

**NAYA RAIPUR DEVELOPMENT AUTHORITY
INVITES APPLICATION FOR
ALLOTMENT OF BUILT UP SHOPS / OFFICES IN
RETAIL COMPLEX, PLOT NO E-10 A & E 9B,
CENTRAL BUSINESS DISTRICT (CBD), SECTOR 21,
NAYA RAIPUR, (C.G.)**



FOR MORE INFORMATION PLEASE CONTACT:


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Press Note

 <p>NAYA RAIPUR DEVELOPMENT AUTHORITY Paryavas Bhawan, North Block, Sector- 19, Naya Raipur- 492 002, Chhattisgarh. Tel No: + 91 771 2512500; Fax No.: +91 771 2512400. Website: www.nayaraipur.gov.in</p>
Invitation for Applications
Application Invitation No:4116/R-07/PRJ/NRDA/2017, Naya Raipur, Dated:14.07.2017
<p>Applications are invited for “Allotment of Built Up Shops/Offices in Retail Complex, Plot No: E-10A & E 9B, Central Business District(CBD), Sector 21, Naya Raipur (C.G.)” Cost of Application form – Rs. 1,000/- Start Date of Online Application – 19/07/2017 Last Date for Submission of Hard Copy – 22/08/2017 Eligibility and qualification criteria are available in the detailed application form. Detailed application form can be downloaded from the website www.nayaraipur.gov.in. Amendment in application document, if any, will only be uploaded on the website and shall not be published in any newspaper.</p> <p>नया रायपुर – मेरा रायपुर</p> <p style="text-align: right;">Chief Executive Officer</p>

Important Dates

Issue of Application Form	14/07/2017
Start Date for Online Submission	19/07/2017
Last Date for Submission of Application Form Application Due Date (ADD) - Offline Payment through Demand Draft	22/08/2017
Last Date for Submission of Application Form - Application Due Date (ADD) - Online Payment	24/08/2017
Date of Opening of Application and Financial Bid	29/08/2017

DISCLAIMER

The information contained in this form (the “**Application Form**”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form by or on behalf of the Authority or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this Application Form and such other terms and conditions subject to which such information is provided.

This Application Form is not an agreement and is neither an offer nor invitation by Naya Raipur Development Authority (the “**Authority**”) to the prospective Applicant(s) or any other person. The purpose of this Application Form is to provide interested parties with information that may be useful to them in submitting their Applications pursuant to this Application Form (the “**Application**”). This Application Form may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Application Form. Each Applicant should conduct its own investigations and analysis and should check the accuracy, adequacy, correctness; reliability and completeness of information contained in this Application Form and obtain independent advice from appropriate sources.

Information provided in this Application Form to the Applicant(s) 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 Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority and its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant 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 this Application Form or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Application Form and any information contained therein or deemed to form part of this Application Form.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this Application Form.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Application Form.

The issue of this Application Form does not imply that the Authority is bound to allot Shops/ Offices to the Applicant(s) and the Authority reserves the right to reject all or any of the Applications without assigning any reason whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Application.

All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in

preparation or submission of the Application, regardless of the conduct or outcome of the Allotment Process.

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1. BACKGROUND

- I. Naya Raipur is being developed as a Greenfield city in close proximity to Raipur to serve as the administrative capital of the State of Chhattisgarh at an approximate distance of 20 km southeast of Raipur.
- II. In accordance with the vision for developing the new city, Naya Raipur Development Authority (NRDA) (the “**Authority**”) proposes to allot Built up units (shops / offices) for commercial purpose 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.
- III. NRDA invites application(s) for sale of built up shops/ offices in Retail Complex located at Plot No-E10 A & E9 B ,Sector 21 (“**The Project**”) in Naya Raipur, Chhattisgarh, India. The Shops / offices shall be allotted on the basis of highest – premium quoted by the Applicant over and above the Upset price as per clause 5 (v).
- IV. The Retail complex has four blocks of G+6 floors and basement in which G+1 is for shops and upper floors for offices. Basement is to be used for parking facility. This application has been invited for shops/ offices located in E 10 A & E 9B and Zone A of high street shops located in the boulevard of the Retail Complex as mentioned in annexure II.
- V. The Successful Applicant shall be allotted the Shops/ offices for commercial use only and shall be responsible for, financing, internal fit outs/ finishing of the allotted shop/ office unit under and in accordance with the provisions of this document (the “**Application Document**”) and the agreement (the “**Agreement for Sale**” for super structure of the built up unit and the “**Agreement for Lease**” for proportionate share in the undivided land of the project) to be entered into between the Successful Applicant and the Authority in the form provided by the Authority.
- VI. The Application Document shall be available at the Official Website of the Authority i.e. www.nayaraipur.gov.in. The Applicants shall submit the non-refundable “**Application Fee**” Rs. 1,000/- (**Rupees One thousand only**) by demand draft drawn on any Scheduled commercial bank in India in favour of **CEO, Naya Raipur Development Authority**, payable at Raipur/ Naya Raipur and attach the draft along with its Application.

2. ELIGIBILITY CRITERIA

- I. The Applicant may be an Individual Indian citizen, Non-resident Indian (NRI), HUF, Proprietorship firm, Partnership firm, Company, Trust/Society, LLP.
- II. The bidder should be legally competent to enter into contract as per prevailing laws of India.
- III. Resident Indian, NRI, lead partner of the consortium and Companies/Trust, LLP registered in India shall be required to provide the Permanent Account Number (PAN) as issued by Income Tax Authorities in India.

- IV. FDI as per latest notification of the Govt. of India.
- V. There is no income criteria, the Applicant can apply as per his/her requirement and affordability;
- VI. The Applicant should have an account in any bank and the should be filled in the online Application Form. In case of applicant being unsuccessful, the EMD will be transferred in this account.
- VII. Applicant must have Permanent Account Number (PAN) and the same must be quoted in the online Application Form;
- VIII. In case the Applicant is a minor and doesn't hold PAN and bank account, the PAN and bank account of any one of the parents/ legal guardian should be furnished;
- IX. The Applicant may also provide Aadhar number, the same is not mandatory
- X. Any Applicant can apply for any number of units as per his/ her requirement in separate application forms along with separate bank drafts / online payment for Application Fee and Earnest Money Deposit.
- XI. **Only one unit or a set of clubbed units will be allotted on one application**
- XII. **"Clubbed units"** means units which are located on same floor and share common wall i.e. located adjacent to each other
- XIII. Application for allotment of single unit/ clubbed units:
 - a. **Application for single unit**
 - i. Only one unit will be allotted on one application
 - ii. In case of single unit application, **one can provide three options for shops/ offices as per their preference, however only one unit (shop/ office) will be allotted to the applicant for which the applicant will be the highest bidder**
 - iii. In case if the applicant is highest bidder for all the three units given as per the preference then the unit which will be the first preference of the applicant as per the application form, will be allotted and rest of the two units will be allotted to the second highest bidders of the respective units.
 - iv. If the applicant is interested in one particular unit only (not interested in any other unit), then applicant should select only that unit and offer financial bid for that unit only, keeping other two options as blank in the application form.
 - v. In case if the applicant wishes to buy more than one shop/ offices on different floors/ locations (not being clubbed units) then the applicant is required to deposit separate application forms along with Application Fee of Rs. 1,000 (for each application), Earnest Money Deposit (as applicable) for as many shops/ offices.
 - b. **Application for clubbed units**
 - i. In case an applicant wishes to apply for more than one unit in single application by clubbing of more than one units to have a larger space, he/she has to select the option of clubbed units in application form.
 - ii. For the purpose of application, the clubbed units will be treated as one unit.

- iii. For clubbed units, an applicant can provide only one clubbed option for shops/ offices as per his/ her preference in a single application
- iv. **A single application fee of INR 1,000 and Earnest Money Deposit (as applicable) will be required to be submitted along with the application form**
- v. In case if the applicant wishes to buy more than one sets of clubbed units on different floors/ locations then the applicant is required to deposit separate application form along with Application Fee of Rs 1,000 (for each application), Earnest Money Deposit (as applicable) for as many sets of clubbed units.

3. SCHEDULE OF ALLOTMENT PROCESS

The Authority shall endeavor to adhere to the following schedule:

Issue of Application Form	14/07/2017
Last Date for Submission of Application Form - Application Due Date (ADD) - Offline Payment through Demand Draft	22/08/2017
Last Date for Submission of Application Form - Application Due Date (ADD)- Online Payment	24/08/2017
Date of Opening of Application and Financial Bid	29/08/2017

4. EARNEST MONEY DEPOSIT (EMD)

- I. The Applicant has to pay Application Fee of **Rs. 1,000** and Earnest Money Deposit (EMD) as per the amount mentioned in the **auto generated application form which is 10% of the Upset price of the unit (shop/ office) having highest price among the three units given as part of the preference in the application form**
- II. The Earnest Money Deposit (EMD) shall be submitted in the form of a **demand draft/ online payment** in favour of **CEO, Naya Raipur Development Authority**
- III. The Demand draft shall be drawn on any Scheduled commercial bank **payable at Raipur/Naya Raipur**. The Authority shall not be liable to pay any interest on the Earnest Money Deposit (EMD) deposited;
- IV. Any Application not accompanied by the Earnest Money Deposit (EMD) shall be rejected by the Authority as non-responsive;
- V. As provided in Clauses 4 (i) above, the Earnest Money Deposit (EMD) of unsuccessful Applicants will be returned by the Authority, without any interest, as promptly as

- possible on acceptance of the Financial Bid of the Successful Application or when the Allotment process is cancelled by the Authority;.
- VI. The refund of Earnest Money Deposit (EMD) to the unsuccessful applicants shall be made to the bank account provided by them in the application form. In case of any discrepancy in the bank account, the Authority shall not be responsible for timely and accurate disbursement of the refund amount;
- VII. The Earnest Money Deposit (EMD) of Successful Applicants will be adjusted against the premium of the built-up unit (shops/ offices)
- VIII. The Applicant, by submitting its Application pursuant to this Application Document, shall be deemed to have acknowledged and confirmed that the Authority shall be entitled to forfeit and appropriate the Earnest Money Deposit (EMD) as compensation / damages to the Authority in any of the events specified herein below;
- If an Applicant submits a non-responsive Application;
 - If an Applicant withdraws its Application during the period of Application validity as specified in this Application Form
 - In case of Successful Applicant, if it withdraws the application after opening of financial bid/issue of letter of allotment
 - In the case of Successful Applicant, if it fails within the specified time limit to pay the premium amount, lease rent and other applicable charges and sign the sale Agreement.

5. HOW TO APPLY

Step 1 – Filling Details in Application Form

- The Applicant has to fill up the Application form online on NRDA website at www.nayaraipur.gov.in;
- The Application should be filled up online after filling all the mandatory fields including details of demand drafts (in case of offline payment mode) of application fee and Earnest Money Deposit (EMD);
- The Applicant should verify his/her details carefully before submitting application on NRDA website. Mere online submission of data on NRDA website, will not be treated as application and shall be liable to be rejected outright;

Step 2- Payment of Application Fee and Earnest Money Deposit (EMD)

- After filling the details as per the application form, applicant can choose payment options for Application Fee and Earnest Money Deposit (EMD)
- Payment towards application fee and Earnest Money Deposit (EMD) can be done **through online mode using net banking or using off line mode through demand draft**
- Only one mode (either online or offline) of payment can be selected for payment of Application Fee and Earnest Money Deposit (EMD)

- VII. **Applicant using online payment mode can pay through Net Banking/ Debit Card/ Credit Card on the payment gateway provided on the website**
- VIII. **In case of Online Payment**, the applicant has to attach the receipt generated after online payment along with print out of the application form
- IX. **Applicants opting for offline mode** for payment of **application fee and Earnest Money Deposit (EMD)** shall **Pay through Demand Draft**. Applicant shall submit two demand drafts for Application Fee of Rs. 1000 and Earnest Money Deposit (EMD) as per the amount mentioned in the downloaded application form
- The demand draft shall be drawn on any Scheduled commercial bank in India in favour of **CEO Naya Raipur Development Authority** and payable at **Raipur/ Naya Raipur**.
 - The Applicant has to fill the demand draft number at the designated space in the online application form and take print out of the same,

Step 3 – Submission of Financial Bid

- X. **After taking printout of the application form the financial bids should be filled at designated space by hand.**
- XI. The Applicant has to **quote the premium at the designated spaces in the application form against the unit given as per preference**, affix his/her photo at designated space, seal the completely filled and signed Application form along with both the demand drafts/ online payment receipts in a single envelope;
- XII. The Applicant has to quote the Premium over and above the Upset price of unit as mentioned in **Annexure II i.e. (the “Financial Bid”)** on the printed copy of Application at the designated space;
- XIII. The applicant shall quote the **premium on per square feet basis in multiple of Rs. 1 over and above the Upset Price.**
- XIV. Any **Financial Bid amount of less than Upset price of the respective units** (shop/ office) shall be considered as non-responsive and shall not be considered for evaluation;
- XV. After **affixing the photo and quoting the Financial Bid**, the Applicant has to sign the Application;
- XVI. The Applicant has to **cut the auto generated address label; “Application for the Allotment of shops/ offices (Application ID / Preference unit 1/ unit 2/ unit 3) in Retail Complex , CBD, Sector-21, Naya Raipur, Chhattisgarh, India”** from the printed copy and **paste the same on the envelope in which Application has been sealed.**
- XVII. The Application can be **submitted by hand or by Speed Post/Registered Post/Courier** to **“Naya Raipur Development Authority, Paryavas Bhawan, North Block, Sector-19 Naya Raipur, 492002 (C.G.)** by application due date;
- XVIII. The Authority shall not be responsible for the receipt of the Application sent by Speed post/Registered post/Courier;
- XIX. The Applications (Hard Copy in the envelope as per this clause) received after the Application Due Date as per clause 3 will not be entertained

6. DOCUMENTS TO BE SUBMITTED

The Applicants shall submit the following documents along with the Application:

- I. Self-Attested copy of PAN (Permanent Account Number);
- II. Proof of residence (Any one of the following) - Self-attested copy of passport, driving license, ration card, government identity card, voter card, telephone bill, water bill, house tax receipt, Aadhar card, Copy of Bank Pass book.
- III. Self-attested copy of Passport and Pan Card is mandatory in case of NRI
- IV. In case of companies - Board resolution authorising a person to sign the bid document, to make payments and conclude the sale on behalf of the company as per provisions of the application document

7. SELECTION PROCESS

- I. The Authority has adopted single stage process (referred to as the "Selection Process") for selection of the Applicant ("the Applicant") for award of the shops / offices. All Applicants shall submit their Application including the Financial Bid against this Application Document in a single stage The Authority shall open the Application in the order as per "Bid Opening Schedule" provided at Appendix-III. The Authority shall scrutinize the Application and supporting documents submitted by the Applicants as per Clause 6 and 7 of this application document.
- II. **All the incomplete Applications shall be summarily rejected.**
- III. The Financial Bid of only those accepted Applicants (those who have completely filled the application forms, submitted the Application Fee, Earnest Money Deposit (EMD) and submitted the required documents as per instructions) shall be evaluated for identification of the Successful Applicant/Allottee;
- IV. Financial Bids are invited for the shops/ offices on the basis of the Highest Premium to be paid by the Applicant over and above the per sq.ft Upset price of the units as mentioned in Appendix - II (the "Upset Price").
- V. **The per sq.ft quoted premium shall be in multiple of Rs.1.**
- VI. The Premium shall constitute the criteria for evaluation of Allotment of shops/ offices. Subject to this Application Document, the shops/ offices will be allotted to the Applicant quoting the highest Premium over and above to the Upset price.
- VII. In case multiple applications are received for a unit, applicant of the clubbed units will be given priority in allotment with a condition that the applicant will match the highest bid of the respective clubbed units (shops/offices)
- VIII. In case the applicant of the clubbed unit does not wish to match the highest bid as per the above clause the allotment for all units which were clubbed as part of his/her application will be cancelled
- IX. In case of cancellation as per above mentioned scenario, EMD of the clubbed units applicant will be returned after deducting administrative charges which will be 2% of the EMD amount
- X. Financial Bids with an offer lower than Upset price shall be treated as non-responsive and will be summarily rejected;
- XI. The Applicant whose Financial Bid is adjudged as responsive & unconditional and who

quotes the highest Premium (the “**Highest Applicant**”) above the “**Upset price**” shall be the **Successful Applicant**. In case such highest Applicant withdraws or is not selected for any reason, the Authority may, in its discretion, will recall the Application form for the same unit;

- XII. In the event that two or more Applicants quote the same amount of Premium (the “**Tie Applicants**”), the Authority shall identify the Successful Applicant by a random draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Applicants who choose to attend.
- XIII. The result of Allotment process shall be displayed on the notice board of NRDA at Paryavas Bhawan, North Block, Sector 19 Naya Raipur, 492002 (C.G.) and on the website of NRDA with the address www.nayaraipur.gov.in.
- XIV. The Application shall be scrutinised and evaluated as per Bid Opening Schedule provided at Annexure III;
- XV. Any queries or request for additional information concerning this RFP shall be submitted in writing or by fax and e-mail to the Chief Executive Officer, NRDA. The envelopes/ communication shall clearly bear the following identification/ title: “**Queries/ Request for Additional Information: Application for the Allotment of Shops / Offices in Retail Complex, Plot E 10 A & B, CBD, Sector 21, at Naya Raipur (Chhattisgarh)**”. Queries on email can be sent at - manager_estate@nayaraipur.com. The Authority shall endeavour to respond to the queries within the period specified therein but not later than 7 days prior to the Application Due Date. The responses will be posted to all such queries on the Official Website only. The Authority reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

8. ISSUE OF ALLOTMENT CUM DEMAND LETTER

- I. An allotment cum demand letter (the “**allotment letter**”) shall be issued, to inform about the selection, by the Authority to the Successful Applicant, it shall be the responsibility of the Successful Applicant to check the result of Allotment and receipt of the allotment letter;
- II. The allottee is required to deposit the balance amount as per the payment schedule / allotment cum demand letter

GENERAL TERMS AND CONDITION FOR SALE

9. PRICE AND PAYMENT PLAN/ SCHEDULE

I. Floor wise Upset Price of Block E 10 A and E 9 B on Carpet Area

Category	Floor	E 10 A, Floor wise Upset Price (INR/ Sq.ft) on Carpet Area	E 9 B, Floor wise Upset Price (INR/ Sq.ft) on Carpet Area
Retail (Shops)	Ground Floor	9,206	9,667
Retail (Shops)	First Floor	7,039	7,356
Commercial (Offices)	Second Floor	5,900	6,136
Commercial (Offices)	Third Floor	4,996	-
Commercial (Offices)	Sixth Floor	4,450	-

Note:

- 30% area of exclusively attached terraces/ balconies will be included in the carpet area on few units (offices) on 3rd floor of block E 10 A as per annexure 2.
- Prime location charge (PLC) @ 5% of total consideration on units will as per annexure 2.
- Area details are tentative and subject to change.
- Successful applicant will have to accept the deviation in area as per the actual measurement of the allotted space. NRDA's decision will be final and binding on the applicant in this regard.

High Street Retail Shops: Located in Zone A of boulevard of Retail Complex

Upset price of Zone A High Street Retail Shop – INR 6,444 per sq.ft on Carpet Area

- Unit wise Upset price and Earnest Money Deposit (EMD) as per Annexure 2

II. **Payment Schedule / Plan**

Successful allottees can choose from any of two Payments Schedule / Plan to make the payment for the shops/ offices mentioned below:

Note:In payment schedule/ Plan II a 10% discount on the Upset price will be offered on upfront payment

Payment Schedule/ Plan I-1 year payment plan

- 10 % of sale value within 30 days of issue of allotment letter (To be adjusted against the Earnest Money Deposit (EMD))
- Next 20% of sale value within the 3 months of date of issue of allotment letter
- Next 30% of sale value within the 6 months of date of issue of allotment letter
- Next 30% of sale value within the 9 months of date of issue of allotment letter
- Balance amount of 10% of sale value along with Electricity Connection Charge (as per clause 10 of the application document), advance maintenance charges (as per clause 11 of the application document) and applicable lease rent (as per clause 13) must be deposited before the possession

Payment Schedule/ Plan II- 3 months payment plan (Upfront Payment Plan)

- 10 % of sale value within 30 days of issue of allotment letter – (To be adjusted against the Earnest Money Deposit (EMD))
- Balance amount within the 3 months of date of allotment letter
- Electricity Connection Charge (as per clause 10 of the application document), advance maintenance charges (as per clause 11 of the application document) and applicable lease rent (as per clause 13) must be given before the possession

Note:Unit wise Upset price has been provided as part of annexure – II

10. ELECTRICITY CONNECTION CHARGE

- I. Prepaid meters will be provided by the NRDA
- II. **One Time Electricity connection charge of INR 29,700 per KVA per 200 sq.ft on Carpet Area will be charged in addition to the Upset price and premium.**
- III. Any additional electricity load over and above calculated load as per clause 10(II) an additional amount of INR 29,700 per KVA will be charged
- IV. For units lesser than 200 sq.ft a minimum load of 1KVA will be charged.
- V. The Electricity Connection charge has to be paid along with the last instalment as per the applicable payment schedule (Clause 9 of application document) of the successful allottee.
- VI. Allottee will bear the electricity consumption charges for internal consumption i.e. within the office areas or within the shop area
- VII. The allottee also shall have to pay the cost of electric units supplied to the allottee's premises through DG system. The rates of such DG supply shall be worked out by NRDA based on the actual inputs in production and supply of power which shall also include the cost of man power, repairs, etc.

11. MAINTENANCE CHARGES

- I. **No Maintenance charge shall be collected/apportioned till financial year 2019-2020, thereafter** maintenance charges will be levied proportionately on per sq.ft basis, based on the actual cost of the maintenance of the common areas and services of the complex.
- II. The Allotees shall maintain their lockable/ usable areas on their own cost.
- III. The clauses of the Maintenance Agreement shall not be altered at the request of any lessee.
- IV. The maintenance charges shall be applicable to all the Allotees including those, who may not be using the space but have been allotted the same.
- V. The maintenance charges shall be payable in **advance on quarterly basis, whether demanded or not.**
- VI. Delay in making payment of maintenance charges shall attract **18% simple interest for delayed payment.**
- VII. Maintenance of the entire complex (common areas/services) shall be with NRDA/or its agent for initial five years. All allottees shall have to sign the standard maintenance agreement with NRDA before taking over possession of the space.
- VIII. After entire complex is sold out or five years from the date of completion of the building (receipt of occupancy certificate) whichever is earlier, NRDA at its sole discretion may handover the maintenance of the complex to the Joint Management Committee (RWA) of the allottees.
- IX. It shall be NRDA's endeavour to handover maintenance of the complex to the elected body of occupants (RWA). The Lessees will be required to give their consent for formation of Maintenance Body at the time of signing of Maintenance Agreement. The RWA shall necessarily be represented by the occupants of office as well as shopping space. NRDA shall handover the balance amount pertaining to balance period (balance amount received as O & M charges from the allottees) to the Body.
- X. NRDA shall also pay the maintenance charges of the office area retained by it and shall sign a Maintenance Agreement with the Body (RWA).

12. PERIOD OF LEASE

Superstructure shall be sold and proportionate land shall be transferred on leasehold basis for a period of 30+30+30 years, subject to an increase of maximum hundred percent of the annual lease rent of the proportionate share of the undivided land prevailing at that time, in every 30 years from the signing of Lease Agreement, as decided by the Authority.

13. SALE AGREEMENT/ LEASE RENT/ GROUND RENT

- i. A Sale agreement of super structure of the built up unit will be signed upon full payment of Upset price and premium including all charges, taxes etc. as per "The Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008";
- ii. **As per The Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008-**
~~'Properties transferred by inviting applications shall be subject to payment of annual~~

- ground rent at Two percent of the premium determined for the proportionate land area and in the case of multi-storeyed building proportionately charged rent as decided by the Authority.'
- iii. Along with the Upset price and premium, proportionate share of lease rent/ ground rent of the undivided land at the rate of 2% of the total land premium per annum i.e. **INR 10 per sq.ft per annum** on Carpet Area and applicable taxes is to be paid by the Successful Applicant, for the execution of Lease Agreement for a period of 30 (Thirty) years from the day of signing of the Lease Agreement.
 - iv. The lease of proportionate land area shall be renewed for each term of 30 (Thirty) years, for two such terms subject to an increase of maximum 100% (Hundred percent) of the annual lease rent of built up space at the time of renewal, for each renewal, as may be decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan);
 - v. Provided that, on and with effect from the thirty-first year of Lease Agreement, the Lease Rent payable per annum shall stand increased maximum by 100% (Hundred Percent) of the Lease Rent prevalent in the thirtieth year, as decided by the Authority and similarly on and with effect from the sixty-first year of Lease Agreement, the Lease Rent payable per annum shall stand increased maximum by 100% (Hundred Percent) of the Lease Rent prevalent in the sixtieth year, as decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti Ka Vyayan) Niyam, 2008" which is subject to revision by Authority from time to time.
 - vi. The construction of the project is in progress and preliminary approvals are in place. The expected completion date of the project is December 2017 with a grace period of 3 months.
 - vii. The Possession of the building shall be delivered to the Successful Applicant within 30 days of completion of the building upon signing of the Sale Agreement after payment of total consideration including all charges, fees, taxes as per the application document.
 - viii. However, NRDA shall not be responsible for any delay beyond the control of NRDA or its agency including force majeure reasons. The allottees of space desirous of taking over of interim possession i.e. before issuance of completion certificate etc. shall have to make payment of all balance instalments along with other dues to NRDA before taking Interim Possession.
 - ix. Force majeure shall, inter alia include non-availability or irregular availability of essential inputs, litigations, acts of God, delay in getting service connection, statutory approvals including completion/ occupancy certificate of such other reasons beyond the control of NRDA, If NRDA is unable to hand over the built up space to the allottees then NRDA is not liable to pay any compensation to the allottee
 - x. The Successful Applicant has to take possession of the built up unit within a period of 1 month from the date of issuance of the possession letter.
 - xi. If possession is not taken within 1 month of offer of possession (issuance of possession letter) a reminder letter may be issued by NRDA.
 - xii. If possession is not taken even after 60 days of issuance of possession letter a surcharge of INR 2 per sq. ft. per month will be levied by NRDA from the date of

issuance of possession letter along with the maintenance and other charges/ taxes as applicable.

14. MORTGAGE

- I. The Lessee/Allottee shall be entitled to mortgage the built up unit (shop / offices) as per applicable laws of Chhattisgarh VisheshKshetra (AchalSampatti ka VyayanNiyam), 2008 with any scheduled commercial bank with prior approval of Authority and subject to the conditions that the first charge shall always be with the Authority till full consideration for the said unit is paid.
- II. The mortgage will be done strictly in accordance to rule 22 of Chhattisgarh VisheshKshetra (AchalSampatti ka VyayanNiyam), 2008.
- III. Provided that the above provision shall not be applicable if the property is mortgaged with the Central Government, State Government, Nationalized bank, Life Insurance Corporation, Chhattisgarh State Finance Corporation, Housing and Urban Development Corporation or other Financial Institution which are approved by the Authority from time to time.

15. SURCHARGES

- I. If the Purchaser /Allottee does not pay any part of the premium or lease rent or fees or service charges or any sum which becomes payable under any of the provisions of this Allotment, if the same be not paid within the time allowed for payment thereof, shall be deemed to be a debt owed by the Lessee/Allottee for payment to the Authority. Such sum shall until payment thereof carry simple interest @ **14% per annum** (the “**Delayed Interest**”), from the due date for payment thereof until the same is paid to or otherwise realized by the Authority.
- II. However, in case(s), where the delay in making the payment of instalment is beyond 12 months, then the allotment shall automatically stand cancelled and amount as per clause 4 (VIII) and 15 (i) shall be deducted without any notice & NRDA shall refund the excess amount without any interest and NRDA shall be free to book/sell the built up space to any third party at any price finalised by it.
- III. Without prejudice to any other right or remedy that may be available under this Application Form or otherwise under law, the Authority shall also have the right to set off. Provided the stipulation regarding interest for delayed payments contained in this Clause 15 shall neither be deemed nor construed to authorize any delay in payment of any amount due by the Lessee/Allottee nor be deemed or construed to be a waiver of the underlying breach of payment obligations. If the arrears remain unpaid for one year, the Authority shall have powers to terminate the allotment and re-enter in to the property.

16. TERRACE RIGHTS

- I. Even after execution of lease agreement in favour of the Allottee, the NRDA will continue to have as before the right to make additions, raise storey or put up additional structures as may be permitted by competent authorities as the terrace rights will remain with the NRDA only and such additional structures and storey shall be the sole property of the NRDA who will be entitled to dispose it off/use in any way NRDA chooses without any interference on the part of the allottee by himself or with one or more or the rest of the Allotees and Allottee hereby consents to the same. The NRDA shall be entitled to connect the electric, water, sanitary and drainage sources but at its (NRDA's) own cost.
- II. The Allottee hereby gives consent to the same and agrees that it shall not be entitled to raise any objection or claim of any reduction in the price of the space agreed to be sold to them and/or to any compensation or damages on the ground of inconvenience or any other ground whatsoever. Any consequent cost incurred for additional services, enhancement in statutory charges/levies due to such additions/raising of storeys etc. shall however be borne by the NRDA

17. OTHER CONDITIONS

- I. The Applicant shall be responsible for all of the costs associated with the preparation of their Applications and their participation in the Allotment Process. The Authority will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Allotment Process;
- II. Applicants are advised to submit their respective Applications after visiting the site and ascertaining for themselves the building conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them;
- III. Notwithstanding anything contained in the Application Form, the Authority reserves the right to accept or reject any Application and to annul the Allotment Process and reject all Applications at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefore;
- IV. At any time prior to the deadline for submission of Applications, the Authority may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the Application Form by the issuance of Addendum. Any Addendum/Modification thus issued will be uploaded in the website www.nayaraipur.gov.in only and shall not be published in any newspaper/s. In order to afford the Applicants a reasonable time for taking an Addendum into account, or for any other reason, the Authority may, at its own discretion, extend the Application Due Date;
- V. Applications received by the Authority after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected;
- VI. Any alteration/ modification in the Application or additional information supplied subsequent to the Application Due Date, unless the same has been expressly sought for by the Authority, shall be disregarded;
- VII. The Applications and the Financial Bid shall be valid for a period of not less than 180 (One Hundred and Eighty) days from the Application Due Date. The validity of

- Applications may be extended by mutual consent of the respective Applicant and the Authority;
- VIII. The successful allottee shall not have any exclusive right of common spaces and shall in no way encroach / block common spaces such as corridors, lobbies, open spaces etc. The allottee shall have undivided proportionate share in the common areas and facilities within the said Complex only. As the share of allottee in the common areas and facilities is undivided and cannot be separated, the allottee(s) is/are and shall be obliged to use the common areas and facilities within the said Complex harmoniously along with other occupants, maintenance staff etc., without causing any inconvenience or hindrance to them subject always to the timely payment of maintenance charges, dues, taxes and other liabilities. All the fixtures and equipments viz. Electric panels, Air Handling Units, Chillers, Lifts, Escalators in central atrium, pumps etc. shall be the joint property of allottees & NRDA (for only the unsold portion).
- IX. Allotment of parking slots shall be done on possession of the building. Parking slots shall be allotted on slot basis and not on the area basis.
- X. Applicant can check the parking plan in the office of the Naya Raipur Development Authority.
- XI. Parking shall be allotted on pro rata basis; one parking will be allotted per 1,500sq.ft. of carpet area. Double height basement has been developed in in which mechanical parking can be installed. Allottees may install the mechanical parking at their own cost.
- XII. Additional parking requirement can be considered subject to availability on case to case basis and NRDA's decision in this regard will be final and binding on the allottees.
- XIII. To take care of the additional car parking requirement plots for multi-level car parking have been earmarked in CBD area and same can be checked in the NRDA office.
- XIV. If it is found that the Applicant has applied although he was not eligible as per clause 2 of this Application Form or has falsely claimed or has given false affidavit/information including wrong PAN number or suppressed any material fact at any time whatsoever, the application(s)/allotment(s) shall be rejected summarily without issuing any show cause notice for the same. In case of such cancellation/rejection all payment deposited against the application(s)/allotment(s) shall be forfeited;
- XV. NRDA reserves the right to alter any term and condition/clause of this Allotment process at its discretion as and when considered necessary;
- XVI. The carpet area of the built up unit stated in these terms and conditions being approximate, the successful allottees shall have to accept any variation based on the physical measurement of the unit. The premium and other charges, taxes, etc. of the built up unit will proportionately vary due to such variation in the area.
- XVII. The allotment under this process shall be as per terms and condition of this Application Form, LOA, Sale Agreement and under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008;
- XVIII. The allottee will not be allowed to make any structural additions / alterations in the space or other part of the building without written permission from the concerned authorities. The allottee shall not make any changes in the external façade or external colour scheme of the building.

- XIX. The successful allottee shall be solely responsible for deviations, violations of any of the conditions or rules or bye laws of local, State, Central Govt. Authorities and shall be responsible for structural, fire and other safety measures at all times after handing over of the premises to the successful allottee by NRDA.
- XX. The allottee shall not use the said premises for any purpose which may or is likely to cause nuisance or annoyance to neighbouring properties or for illegal or immoral purpose. In any case the allottee shall be solely responsible for all damages/liabilities that may become payable including penalties from local authorities, if any
- XXI. The successful allottee shall be allowed to fix the sign boards only on the specified location earmarked by NRDA.
- XXII. NRDA reserves the right to use the external façade / internal common area of the building (including external façade/internal common area of sold office space/shops also) for advertisement purposes and its revenue shall accrue to NRDA only even after handing over the management to RWA if formed.
- XXIII. The maintenance agency appointed by NRDA/ RWA shall be authorized to get installed Kiosks / stalls in the atrium at places as per bye-laws only and the net rental revenues generated shall accrue to NRDA only even after handing over the management to RWA if formed.
- XXIV. NRDA also reserve the right to allow the premise of the said development for promotional campaign to external agencies and the revenue generated shall accrue to NRDA only even after handing over the management to RWA if formed.
- XXV. All the rates, fee, rentals, taxes, charges, duties, surcharges and other levies of whatsoever nature shall be borne by the Successful Applicant/Lessee/Allottee and shall be payable within the period specified in this behalf;
- XXVI. The Allotment Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Raipur shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Allotment Process;
- XXVII. In case, if it is found at any stage that the documents/information furnished by the Applicant are incorrect/false/untrue, the allotment shall stand cancelled automatically without any notice the claim of the Applicant in all such cases shall not be entertained. The Earnest Money Deposit (EMD) shall also be forfeited;
- XXVIII. The Application including the Financial Bids shall be opened in presence of the Applicants, who choose to attend the same.

18. TESTS OF RESPONSIVENESS

During the Scrutiny of Applications, the Authority shall determine whether each Application is responsive to the requirements of this Document. An Application shall be considered responsive only if:

- I. If the Application is complete in all respects as per the terms of this Application Document;

- II. It is received by the Application Due Date including any extension thereof pursuant to Clause 3;
- III. It is signed, sealed and unit number for which the Application is submitted is mentioned as stipulated in Clause 5;
- IV. It is accompanied by the Application Fee as specified in Clause 2 (XI);
- V. it is accompanied by the Earnest Money Deposit (EMD) as specified in Clause 4;
- VI. it does not contain any condition or qualification; and
- VII. It is not non-responsive in terms hereof.

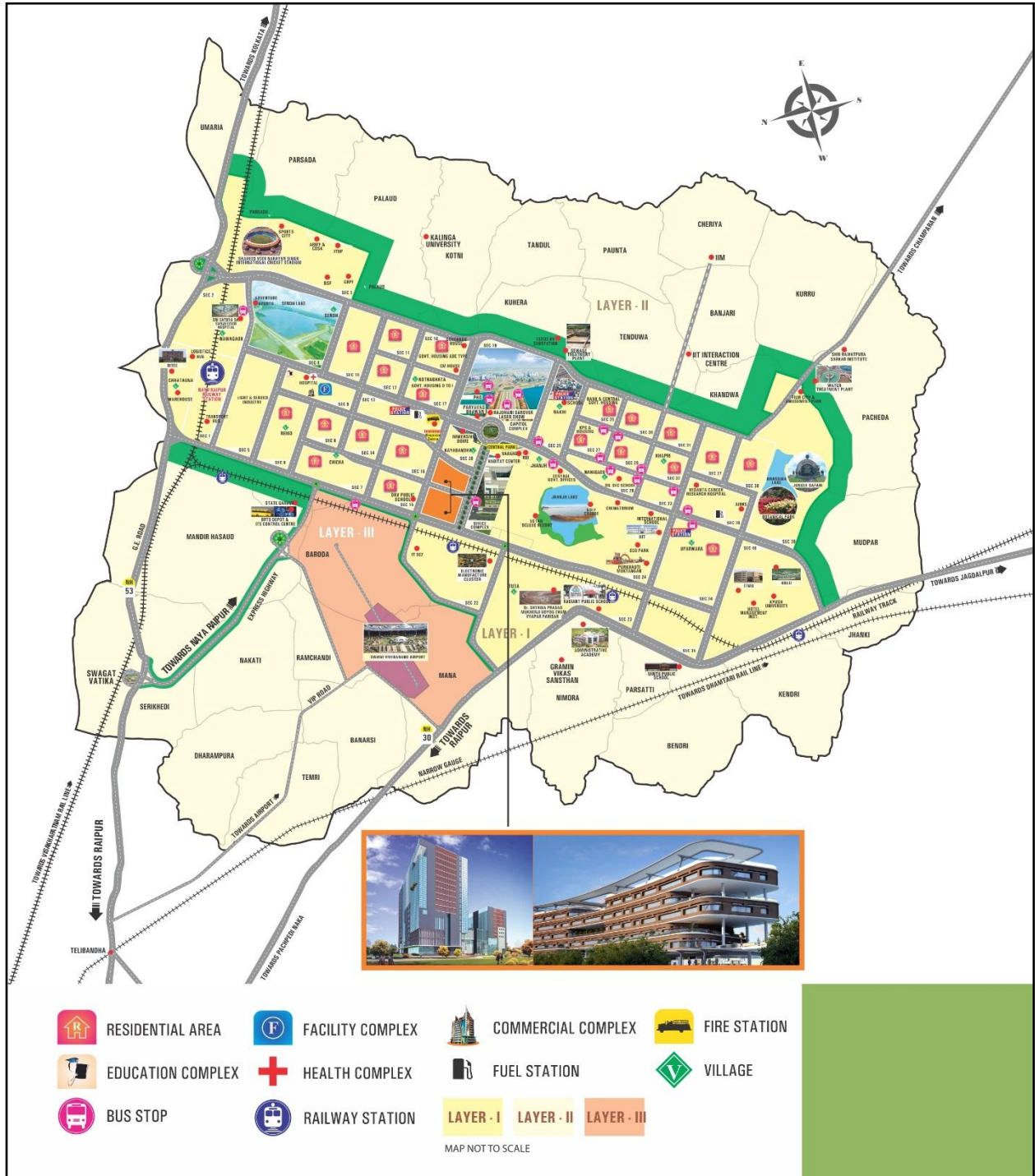
19. TRANSFER OF BUILT-UP SPACE

- I. The transfer of property by sale, mortgage, gift or otherwise will be done in accordance with the clause 22 of the Chhattisgarh VisheshKshetra (AchalSampatti ka Vyayan) Niyam, 2008 shall be given for remaining period of the lease or license and execution of lease deed or agreement and its registration shall be essential.
- II. The allottee shall not sale, mortgage, gift or otherwise hand over or transfers any immovable property thereon to any other person, without obtaining prior permission of the Authority.
- III. In case where the possession of the property has not been given to the allottee on account of balance instalments as per payment schedule (clause 9 of the application document) ,the permission of transfer will be given only after the allottee has paid to NRDA the due instalments as per payment schedule with interest if any, along with 10 % of premium as per clause 9 (iii); subject to the condition that the third party shall submit an affidavit on stamp paper duly notarised by the Notary Public that he/she shall adhere by all the conditions of allotment entered into with the original allottee and the transferee is eligible to enter into agreement for transfer as per conditions laid down in the booking document as well as laws applicable/prevaling in India and pay due instalment/ consideration. The format of such an undertaking shall be approved by NRDA.
- IV. On the death of the Allottee/lessee, built up unit shall be transferred to nominated person of the Allottee/lessee subject to the fulfilment of the conditions decided by NRDA, otherwise the amount deposited shall be returned without interest;
- V. In case where the allottee has paid total due consideration of the allotted unit along with applicable taxes, fee, only no dues certificate and no objection certificate will be required from NRDA after payment of transfer charge which will be 2% of the total premium.

20. BID OPENING SCHEDULE

- I. The Application including the Financial Bid shall be opened in ascending order of the units number as mention in annexure 2 ;
- II. **Single Units:**Bids for block E -10 A will be opened first followed by units of the block E-10 B
- III. The date of opening of the Application shall be posted later on NRDA website - www.nayaraipur.gov.in.

21. ANNEXURE I – LOCATION MAP OF SECTOR – 21



22. ANNEXURE II – UNITS DETAILS ALONG WITH UPSET PRICE

Block E 10 A

E-10A					
GROUND FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ.FT.	TOTAL UPSET PRICE (INR)	UPSET PRICE - INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E10A-002	895	8,239,370	9,206	823,937	SHOP
E10A-003	948	8,727,288	9,206	872,729	CAFE
E10A-004	443	4,078,258	9,206	407,826	SHOP
E10A-005	452	4,161,112	9,206	416,111	SHOP
E10A-006	478	4,400,468	9,206	440,047	SHOP
E10A-007	528	4,860,768	9,206	486,077	SHOP
E10A-008	508	4,676,648	9,206	467,665	SHOP
E10A-013	896	8,248,576	9,206	824,858	SHOP
E10A-014	818	7,530,508	9,206	753,051	SHOP
E10A-015	960	8,837,760	9,206	883,776	CAFE
E10A-016	1,013	9,325,678	9,206	932,568	CAFE
E10A-017	385	3,544,310	9,206	354,431	SHOP
E10A-018	375	3,452,250	9,206	345,225	SHOP
E10A-019	424	3,903,344	9,206	390,334	SHOP
E10A-020	434	3,995,404	9,206	399,540	SHOP

PLC @ 5% of Total Consideration will be applicable on unit No E10 A - 003, 005, 006, 007, 016, 018, 019, 020

E-10A					
FIRST FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ.FT.	TOTAL UPSET PRICE (INR)	UPSET PRICE - INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E10A-101	1,145	8,059,655	7,039	805,966	CAFE
E10A-102	896	6,306,944	7,039	630,694	SHOP
E10A-103	358	2,519,962	7,039	251,996	CAFE
E10A-104	301	2,118,739	7,039	211,874	SHOP
E10A-105	315	2,217,285	7,039	221,729	SHOP
E10A-106	316	2,224,324	7,039	222,432	SHOP
E10A-107	439	3,090,121	7,039	309,012	SHOP
E10A-108	506	3,561,734	7,039	356,173	SHOP
E10A-109	161	1,133,279	7,039	113,328	SHOP
E10A-110	142	999,538	7,039	99,954	SHOP
E10A-112	119	837,641	7,039	83,764	SHOP
E10A-113	972	6,841,908	7,039	684,191	SHOP
E10A-114	690	4,856,910	7,039	485,691	SHOP
E10A-115	619	4,357,141	7,039	435,714	SHOP
E10A-116	457	3,216,823	7,039	321,682	SHOP
E10A-117	545	3,836,255	7,039	383,626	SHOP
E10A-118	397	2,794,483	7,039	279,448	SHOP

PLC @ 5% of Total Consideration will be applicable on unit E10 A - 103,104,105,106,107,112,113,116,117,118

E-10A					
SECOND FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ.FT.	TOTAL UPSET PRICE (INR)	UPSET PRICE - INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E10A-201	833	4,914,700	5,900	491,470	OFFICE
E10A-202	625	3,687,500	5,900	368,750	OFFICE
E10A-203	691	4,076,900	5,900	407,690	OFFICE
E10A-204	1,195	7,050,500	5,900	705,050	OFFICE
E10A-205	1,224	7,221,600	5,900	722,160	OFFICE
E10A-206	1,215	7,168,500	5,900	716,850	OFFICE
E10A-207	1,219	7,192,100	5,900	719,210	OFFICE
E10A-208	1,708	10,077,200	5,900	1,007,720	OFFICE
E10A-209	1,516	8,944,400	5,900	894,440	OFFICE

PLC @ 5% of Total Consideration will be applicable on unit E 10 A- 202,203,204

E-10A							
THIRD FLOOR							
A	B	C	D	E	F	G	H
NO.	CARPET AREA IN SQ.FT.	Terrace Area (Sq.ft)	Carpet Area including 30% of Terrace Area (Sq.ft.)	TOTAL UPSET PRICE IN INR	UPSET PRICE INR per Sq.ft.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E10A-301	833	0	833	4,914,700	5,900	491,470	OFFICE
E10A-302	622	0	622	3,669,800	5,900	366,980	OFFICE
E10A-303 & 304	1,386	348	1,491	8,796,900	5,900	879,690	OFFICE
E10A-305	957	260	1,035	6,106,500	5,900	610,650	OFFICE
E10A-306	948	264	1,027	6,059,300	5,900	605,930	OFFICE
E10A-307	935	260	1,013	5,976,700	5,900	597,670	OFFICE
E10A-308	1,336	370	1,447	8,537,300	5,900	853,730	OFFICE
E10A-309	1,934	0	1,934	11,410,600	5,900	1,141,060	OFFICE
E10A-310	1,522	0	1,522	8,979,800	5,900	897,980	OFFICE

PLC @ 5% of Total Consideration will be applicable on unit no E 10 A - 309, 30% area of exclusively attached terrace has been added to the carpet area of unit no E10 A - 303,304,305,306,307,308

E-10A					
SIXTH FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ.FT.	TOTAL UPSET PRICE (INR)	UPSET PRICE - INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E10A-601	833	3,706,850	4,450	370,685	OFFICE
E10A-602	1,490	6,630,500	4,450	663,050	OFFICE
E10A-603	1,777	7,907,650	4,450	790,765	OFFICE
E10A-604	936	4,165,200	4,450	416,520	OFFICE
E10A-605	954	4,245,300	4,450	424,530	OFFICE
E10A-606	957	4,258,650	4,450	425,865	OFFICE
E10A-607	934	4,156,300	4,450	415,630	OFFICE
E10A-608	1,362	6,060,900	4,450	606,090	OFFICE
E10A-609	1,768	7,867,600	4,450	786,760	OFFICE

PLC @ 5% of Total Consideration will be applicable on unit E10 A - 608,609

E- 09B					
GROUND FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ. FT.	Total UPSET PRICE (INR)	UPSET PRICE INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E9B-001	800	7,733,600	9,667	773,360	SHOP
E9B-002	1,076	10,401,692	9,667	1,040,169	CAFÉ
E9B-003	438	4,234,146	9,667	423,415	SHOP
E9B-004	438	4,234,146	9,667	423,415	SHOP
E9B-005	156	1,508,052	9,667	150,805	SHOP
E9B-006	118	1,140,706	9,667	114,071	SHOP
E9B-007	209	2,019,726	9,667	201,973	SHOP
E9B-008	208	2,014,506	9,667	201,451	SHOP
E9B-009	823	7,955,941	9,667	795,594	SHOP
E9B-010	1,034	9,995,678	9,667	999,568	SHOP
E9B-011	391	3,779,797	9,667	377,980	SHOP
E9B-012	592	5,722,864	9,667	572,286	CAFÉ/SHOP
E9B-013	437	4,224,479	9,667	422,448	SHOP
E9B-014	430	4,156,810	9,667	415,681	SHOP
E9B-015	815	7,878,605	9,667	787,861	SHOP
5% PLC applicable on unit no 002,003,004,012,013,015					

E-09B					
FIRST FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ. FT.	Total UPSET PRICE (INR)	UPSET PRICE INR per SQ.FT.	EMD (INR)	UNIT TYPE
E9B-101	1027	7,554,612	7,356	755,461	CAFÉ
E9B-102	574	4,222,344	7,356	422,234	SHOP
E9B-103	412	3,030,672	7,356	303,067	SHOP
E9B-104	99	728,244	7,356	72,824	SHOP
E9B-105	80	588,480	7,356	58,848	SHOP
E9B-106	117	860,652	7,356	86,065	SHOP
E9B-107	85	625,260	7,356	62,526	SHOP
E9B-108	209	1,537,404	7,356	153,740	SHOP
E9B-109	817	6,009,852	7,356	600,985	SHOP
E9B-110	1027	7,554,612	7,356	755,461	SHOP
E9B-111	669	4,921,164	7,356	492,116	SHOP
E9B-112	599	4,406,244	7,356	440,624	SHOP
E9B-113	407	2,993,892	7,356	299,389	SHOP
5% PLC applicable on unit no 101,102,103,106,107,113					

Application for the Allotment of Shops / Offices in Retail Complex, CBD,
Sector-21,Naya Raipur, Chhattisgarh, India



E-09B					
SECOND FLOOR					
A	B	C	D	E	F
UNIT NO.	CARPET AREA IN SQ. FT.	Total UPSET PRICE (INR)	UPSET PRICE INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)	UNIT TYPE
E9B-201	991	6,079,049	6,136	607,905	SHOP
E9B-202	1405	8,621,233	6,136	862,123	SHOP
E9B-203	124	762,193	6,136	76,219	SHOP
E9B-204	189	1,160,462	6,136	116,046	SHOP
E9B-205	153	936,559	6,136	93,656	SHOP
E9B-206	1911	11,722,842	6,136	1,172,284	SHOP
E9B-207	1936	11,878,716	6,136	1,187,872	SHOP
5% PLC applicable on unit no 206,207					

High Street Retail Shops, Zone A (Located in Boulevard of Retail Complex)				
ZONE – A				
A	B	C	D	E
Shop No	CARPET AREA IN SQ.FT.	TOTAL UPSET PRICE IN INR	UPSET PRICE INR per SQ.FT.	Earnest Money Deposit (EMD) (INR)
1	612	3,943,728	6,444	394,373
2	559	3,602,196	6,444	360,220
3	91	586,404	6,444	58,640
4	57	367,308	6,444	36,731
6	57	367,308	6,444	36,731
7	57	367,308	6,444	36,731
8	57	367,308	6,444	36,731
10	57	367,308	6,444	36,731
11	24	154,656	6,444	15,466
13	68	438,192	6,444	43,819
14	91	586,404	6,444	58,640
16	61	393,084	6,444	39,308
17	71	457,524	6,444	45,752
18	61	393,084	6,444	39,308
19	57	367,308	6,444	36,731
20	58	373,752	6,444	37,375
21	57	367,308	6,444	36,731
22	58	373,752	6,444	37,375
23	57	367,308	6,444	36,731
24	58	373,752	6,444	37,375
26	519	3,344,436	6,444	334,444
27	221	1,424,124	6,444	142,412
28	221	1,424,124	6,444	142,412
29	152	979,488	6,444	97,949
30	83	534,852	6,444	53,485
31	46	296,424	6,444	29,642
32	57	367,308	6,444	36,731
33	55	354,420	6,444	35,442
34	56	360,864	6,444	36,086
35	57	367,308	6,444	36,731
36	57	367,308	6,444	36,731
37	57	367,308	6,444	36,731
38	57	367,308	6,444	36,731
39	57	367,308	6,444	36,731
40	57	367,308	6,444	36,731
41	57	367,308	6,444	36,731
42	58	373,752	6,444	37,375
43	57	367,308	6,444	36,731
44	57	367,308	6,444	36,731
45	55	354,420	6,444	35,442
46	56	360,864	6,444	36,086
48	67	431,748	6,444	43,175
49	56	360,864	6,444	36,086
52	64	412,416	6,444	41,242
55	773	4,981,212	6,444	498,121

23. ANNEXURE III – BID OPENING SCHEDULE

The Application including the Financial Bid shall be opened as per the sr. no. below; the date of opening of the Application shall be posted later on NRDA website - www.nayaraipur.gov.in.

Sr. No	Unit Number	Sr. No	Unit Number	Sr. No	Unit Number	Sr. No	Unit Number	Sr. No	Unit Number
1	E10A-002	31	E10A-117	61	E9B-002	91	E9B-204	121	32
2	E10A-003	32	E10A-118	62	E9B-003	92	E9B-205	122	33
3	E10A-004	33	E10A-201	63	E9B-004	93	E9B-206	123	34
4	E10A-005	34	E10A-202	64	E9B-005	94	E9B-207	124	35
5	E10A-006	35	E10A-203	65	E9B-006	95	1	125	36
6	E10A-007	36	E10A-204	66	E9B-007	96	2	126	37
7	E10A-008	37	E10A-205	67	E9B-008	97	3	127	38
8	E10A-013	38	E10A-206	68	E9B-009	98	4	128	39
9	E10A-014	39	E10A-207	69	E9B-010	99	6	129	40
10	E10A-015	40	E10A-208	70	E9B-011	100	7	130	41
11	E10A-016	41	E10A-209	71	E9B-012	101	8	131	42
12	E10A-017	42	E10A-301	72	E9B-013	102	10	132	43
13	E10A-018	43	E10A-302	73	E9B-014	103	11	133	44
14	E10A-019	44	E10A-303and304	74	E9B-015	104	13	134	45
15	E10A-020	45	E10A-305	75	E9B-101	105	14	135	46
16	E10A-101	46	E10A-306	76	E9B-102	106	16	136	48
17	E10A-102	47	E10A-307	77	E9B-103	107	17	137	49
18	E10A-103	48	E10A-308	78	E9B-104	108	18	138	52
19	E10A-104	49	E10A-309	79	E9B-105	109	19	139	55
20	E10A-105	50	E10A-310	80	E9B-106	110	20	-	-
21	E10A-106	51	E10A-601	81	E9B-107	111	21	-	-
22	E10A-107	52	E10A-602	82	E9B-108	112	22	-	-
23	E10A-108	53	E10A-603	83	E9B-109	113	23	-	-
24	E10A-109	54	E10A-604	84	E9B-110	114	24	-	-
25	E10A-110	55	E10A-605	85	E9B-111	115	26	-	-
26	E10A-112	56	E10A-606	86	E9B-112	116	27	-	-
27	E10A-113	57	E10A-607	87	E9B-113	117	28	-	-
28	E10A-114	58	E10A-608	88	E9B-201	118	29	-	-
29	E10A-115	59	E10A-609	89	E9B-202	119	30	-	-
30	E10A-116	60	E9B-001	90	E9B-203	120	31	-	-



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