appendix-IV**).
6. All forms asked in the Eligibility Criteria as per "**Schedule-F, Part-B**"; **Form-I, Form-II, Form-III**
7. Tender document with Draft Agreement duly signed.

Note: In case of Tender submission for multiple plots, Tender proposal including Technical Proposal (Envelope B) and Financial Proposal (Envelope C) in Single Envelope A, have to be submitted separately for each of the plot/s.

IMPORTANT INSTRUCTIONS TO TENDERER WHO HAVE DOWNLOADED THE TENDER DOCUMENT FROM WEBSITE

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

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

CEO, NRDA

**Power of Attorney for Signing of Proposal
(On Non Judicial Stamp Paper)**

Know all men by these presents, We, _____ (name of the firm 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/ Lead Member of our Consortium 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 "**Allotment of Plots for Marriage Lawn in the Sector – 24, in Naya Raipur**", by the, (Naya Raipur Development Authority -NRDA) (the "Authority") including but not limited to signing and submission of all applications, Bids and other documents and writings, participate in Pre Bid Meeting 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 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 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 , 20**.

For _____
(Signature)

(Name, Title and Address) Witnesses: 1
2.

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

Accepted [Notarised]

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 Tenderer 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 is being issued.*

Appendix-II

**POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM
(On Non Judicial Stamp Paper)**

Whereas the _____ (“the Authority”) has invited applications from interested parties for the “**Allotment of Plots for Marriage Lawn in the Sector – 24 in Naya Raipur**”(the “Project”).

Whereas, _____, _____, _____and _____ (collectively the “Consortium”) being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Notice Inviting Tender (NIT), Draft Lease Agreement and other connected documents in respect of the Project, and Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s bid for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, _____having our registered office at _____, M/s. _____ having our registered office at _____, M/s. _____ having our registered office at _____, and _____ having our registered office at _____, (hereinafter collectively referred to as the “Principals”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/S _____ having its registered office at _____, being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “Attorney”). We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the concession/contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the pre-qualification of the Consortium and submission of its bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, participate in bidders and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s bid for the Project and/ or upon award thereof till the Agreement is entered into with the Authority .

AND 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/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____ 2016

For
(Signature)
.....
(Name & Title)
For
(Signature)
.....
(Name & Title)
For
(Signature)
.....
(Name & Title)

Witnesses:

1.

2.

.....

(Executants)

(To be executed by all the Members of the Consortium)

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 executant(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 Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.
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 is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate.

**JOINT BIDDING AGREEMENT
(To be executed on Stamp paper of appropriate value)**

THIS JOINT BIDDING AGREEMENT is entered into on this the day of 2016

AMONGST

1. {..... Limited, a company incorporated under the Companies Act, 1956} and having its registered office at (hereinafter referred to as the **"First Part"** which expression shall, unless repugnant to the context include its successors and permitted assigns)

AND

2. {..... Limited, a company incorporated under the Companies Act, 1956} and having its registered office at (hereinafter referred to as the **"Second Part"** which expression shall, unless repugnant to the context include its successors and permitted assigns)

AND

3. {..... Limited, a company incorporated under the Companies Act, 1956 and having its registered office at (hereinafter referred to as the **"Third Part"** which expression shall, unless repugnant to the context include its successors and permitted assigns)}

The above mentioned parties of the FIRST, SECOND, and THIRD PART are collectively referred to as the **"Parties"** and each is individually referred to as a **"Party"**

WHEREAS,

(A) The Naya Raipur Development Authority, represented by its CEO and having its principal office at First Floor, Utility Block, Capitol Complex, Sector -19, Mantralaya (hereinafter referred to as the **"Authority"** which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited applications (the **Applications"**) by its Notice Inviting Tender No. dated(the **"NIT"**) for short-listing of bidders **"Allotment of Plots for Marriage Lawn in the Sector – 24 in Naya Raipur"**(the "Project").

(B) The Parties are interested in jointly bidding for the Project as members of a Consortium and in accordance with the terms and conditions of the NIT document and other bid documents in respect of the Project, and

(C) It is a necessary condition under the NIT document that the members of the Consortium shall enter into a Joint Bidding Agreement and furnish a copy thereof with the Application.

NOW IT IS HEREBY AGREED as follows:

1. Definitions and Interpretations

In this Agreement, the capitalized terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the NIT.

2. Consortium

2.1 The Parties do hereby irrevocably constitute a consortium (the **"Consortium"**) for the purposes of jointly participating in the Bidding Process for the Project.

2.2 The Parties hereby undertake to participate in the Bidding Process only through this Consortium and not individually and/ or through any other consortium constituted for this Project, either directly or indirectly or through any of their Associates.

3. Deleted

.

4. Role of the Parties

The Parties hereby undertake to perform the roles and responsibilities as described below:

- (a) Party of the First Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Bidding Process and until the Appointed Date under the Agreement when all the obligations of the Consortium shall become effective;
- (b) Party of the Second Part shall be; and}
- (c) Party of the Third Part shall be

5. Joint and Several Liabilities

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the Project and in accordance with the terms of the NIT and the Agreement, till such time as the construction of the project is completed under and in accordance with the Agreement.

6. Deleted

7. Representation of the Parties

Each Party represents to the other Parties as of the date of this Agreement that:

- (a) Such Party is duly organized, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;
- (b) The execution, delivery and performance by such Party of this Agreement has been authorized by all necessary and appropriate corporate or governmental action and a copy of the extract of the charter documents and board resolution/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:
 - (i) require any consent or approval not already obtained;
 - (ii) violate any Applicable Law presently in effect and having applicability to it;
 - (iii) violate the memorandum and articles of association, by-laws or other applicable organizational documents thereof;
 - (iv) violate any clearance, permit, concession, grant, license or other governmental authorization, approval, judgment, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or
 - (v) create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;
- (c) This Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it; and
- (d) there is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfilment of its obligations under this Agreement.

8. Termination

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the construction of the Project is completed under and in accordance with Agreement, in case the Project is awarded to the Consortium. However, in case the Consortium does not get selected for award of the Project, the Agreement will stand terminated in case the Applicant is not selected or upon return of the Bid Security by the Authority to the Bidder, as the case may be.

9. Miscellaneous

Allotment of Plot for Marriage Lawn in Sector- 24 (Plot No. R1, R4 & R5), Naya Raipur

9.1 This Joint Bidding Agreement shall be governed by laws of {India}.

9.2 The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of the Authority.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED
For and on behalf of
LEAD MEMBER by:

(Signature)
(Name)
(Designation)
(Address)

SIGNED, SEALED AND DELIVERED
SECOND PART

(Signature)
(Name)
(Designation)
(Address)

SIGNED, SEALED AND DELIVERED

For and on behalf of
THIRD PART

(Signature)
(Name)
(Designation)
(Address)

SIGNED, SEALED AND DELIVERED

For and on behalf of
FOURTH PART

(Signature)
(Name)
(Designation)
(Address)

SIGNED, SEALED AND DELIVERED
For and on behalf of
FIFTH PART

(Signature)
(Name)
(Designation)
(Address)

SIGNED, SEALED AND DELIVERED
For and on behalf of
SIX PART

(Signature)
(Name)
(Designation)
(Address)

In the presence of:

1.

2.

Notes:

- The mode of the execution of the Joint Bidding Agreement should be in accordance with the procedure, if any, laid down by the Applicable Law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Each Joint Bidding Agreement should attach a copy of the extract of the charter documents and documents such as resolution / power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member.
 - For a Joint Bidding Agreement executed and issued overseas, the document shall be legalised by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed.

DECLARATION for Downloaded Tender

(TO BE GIVEN BY THE TENDERER WHO HAVE DOWNLOADED THE TENDER DOCUMENT FROM THE WEBSITE)

It is to certify that:

1. I / We have submitted the Tenders in the Performa as downloaded directly from the Website and there is no change in formatting, page numbering etc.
2. I / We have submitted tender documents which are same / identical as available in the website.
3. I / We have not made any modifications / corrections / additions /deletions etc. in the tender 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 tender document submitted by us are clear and legible.
5. I / We have signed (with stamp) all the pages of the tender document before submitting the same.
6. I / We have sealed the tender documents by Wax /Adhesive tape properly before submitting the same.
7. I / We have submitted the cost of tender along with the EMD and all Credentials.
8. I / We have read carefully and understood the important instructions to all Tenderers who have downloaded the Tenders from the web.
9. In case at any stage later, it is found that there is difference in my/our downloaded tender 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 tender documents from the original, the Tender / 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:

Address:

Phone No:

(Tenderer)
Sign with seal

GENERAL INFORMATION OF THE TENDERER

a.	Name of the Tenderer	
	Address of the Registered Office/ Corporate office and its Branch office(s), if any	
	Telephone / Mobile No.	
	1) Year of Establishment 2) Year of commencement	
b.		
c.	Legal status of the applicant (attach copies of original document defining the legal status) 1) A proprietary firm 2) A firm in partnership 3) A limited company or Corporation /Consortia	
	d.	Date & Place of Incorporation /Registration
	e.	Any other information considered necessary but not included above
	2. Details of the Authorised Signatory of the entity for the point of contact / communication for the NRDA	
a.	Name of the Authorized Signatory	
	Designation	
	Firm/ Company/ Address	
	Telephone Number	
	Mobile No.	
	E-mail address	

Note: The above details mentioned in section1 of Form 1 shall be furnished by individual applicant and by each member of the Consortium

Signature of the Authorised Signatory _____
 (Name of the Authorised Signatory) _____
 For and on behalf of _____

Mandatory Enclosures:

Notarised copy of certificate of incorporation

LIST OF ELIGIBLE PROJECTS

[Refer to Clauses Schedule-F, Part-B (Technical Capacity)]

Name of the Tenderer / Applicant firm:

Sl. No.	Name, Location and Description of the eligible projects	Month & Year of Commencement of the project	Month & Year of Completion of the project
	A	B	C
1			
2			
2			
3			
4			

Signatures of the Tenderer
(Name & Designation of the Authorized Signatory
for and on behalf of the Tenderer)

Place:
Date:

Note:

- The projects details mentioned above should fulfill the eligibility criteria stated in this RFP
- Separate sheet for each Project may be used. Notarised copy of requisite documents towards proof of experience is mandatory to consider an experience for evaluation.

FINANCIAL CAPABILITY OF THE APPLICANT

(For multiple plots financial capability to be enclosed in separate envelopes)

Name of Applicant Firm:

Plot Number: _____ **admeasuring about** _____ Sq.m for development of Marriage Lawn in Sector 24 in Naya Raipur **(As per the list of plots mentioned in the RFP)**

Particulars	As per financial statement as on 31.03.2015 (INR In Cr.)
Minimum Net worth of eligible projects of the Applicant firm as per certificate of CA / Statutory Auditor	

Signature of the applicant

Certificate of the Chartered Accountants/Statutory Auditors

Based on Audited Accounts and other relevant documents of _____ (name of bidder), we M/s _____, Chartered Accountants/ Statutory Auditors, certify that the above information is correct.

Signature and Seal of
Chartered Accountants/Statutory Auditors

Note: Average Annual Net Worth amount shall not be considered for evaluation if this certificate is not signed and stamped by the auditor/CA certifying Average Annual Net worth.

Envelope - C

Financial Proposal

**Financial Proposal (For multiple plots to be enclosed in separate envelopes)
Tender for Allotment of Plots for Marriage Lawn in the Sector –24, Naya Raipur**

1. I Shri/Smt/Ms_____S/D/W/o_____duly authorised by _____ Partnership Firm/ Private / Public Limited Company to submit this Tender, here by submit the Tender in the form of the premium rate per sq. m specified in the table below for Allotment of Plot for Marriage Lawn in the Sector – 24 in Naya Raipur

2.

Particulars	Area of plot Approx.(Sq.m.)	Tendered premium rate per Sq.m.	
		INR In Figure	INR. In Words
Plot 24- R1	20000		
Plot 24- R4	16000		
Plot 24- R5	12000		

Note: Fill the tender premium amount against the details of plot you are bidding for

3. Should this Tender be accepted, I/We hereby agree to abide by and fulfill all terms and provisions of the said condition of the allotment set forth in the Tender document or in default, thereof to forfeit earnest money & pay to the NRDA the sums of money mentioned in the said condition.

4. A separate sealed **Envelope 'B'** duly super scribed containing in the form as **Earnest money** the full value of which is to be absolutely forfeited to the NRDA without prejudice to any other rights or remedies of the NRDA should I/We fail to deposit the balance amount of premium and tax as applicable, if any, within 90 (Ninety) days of the of issue of Notice of Acceptance or to execute the Agreement within the time specified in the tender document notice.

Signature of Witness

Dated - / /2016

Name:

Address of the Witness

Occupation of the Witness

Signature of the Authorised Signatory

Dated - / /2016



Naya Raipur Development Authority

Utility Block, Capitol Complex, Sector – 19, Naya Raipur, 492 002, Chhattisgarh
T: +91.771.251.1500 W: www.nayaraipur.gov.in