


## NOTICE INVITING TENDERS, AUGUST 2017

Allotment of land for Development of Sales Showroom at Sector 13 and Service cum Spare parts Centre at Sector 5 of Naya Raipur for four wheeler Automobile Industry



Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

## PRESS NOTE

<b>NOTICE INVITING TENDER</b>			
			
<b>Allotment of land for Development of Sales Showroom at Sector 13 and Service cum Spare parts centre at Sector 5 of Naya Raipur for four wheeler Automobile Industry.</b>			
NIT No.: 6300 R-17/PRJ/NRDA/2017, Naya Raipur, Dated:01.09.2017			
Sealed Tenders are invited from Eligible Tenderers for above works. Eligibility and qualification criteria are available in the detailed RFP which can be downloaded from the website <a href="http://www.nayaraipur.gov.in">www.nayaraipur.gov.in</a> .			
S.No.	Details	Sales showroom for Four Wheeler <b>Sector 13</b>	Service cum spare parts centre for Four Wheeler, <b>Sector 5</b>
01	Plot Size (Approx.)	2066 Sq.m	3035 Sq.m
02	Permissible FAR	2.5	1.2
03	Combined Reserve Premium	Rs. 16884/- Per Sq.m	
04	EMD	Rs. 42 Lacs	
05	Cost of Tender Document	Rs. 10,000	
Last Date of Submission of Tender		21/09/2017 by 3:00 P.M	
Date of Opening of Technical Tender		21/09/2017 at 3:30 P.M	
Modification/Amendment if any, shall be published in the website only.			
<b>Naya Raipur Development Authority</b>			
Paryavas Bhawan, North Block, Sector- 19			
Naya Raipur (C.G.) 492 002, T: +91.771.251.2500			
<b>NAYA RAIPUR - MERA RAIPUR</b>			<b>Chief Executive Officer</b>
8cm (w) x 9cm (h)			

### Important Date

1.	Last date of receiving queries through email: <a href="mailto:psc1@nayaraipur.com">psc1@nayaraipur.com</a>	8/09/2017
2.	Last Date of Submission of Tender	21/09/2017 by 3:00 P.M
3.	Date of Opening of Technical Proposal i.e. Envelop B	21/09/2017 at 3:30 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 Adhinyam, 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 Adhinyam, 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	Request for Proposal
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

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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

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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.

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### Notice Inviting Tenders

#### Allotment of land for Development of Sales Showroom at Sector 13 and Service cum Spare parts Center at Sector 5 for four wheeler Automobile Industry in Naya Raipur

1. Sealed tenders are invited for allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at sector 5 for four wheeler Automobile Industry in Naya Raipur. As per Minimum Eligibility Criteria given in Schedule "F", Part – "B"

The details of Plot are as follows –

S.No	Details	Sales showroom for Four Wheeler Sector 13	Service cum spare parts centre for Four Wheeler Sector 5
1.	Plot Size (Approx.)	2066 Sq. m	3035 Sq. m
2	Combined Reserve Premium (Per Sq.m)	INR 16884 /-	
3	Location	Sector 13	Sector 5
4	Land Use	Commercial Retail	Industrial
5	Minimum FAR	1.5	0.5
6	Maximum FAR	2.5	1.2
7	EMD (in Lakh)	42 Lakh	
8	Cost of Tender Document	INR 10000/-	

2. The indicative site plan is attached at **Schedule "F", "Part A"**. Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at sector 5 for four wheeler Automobile Industry in Naya Raipur, as per the provision of the "Naya Raipur Development Plan -2031" which can be downloaded from the website [www.nayaraipur.gov.in](http://www.nayaraipur.gov.in)
3. The important dates are given below –

Last Date of receipt of tenders	21/09/2017 by 3.00 pm
Date of opening of Technical Proposal i.e. Envelop B	21/09/2017 at 3.30 pm
Date of opening of Financial Proposal	Will be intimated

#### 4. Invitation of Tender and Direction

- a. NRDA invites Tender for allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur. 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 Obligations: The Tenderer shall have the Obligations as per "Schedule-F Part-D".

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#### 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
- 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 tenderer shall be returned within a period of **four (4) weeks** from the date of ~~acceptance~~ of the allotment letter by 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 Preferred 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 Preferred Tenderer 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 after payment of Land Premium, 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



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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**
- v. Documents in support of eligibility criteria as per **“Schedule-F Part-B”**
- vi. 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 (**APPENDIX – III**)

#### 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,  
Paryavas Bhavan, North Block, Sector -19,  
Pin Code- 492002, Naya Raipur (C.G.)  
Phone: (0771) – 2511500; Fax: (0771) – 2511400  
E-mail: - [ceo@nayarapur.com](mailto:ceo@nayarapur.com); [psc1@nayarapur.com](mailto:psc1@nayarapur.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 Tenderer:

- (a) The Authority shall open the Proposals at 3.30 pm on Tender submission date, at NRDA office and in the presence of the Applicants who choose to attend. The **Envelope B - “Technical Proposal”** shall be opened first. **The envelope C - “Financial Proposal”** shall be kept sealed for opening at a later date.
- (b) Prior to evaluation of Proposals, the Authority will determine whether each Proposal is responsive to the requirements of the Tender Document.

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- (c) The Authority reserves the right to reject any Proposal which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Authority in respect of such Proposals.
- (d) After the Technical Evaluation, the Authority shall shortlist qualified Applicants in terms of **Schedule F, Part B** who are eligible for opening of their Financial Proposals. Those Tenderers, who will meet the technical eligibility criteria as per Tender terms, will be considered for financial proposal opening. A date, time and venue will be notified to all Applicants for announcing the result of evaluation and opening of Financial Proposals. The opening of Financial Proposals shall be done in presence of respective representatives of Applicants who choose to be present. The Authority will not entertain any query or clarification from Applicants who fail to qualify at any stage of the Technical Selection Process.
- (e) **Selection of Tenderer**
- i. Subject to the provisions of Clause 11, the Tenderer whose Tender is adjudged as responsive in terms of RFP condition and **Schedule F, Part B** and who quotes the **Highest Lease Premium**, over and above of **Combined Reserve Premium as mentioned in Schedule F, Part A**, offered to the Authority shall ordinarily be declared as the Preferred Tenderer (the "**Preferred Tenderer**"). In the event that the Authority rejects or annuls all the Tenders, it may, in its discretion, invite all eligible Tenderers to submit fresh Tenders hereunder.
  - ii. In the event that two or more Tenderers quote the same amount of **Lease Premium** (the "**Tie Tenderers**"), the Authority shall identify the Preferred Tenderer by draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Tenderers who choose to attend.
  - iii. In the event that the Highest Tenderers withdraws or is not selected for any reason in the first instance (the "**first round of bidding**"), the Authority may invite all the remaining Tenderers to revalidate or extend their respective Tender Security, as necessary, and match the Financial Proposal of the aforesaid Highest Tenderer (the "**second round of bidding**"). If in the second round of bidding, only one Tenderer matches the Highest Tenderer, it shall be the Preferred Tenderer. If two or more Tenderers match the said Highest Tenderer in the second round of bidding, then the Tenderer whose Financial Quote was higher as compared to other Tenderer(s) in the first round of bidding shall be the Preferred Tenderer. For example, if the third and fifth highest Tenderers in the first round of bidding offer to match the said Highest Tenderer in the second round of bidding, the said third highest Tenderer shall be the Preferred Tenderer.
  - iv. In the event that no Tenderer offers to match the Highest Tender in the second round of bidding as specified in Clause 11 (iii) the Authority may, in its discretion, invite fresh Tenders (the "**third round of bidding**") from all Tenders except the Highest Tenderer of the first round of bidding, or annul the Bidding Process, as the case may be. In case the Tenders are invited in the third round of bidding to revalidate or extend their Tender Security, as necessary, and offer fresh Tenders, they shall be eligible for submission of fresh Tenders provided, however, that in such third round of bidding only such Tenders

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur shall be eligible for consideration which are higher than the Financial Quote of the second highest Tenderer in the first round of bidding.

- (f) After selection of preferred Tenderer, a Notice of Award (the "NOA") shall be issued, in duplicate, by the Authority to the Preferred Tenderer and the Preferred Tenderer shall, within 15 (fifteen) days of the receipt of the NOA, sign and return the duplicate copy of the NOA in acknowledgement thereof. In the event the duplicate copy of the NOA duly signed by the Preferred Tenderer is not received by the stipulated date, the Authority may, unless it consents to extension of time for submission thereof, appropriate the Tender Security of such Tenderer as Damages on account of failure of the Preferred Tenderer to acknowledge the NOA, and the next eligible Tenderer may be considered.
- (g) After acknowledgement of the NOA as aforesaid by the Preferred Tenderer, it shall execute the Lease cum Development Agreement with within the period prescribed in Clause 8. The Preferred Tenderer shall not be entitled to seek any deviation, modification or amendment in the Lease cum Development Agreement.

**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. Conflict of Interest and Disqualification**

- 14.1 A Tenderer shall not have a conflict of interest (the "**Conflict of Interest**") that affects the Tender Process. Any Tenderer found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall forfeit the EMD or Performance Security amount as mutually agreed genuine pre-estimated compensation and damages payable to the Authority for, inter alia, the time, cost and effort of the Authority, including consideration of such Tenderer's proposal, without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise. Without limiting the generality of the above, a Tenderer shall be considered to have a Conflict of Interest that affects the Tender Process, if:
- i. "the Tenderer, its Member or Associate (or any constituent thereof) and any other Tenderer, its Member or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a Tenderer, its Member or an Associate thereof (or any shareholder thereof having a shareholding of more than 5% (five per cent) of the paid up and subscribed share capital of such Tenderer, Member or Associate, as the case may be) in the other Tenderer, its Member or Associate, is less than 5% (five per cent) of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, insurance company, pension fund or a public financial institution referred to in sub-section (72) of section 2 of the Companies Act, 2013. For the purposes of this Clause 14, indirect shareholding held through one or more intermediate persons shall be computed as follows: (aa) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the "Subject Person") shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (bb) subject always to sub-clause (aa) above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the

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- computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause (bb) if the shareholding of such person in the intermediary is less than 26% of the subscribed and paid up equity shareholding of such intermediary; or"
- ii. a constituent of such Tenderer is also a constituent of another Tenderer; or
  - iii. such Tenderer, its Member or any Associate thereof receives or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Tenderer, its Member or Associate, or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Tenderer, its Member or any Associate thereof; or
  - iv. such Tenderer has the same legal representative for purposes of this Tender as any other Tenderer; or
  - v. Such Tenderer, or any Associate thereof, has a relationship with another Tenderer, directly or through common third parties, that puts them in a position to have access to each other's information about, or to influence the Tender of either or each of the other Tenderers; or
  - vi. Such Tenderer or any Associate thereof, has participated as a consultant to the Authority in the preparation of any documents, design or technical specifications of the Project.

14.2 A Tenderer shall be liable for disqualification and forfeiture of EMD or Performance Security if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Tenderer in any manner for matters related to or incidental to such Project during the Tender Process or subsequent to the (i) issue of the NOA or (ii) execution of the Lease cum Development Agreement. In the event any such adviser is engaged by the Successful Tenderer or Lessee, as the case may be, after issue of the NOA or execution of the Lease cum Development Agreement, then notwithstanding anything to the contrary contained herein or in the NOA or the Lease cum Development Agreement and without prejudice to any other right or remedy of the Authority, including the forfeiture and appropriation of the EMD or Performance Security, as the case may be, which the Authority may have thereunder or otherwise, the NOA or the Lease cum Development Agreement, as the case may be, shall be liable to be terminated without the Authority being liable in any manner whatsoever to the Successful Tenderer or Lessee for the same.

## 15. Confidentiality

Information relating to the examination, clarification, evaluation and recommendation for the Tenderers shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Authority in relation to or matters arising out of, or concerning the Tender Process. The Authority will treat all information, submitted as part of the Tender, in confidence and will require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Authority or as may be required by law or in connection with any legal process.

## 16. 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 Award)** -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

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- iii. **For the stage after 1<sup>st</sup> 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 the Lease cum Development Agreement.
17. For the determination of the “final land premium” per Sq.m for each plot the weightage on the tendered premium rate (which is over and above the combined reserve premium) shall be 60.4 % for Commercial-Retail land use (Sector 13) and 39.6 % for Industrial land use (Sector 5). In The event of default, surcharges set out in the RFP document shall be applicable on the plot/s on the basis of the final land premium derived by the above mentioned factors, in the matter of which such default occurs

#### 18. **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.

#### 19. **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.

#### 20. **Lease Period & Rent**

The land shall be transferred on lease hold rights for a period of 30 years on payment of annual lease rent @ 2% & Applicable Taxes and on such other terms and conditions laid down in Bhumi Vyayan Niyam 2008. The right of renewal of lease shall be for each term of thirty years for two such terms subject to an increase of maximum 100% of the annual lease rent and applicable taxes prevailing at that time for each renewal, as decided by the Authority.

#### 21. **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*”

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

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

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

## **Schedule –“F”**

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

**Tender:** Invitation of tender for allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur – on Lease / Development Right

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

**i. Details of the Plot**

<b>S. No</b>	<b>Particulars for plots</b>	<b>Land Area (Sq. m) Approx.</b>	<b>Combined Reserve Premium (INR per Sq.m.)</b>
1	Sales showroom for Four Wheeler (Sector 13)	2066	16884 /-
2	Service cum spare parts centre for Four Wheeler (Sector 5)	3035	

**\*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. Land parcel identified for development of Sales Showroom : Approx. 10200 Sq. m (0.5 Acres) in Sector 13
- b. Land Parcel identified for Development of Service cum Spare Parts Centre: Approx. 6683 Sq. m (0.75) acres in Sector 5

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

- a. The applicant should be a single entity
- b. For the purpose of this NIT: Applicant may be a natural person, private entity, partnership firm or private limited company under the provisions of Indian Companies Act, 1956/2013
- c. Applicant shall be either an Original Equipment Manufacturer or Authorised Dealer for four wheeler in Automobile Sector
- d. Consortium is not allowed

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

- i. **(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.
- ii. **(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:

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

- a) Certified copy of duly registered partnership deed
- b) Notarised copy of Certificate issued by the Registrar of firms.
- iii. Accreditation certificate certifying the applicant as Original Equipment Manufacturer for four wheeler in Automobile Sector
- iv. Supporting documents certifying the applicant as Authorised Dealer for four wheeler in Automobile Sector

**C. Payment Conditions:**

**Sector 13** - Sales showroom for Four Wheeler

**Sector 5**- Service cum spare parts centre for Four Wheeler

S. No	Payment as % of Land premium	Payment Schedule
1	30% of the Land premium (less the amount of EMD) + Applicable Taxes	within 90 (Ninety) days of issue of the Notice of Award (NoA)
2	35 % of the land premium + 12% simple interest on 70% of the Land Premium + Applicable Taxes	Before 30 days of completion of First Anniversary of the NoA
3	35 % of the land premium + 12% simple interest on 35% of the Land Premium + Applicable taxes	Before 60 days of completion of Second 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 Two (2) years from the date of signing of Lease agreement or till the applicant make the full payment of the land value.

**The Lessee can make upfront payment of land premium along with the applicable taxes within 90 days of issue of Notice of Award (NoA).**

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

S.No.	Development Control	Sector 13	Sector 5
1	Land use	Commercial- Retail	Industrial
2	TOD Zone	TOD 10	Outside TOD
3	Maximum Ground Coverage	No Restriction	No Restriction
4	Minimum FAR	1.5	0.5
5	Maximum FAR	2.5	1.2
6	Maximum Height	No Restriction	No Restriction
7	Equivalent car space (ECR) per 100 sq. m of built up area	1.25	1.4



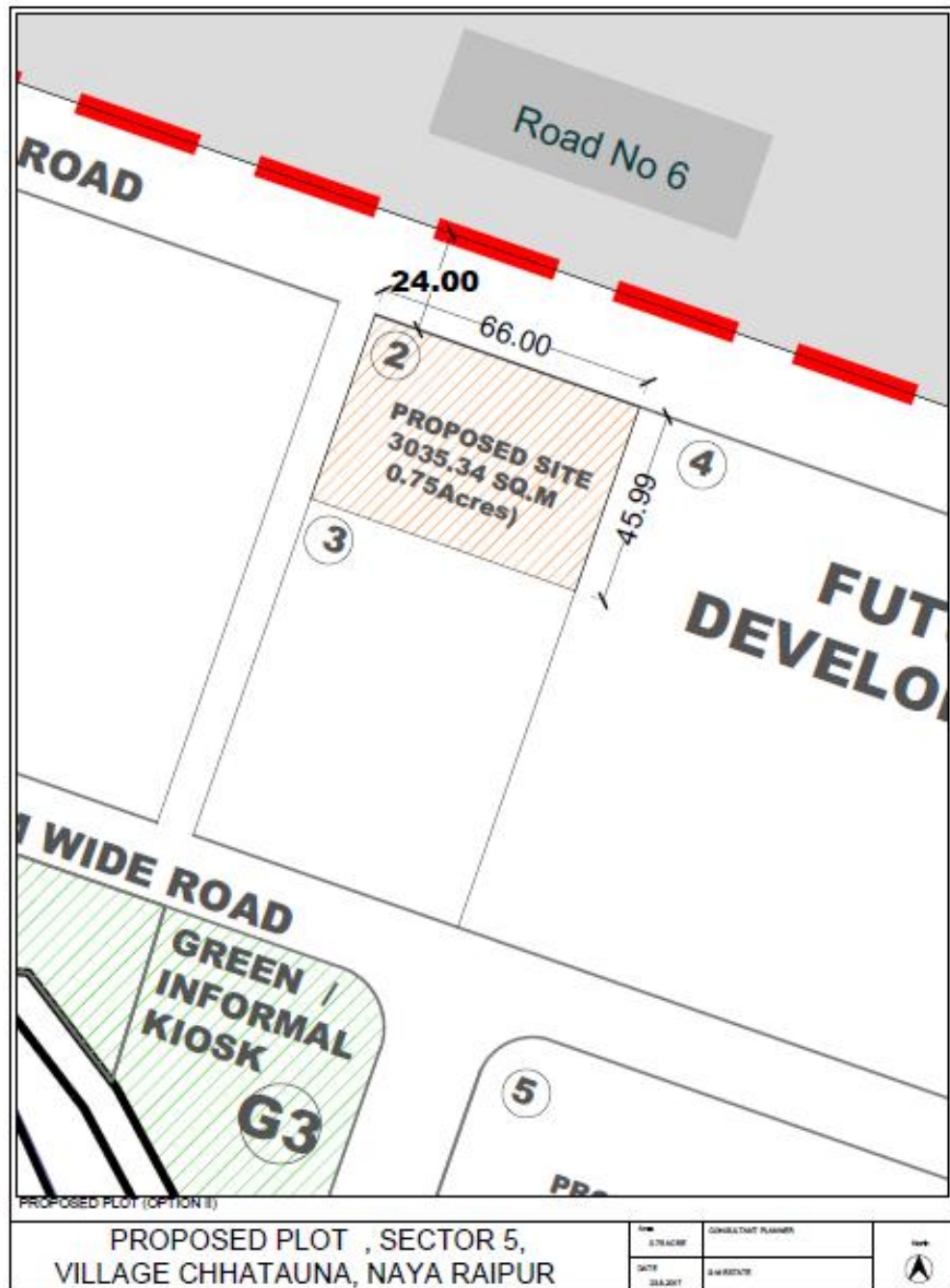
Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

**A) Site Plan for Sales Showroom for Four Wheeler Automobile Industry- Sector 13 (2066 Sq. m)**



Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

**B) Site Plan for Service cum Spare Parts Centre - Sector 5 (3035 Sq. m)**



Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

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

##### A) Development Period & Milestones:

The development milestone for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry has been made in a way to ensure completion of development of project within Three years of execution of Lease Agreement

- i. The Developer shall secure all the required approvals permissions, NOC from the competent authority **within 12 months from the date of execution of lease agreement**
- ii. The Developer shall **complete minimum 50%** of the construction work of approved built-up area and development of project in all respect **within Two year from the date of execution of lease agreement**
- iii. The Developer shall complete 100% construction work of the approved built up area and commence operations of project activities **in all respect within Three years from the date of execution of lease agreement**

##### B) Penalties

The lessee shall commence and complete the development and or construction works for which the land has been granted, by obtaining development and/ or building permission as the case may be, within the time specified in the NIT.

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

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

Timeline	Phase	Project Milestone	Extension (6 months each)	Amount of surcharge as Percentage of the land premium
2 Year from Signing of Lease cum Development Agreement	Phase 1	The Selected tenderer shall construct minimum 50% of maximum permissible Built-up area in accordance with clause 4. Schedule-F, Part-D - Minimum Development Obligations and Penalties within Two years of execution of Lease Agreement	1 <sup>st</sup> Extn.	2.5 %
			2 <sup>nd</sup> Extn.	3.5 %
			3 <sup>rd</sup> Extn.	5 %
3 Years from Signing of Lease cum Development Agreement	Phase 2	The Selected Tenderer shall construct minimum 100% of maximum permissible Built-up area in accordance with clause 4. Schedule-F, Part-D - Minimum Development Obligations and Penalties within Three years of execution of Lease Agreement	1 <sup>st</sup> Extn.	2.5 %
			2 <sup>nd</sup> Extn.	3.5 %
			3 <sup>rd</sup> Extn.	5 %

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.

**In The event of default, surcharges shall be applicable on the plot/s on the basis of the final land premium derived by the factors mentioned in clause 17 of the NIT, in the matter of which such default occurs**

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

S.No	EMD Details	Sales Showroom for Four Wheeler (Sector 13)	Service Cum Spare Parts Centre for Four Wheeler (Sector 5)
i.	EMD Amount (In the form of Demand Draft)	<b>42 Lakh</b>	
ii.	<b>Validity of Tender</b>	<b>120 Days</b>	
iii.	<b>Validity of EMD</b>	<b>Validity of Tender + 60 days</b>	

**6. Schedule-F, Part-F- Cost of tender Document**

INR 10,000/ in the form of DD shall be made favoring "CEO, Naya Raipur Development Authority", payable at Raipur

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

7. **Schedule-F, Part-G- Important Tender Dates**

Last date of sending queries through email	08/09/2017
Last Date of submission of Tender	21/09/2017 by 3:00 PM
Date of opening of Technical Proposal i.e. <b>(Envelope B)</b>	21/09/2017 at 3:30 PM

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

## 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 land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

Dear Sir,

1. With reference to your RFP dated ....., I/we, having examined the RFP and understood their contents, hereby submit my/our Tender for the aforesaid Project. The Tender 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. I/ We do not have any conflict of interest.
  - ii. 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 TENDER 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
  - iii. 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 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.

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

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 Tender 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. Cash receipt of tender sell (in case of Downloaded tender, tender cost in form of DD along with **Appendix-II**).
4. All forms asked in the Eligibility Criteria as per "**Schedule-F, Part-B**"; **Form-I**
5. Tender documents (RFP and Draft Agreement) duly signed.

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

**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 TENDER DOCUMENT.

**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 land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur**", by the, ( Naya Raipur Development Authority -NRDA) ( the "Authority") including but not limited to signing and submission of all applications, Tenders 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 Tender, 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:

- *Self-attested copy of Aadhaar card needs to be submitted by all the witnesses and the executor of this power of attorney*
- *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.*

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

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

**FORM - I**

**GENERAL INFORMATION OF THE TENDERER**

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

1.	General Details	
a.	Name of the Applicant	
b.	Address of the Registered Office/ Corporate office and its Branch office(s), if any	
c.	Telephone / Mobile No.	
d.	1) Year of Establishment 2) Year of commencement	
e.	Legal status of the applicant (attach copies of original document defining the legal status)	
f.	Date & Place of Incorporation /Registration Registration/Incorporation no.	Date: Place: Registration No:
2.	<b>Details of the Authorised Signatory of the entity for the point of contact / communication for the NRDA</b>	
a.	Name of the Authorized Signatory	
b.	Designation	
c.	Telephone Number	
d.	Mobile No.	
e.	E-mail address	

Signature of the Authorised Signatory \_\_\_\_\_  
 (Name of the Authorised Signatory) \_\_\_\_\_  
 Designation \_\_\_\_\_  
 Name & Seal of Tenderer \_\_\_\_\_

**Mandatory Enclosures:**

- a) Self-Attested copy of certificate of Registration/ Incorporation

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

## **Envelope - C**

## **Financial Proposal**

## Financial Proposal

### For

Tender for Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in 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 Combined Reserve Premium rate per sq. m specified in the table below for Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

Particulars of Plots	Sector / Land Use	Area of Land Approx. (Sq. m)	Combined Reserve Premium (INR per Sq. m)	Tendered premium rate per Sq.m. **	
				INR In Figure	INR. In Words
Sales Showroom for Four Wheeler	Sector 13 / Commercial-Retail	2066	16884/-		
Service cum spare parts Centre for Four Wheeler	Sector 5 / Industrial	3035			
<b>Total Land Premium</b>					

**\*\*Tendered premium rate per Sq. m should be over and above the Combined Reserve Premium INR per Sq.m mentioned in the above table**

2. 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.
3. 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

Allotment of land for development of sales showroom at Sector 13 and service cum spare parts centre at Sector 5 for four wheeler Automobile Industry in Naya Raipur

and tax as applicable, if any, within 90 (Ninety) days of the issue of Notice of Acceptance or to execute the Agreement within the time specified in the tender document notice.

**Signature of Witness**

Dated - / /2017

Name:

Address of the Witness

Occupation of the Witness

**Signature of the Authorised Signatory**

Dated - / /2017

Naya Raipur Development Authority  
Paryavas Bhawan, North Block, Sector 19  
Tel: 0771- 2511500; Website: [www.nayaraipur.gov.in](http://www.nayaraipur.gov.in)

