

1 Bid Summary

S. N.	Key Information	Details
1.	Disclaimer	This bid summary is indicative and describes the salient points of the Request For Proposal (RFP) Document. The Bid Summary is not part of the RFP
2.	Project Title	Theme Township with Golf Course at Naya Raipur, Chhattisgarh
3.	Project Location and Site	Project site is located at the south-east corner of Naya Raipur adjacent to Khandwa lake (Ref Fig 1 and Fig 2 at the end of Bid Summary)
4.	Site area	114 Hectare (281.6 acre) comprising of <ul style="list-style-type: none"> • 54 Hectares for township (two residential sectors each of 27 Ha) along with dividing road between the sectors • 60 Hectare for 18 Hole Golf Course including limited residential and supporting commercial developments. The developer may suggest any revisions in the site area within 30 days from the date of issue of Letter of Intent (LoI) for NRDA's consideration and approval however, NRDA reserves the right of acceptance.
5.	Project Development Agency	Naya Raipur Project Development Company Pvt. Ltd. (NRPDCPL), an SPC formed by NRDA and IL&FS.
6.	Grantor	Naya Raipur Development Authority (NRDA)
7.	Project Components – Minimum Development Obligations	<p><u>Common Developments</u></p> <p>Site Development (114 Hectare)</p> <ul style="list-style-type: none"> ▪ Common Physical Infrastructure including roads, water supply, sewerage, drainage, electricity and telecommunications with all arrangements complete ▪ Common Utilities ▪ Common social infrastructure including institutional, Commercial and retail developments ▪ Landscaping and greenery ▪ Construction of Inter sectoral Road of approximately 1.2 Km length with 24m RoW <p><u>Golf Course Recreational Area</u></p> <ul style="list-style-type: none"> ▪ 18-hole Golf Course ▪ Golf Academy ▪ Golf Club ▪ Residential Villas/ bungalows (with specific development guidelines as mentioned in the RFP)

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		<p><u>Township</u></p> <ul style="list-style-type: none"> ▪ Residential Dwelling Units <ul style="list-style-type: none"> ○ HIG/MIG (High Rise Apartments and Low-Rise Plotted Housing) ○ LIG Dwelling units to be constructed equivalent to 10% of total built up area after excluding Economically Weaker Sections. These are to be allotted to LIG income groups as per the rate fixed by Authority . ○ Housing for Economically Weaker Sections The built up area of EWS Units shall be equivalent to 25% of 15% of net residential area. The EWS units shall be allotted by the developer to the eligible persons based on recommendation of NRDA at Rs.2,50,000 per unit (inclusive of all amenities complete but excluding registration charges). The EWS units shall be completed within a period of 4 years from the date of signing of Authorization Agreement. These are to be allotted to eligible candidates as per the recommendation of NRDA. If the EWS units could not be allotted to eligible candidates as identified by NRDA due to non identification of eligible candidates by NRDA within five years from the date of signing of Authorization Agreement, the developer is entitled to escalate the price by 5.5% per annum. The EWS units shall have minimum carpet area of 28 sq.m ○ Housing for Lower Income Group The no of dwelling units as part of LIG houses shall be 10% of total dwelling units excluding EWS Houses. The LIG houses shall have a maximum carpet area of 48 Sq m.The LIG houses shall be allotted to LIG category of beneficiaries whose monthly income is between Rs.3,301 to Rs,7,300 per month.The construction shall be completed within 4 years from the date of signing of Authorisation Agreement.
8.	Estimated Project Cost	Rs.900 Crore (INR 9,000 Million)

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	(including cost of land)	
9.	Implementation Format	Public Private Partnership
10.	Institutional Structure for Implementation	<ul style="list-style-type: none"> • Special Purpose Company (SPC) to be formed by the Preferred Bidder / Consortium under Company's Act 1956 before the execution of Authorisation Agreement exclusively for the implementation of the Project. This is a mandatory requirement • In case the selected Private Sector Entity or the Consortium of Private Sector Entities is a foreign/international one, the same will have set up an Indian subsidiary and get it registered under the Companies Act, 1956 before commencement of the project work.
11.	Foreign Direct Investment	Permissible, subject to the Government of India guidelines applicable from time to time.
12.	Authorization Format	Build Own Operate and Transfer (BOOT) Format
13.	Authorization Period	90 years.
14.	Lease Period	Total aggregate period of 90 years co-terminus with Authorisation Agreement. The lease period to be for a period of 30 years initially and renewed for 2 terms of 30 years each.
15.	Project Completion Period	<p>The Project as conceived by the Developer and as approved / sanctioned by the authorities, including but not limited to, Minimum Development Obligations to be completed maximum within seven (7) years (84 months) from the date of signing of the Authorisation Agreement as given below.</p> <p>(i) All Project Development activities such as Environmental Clearances/ approvals from Town Planning authorities/ approval for water supply, power from municipal authorities and all other statutory approvals required to be completed in one year from the date of signing of the Authorisation Agreement</p> <p>(ii) The development activities pertaining to Township (54 Ha)</p>

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		<ul style="list-style-type: none"> • Completion 25% of residential units (excluding EWS and LIG units, by value) – within 3 years from Date of signing of the Authorisation Agreement • Completion 50% of residential units (excluding EWS and LIG units, by value) - within 5 years from Date of signing of the Authorisation Agreement • Completion 100% of residential units (excluding EWS and LIG units)– within 7 years from Date of signing of the Authorisation Agreement • Social, Commercial and basic infrastructure to be completed to support the residential built-up units as indicated above. • EWS Units and LIG units construction completion and ready to be occupied within four (4) years from the date of signing of Authorization Agreement. <p>(iii) The development activities pertaining to Golf Course (60 Ha):</p> <ul style="list-style-type: none"> • Completion 25% of Golf Course and allied development by value– within 2 years from Date of signing of the Authorisation Agreement • Completion 50% of Golf Course and allied development by value - within 3 years from Date of signing of the Authorisation Agreement • Completion 100% of Golf Course and allied development by value– within 5 years from Date of signing of the Authorisation Agreement
16.	Eligibility Criteria	<p><u>Financial Criteria:</u></p> <p>Average Annual Turnover of the past three (3) financial years, should be at least Rs. 180 Crore.</p> <p>And</p> <p>Minimum Net Worth of Rs.225 Crore in the past financial year</p>

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		<p><u>B. Experience Criteria:</u></p> <p>The Bidder should have completed construction/ development of either of the following:</p> <p>(i) Townships / residential apartments cluster for HIG/MIG/LIG/EWS dwelling units with built up area of more than 1, 39,366 sq.m (1.5 Mn sq feet) in a single project in last seven years.</p> <p style="text-align: center;">OR</p> <p>(ii) Townships/ residential apartments cluster for HIG/MIG/LIG/EWS dwelling units with built up area more than 1, 85,822 sqm (2 Mn sq feet) in maximum five projects combined in last seven years.</p> <p>The completion indicates physical completion of residential units along with supporting infrastructure (social and commercial) in all respects in a particular Project. This information needs to be certified by Statutory Auditor and Architect/ Engineer.</p> <p>The Bidder experience can be considered if the bidder has constructed/ developed in the capacity of</p> <ol style="list-style-type: none"> a) Sole member or lead member of a Consortium for Government Projects b) Projects undertaken by him in his own land c) Projects undertaken by him as a joint venture partner as a part of joint venture arrangement with private persons/ companies d) As a sole bidder or lead member of a consortium undertaken in development agreement model e) Worked as a contractor for construction of the project(s) <p><u>C. Qualification Through Affiliates:</u></p> <p>In computing the Financial Capability and Experience of the Bidders/ Consortium members, the Financial Capability and experience of their respective Affiliates,</p>

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		<p>will also be appropriately considered. In either case, the ownership relation between the Bidders and the Affiliate(s) must be explained.</p> <p>For the purposes hereof. “Affiliate” means, with respect to a specified Person, any person which is a holding Company or subsidiary of such specified Person, or any person which directly, or indirectly, (a) owns or controls such specified person, (b) is owned or controlled by such specified person, or (c) is owned or controlled by the same person, who, directly or indirectly owns or controls such Specified Person.</p> <p>(a) Control over the composition of majority of board of directors of a company, or</p> <p>(b) Control of more than 50% (Fifty Percent) of the voting shares of such Person</p> <p>(c) And with respect to a Person which is not a company or corporation, the power to direct the management and policies of such person, whether by operation of law or by Contract or otherwise.</p> <p>If the financial qualification for the “Affiliate” is used, then an undertaking from the “Affiliate” on a stamp paper is to be submitted indicating that the “Affiliate” will fulfill the financial obligations on behalf of the bidder as per requirement of the Project as per terms and conditions of the RFP/Agreement without any demur.</p> <p><u>D. Special Criteria for a Consortium:</u></p> <p>(i) The maximum number of members in a Consortium shall be limited to 3 (three) including the Lead Member.</p> <p>(ii) No Bidder shall submit more than one Bid for the Project. A Bidder bidding individually or as a member of a Consortium shall not be entitled to submit another bid either individually or as a member of any Consortium, as the case may be.</p>

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		<p>(iii) The Bidder, its Member or Associate (or any constituent thereof) and any other Bidder, its Member or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest than both the bids are liable for rejection and forfeiture of bid security amounts.</p> <p>(iv) In case of a bidding consortium, the above experience criteria shall apply to the Consortium as a whole, and the lead member shall fulfill at least 50% of the financial criteria as mentioned above, and other Members each shall individually fulfill at least 10% of the Financial Criteria.</p> <p>(v) The Bidder/Consortium as a whole shall hold minimum 51% of equity in the Authorisee / Project SPC.</p> <p>(vi) Lead member of the Bidding Consortium should have minimum 26% equity in the Authorisee / Project SPC at all times during a period that shall not be less than 9 years from the date of signing of the Authorisation Agreement. The Lead Member may opt for exit from the Project SPC after 9 years from the date of signing of Authorisation Agreement, with replacement by another Lead Member with similar or above financial capability.</p> <p>(vii) All the Members of the Consortium, whose financial and project related experience would be considered for evaluation, shall be required to commit to individually hold minimum 5% of equity in the Authorisee/ Project SPC for a period that shall not be less than 9 years from the date of signing of Authorisation Agreement.</p> <p>(viii) In case the Authorisee creates another SPC for partial development and/or operations as part of the project, then the Lead Member shall be required to hold minimum 26% equity and the Authorisee as whole shall hold minimum of 51%</p>

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		in that SPC for a minimum period of 9 years from the date of signing of Authorisation Agreement.
17.	Bid Submissions	<p>Bids to be submitted in a sealed Outer Envelope which shall include following :</p> <ol style="list-style-type: none"> 1. Covering Letter as per the format given 2. Checklist of Submissions 3. Proof of purchase of RFP document (Rs.25,000) 4. Bid Security of Rs.12.50 crore in form of Bank Guarantee/Demand Draft. 5. Letter of Undertaking. 6. Letter of Project Undertaking. 7. Project Development Fee commitment. 8. Consortium Agreement, if the bidding entity is a consortium. 9. Power of Attorney(s) for the Lead Member. 10. Power of Attorney(s) for the Bid Signatory <p>Over and above these, the Outer envelope shall also contain following three separately sealed envelopes:</p> <ol style="list-style-type: none"> a) Envelope 1 : Capability Statement b) Envelope 2: Technical Bid c) Envelope 3: Price Bid
18.	<u>Envelope 1:</u> Capability Statement	<p>The bidder shall submit following documents as a part of capability statement</p> <ol style="list-style-type: none"> 1. Details of Experience of Development/ Construction of Townships/ Residential apartment cluster/s for HIG/MIG/LIG/EWS dwelling units. 2. Financial Details <p>The above documents are to be supported by requisite supporting documents as mentioned in the RFP.</p>
19.	<u>Envelope 2:</u> Technical Bid	<p>An undertaking to comply to the following requirements as specified in Part C of Section 3 of Volume I of RFP:</p> <ol style="list-style-type: none"> 3. the Minimum Development Obligations including minimum area requirements; 4. Development Guidelines as per <i>Naya Raipur Development Plan-2031</i>; 5. Implementation Plan/ Project Completion Period as specified in the RFP; 6. the Technical Specifications, the Performance Standards etc. as stipulated in the RFP; 7. the Environmental Norms of the State and Central

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		Governments; 8. any other regulation as may be applicable.																		
20.	<u>Envelope 3: Price Bid</u>	Price Bid Letter as per format provided in the RFP, is the “ Reserve Land Premium ” for township area of 114 Ha (approx 281.6 Acres) subject to reserve amount of Rs. 81.37 Lacs per Ha																		
21.	<u>Mode of Payment</u>	<p>1. ‘Premium’ payable by the Preferred Bidder shall be in maximum Five installments as per the following schedule:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>%age of land premium</th> <th>Cumulative %age of land premium</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>20% (minimum)</td> <td>20%</td> </tr> <tr> <td>2</td> <td>10%</td> <td>30%</td> </tr> <tr> <td>3</td> <td>20%</td> <td>50%</td> </tr> <tr> <td>4</td> <td>20%</td> <td>70%</td> </tr> <tr> <td>5</td> <td>30%</td> <td>100%</td> </tr> </tbody> </table> <p>2. First installment shall be paid at the time of signing of Land Lease Deed (LLD). For the purposes of all future payments the date of signing of LLD shall be considered as Zero Date and second, third, fourth and fifth installments shall be payable on annual basis calculated from the Zero Date.</p>	Year	%age of land premium	Cumulative %age of land premium	1	20% (minimum)	20%	2	10%	30%	3	20%	50%	4	20%	70%	5	30%	100%
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1	20% (minimum)	20%																		
2	10%	30%																		
3	20%	50%																		
4	20%	70%																		
5	30%	100%																		
22.	Bid Parameter	Premium per Hectare payable to NRDA for 114 Ha subject to Rs.81.37 Lacs per Ha (reserve land premium)																		
23.	Bid Parameter Evaluation Criteria	Highest amount in Rupees per Hectare payable to NRDA																		
24.	Compliance Period (Conditions Precedent Period) and Responsibilities of the parties	<p>1. One year from the date of signing of Authorisation Agreement</p> <p>2. Responsibilities of the parties as below:</p> <ul style="list-style-type: none"> • Grantor: To handover the land free of Encumbrances to the Authorisee • Authorisee: <ol style="list-style-type: none"> i. Within 6 months from date of signing Submit and get approval for the DPR from Grantor, i.e., NRDA ii. Within 9 months from date of signing Getting all approvals including Environmental Clearance, Fire Clearance, Clearance from Town 																		

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		<p>Planning Department for construction purpose</p> <p>iii. Within 12 months from date of signing</p> <p>Financial closure of the Project</p>
25.	Provision of Off Site Infrastructure by Grantor (NRDA) to Authorisee	<ol style="list-style-type: none"> 1. NRDA will facilitate/ provide (as the case may be) off site Infrastructure (Road, water) and facilitate Power supply through State Electricity Board till the Battery limit on or before Commercial Operations Date (COD) 2. During construction, NRDA will endeavor to make available the water supply required for construction purpose. However, the responsibility of arranging of water rests with the Authorisee.
26.	Development Guidelines	<p><u>Development Guidelines:</u></p> <ol style="list-style-type: none"> a) All site and building related developments shall adhere to the <i>Naya Raipur Development Plan – 2031</i>. b) In case at the time of development/ construction, if the guidelines of the <i>Naya Raipur Development Plan – 2031</i> does not provide the relevant development control then in such case/s <i>Chhattisgarh Bhoomi Vikas Rules-1984</i> shall be referred and adhered to. c) All the facilities / building / structures / developments shall adhere to the Technical Specifications as given in Vol I, Section 3 of RFP. d) In case of Foreign Direct Investment (FDI), the total development shall also conform to the FDI guidelines as published by Department of Industrial Promotion and Policy, Ministry of Commerce and Industries, Government of India from time to time.
27.	Technical Specifications	<p>As per applicable BIS Codes and other Indian Standards and International Standards, wherever applicable. Further details of Technical Specifications in terms of Planning as well as Construction have been provided in Volume I of RFP.</p> <p><u>The development controls for Golf Course are as below:</u></p> <ol style="list-style-type: none"> a. The Golf Course falls under Recreational Use Zone b. The Development Control for Naya Raipur allows total 0.1 FAR within Recreational Use Zone. c. 15 % of the total area (i.e. 15% of 105 ha) may be used for residential bungalow (low rise) plots with

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		<p>minimum 500 sq. m. land area, under the following controls:</p> <ul style="list-style-type: none"> a. FAR = 0.5 b. Ground Coverage = 30 % c. Height = 7 m <p>[Corrigendum-2109/7.10/DP/NRDA/2007 of Naya Raipur Development Plan – 2031]</p> <ul style="list-style-type: none"> d. 1% of the recreational green area (i.e. 1% of 105 ha) [Corrigendum-2109/7.10/DP/NRDA/2007 of Naya Raipur Development Plan – 2031] may be used for related commercial development. It is suggested that the FAR, Ground Coverage, Height and Other Control shall be as per the controls applicable for other commercial areas in Naya Raipur Development Plan -2031. e. In Golf Course Residential area the minimum plot size shall be 500 sq. m. The residential area shall have a mix of housing based on the plot size and specifications for bungalows/ villas. f. Other controls will be as per the development control regulations for Theme Township (Clause 2.1 of Naya Raipur Development Plan-2031). <p><u>Design Guidelines for Golf Shooting Area</u></p> <ul style="list-style-type: none"> a. The length of golf shooting area should be 7000 yards or more. b. The ‘Greens’ should be 500-800 sq. m. c. ‘Tees’ are a very critical item and as per the current trend, the multiple tees should be provided. d. The fairway width should be 25-35 yards and the first 80-100 yards of the fairways should be left without proper turf-grasses. e. The slope of land to be as per the playing guidelines and water flow consideration. f. For other design factors United States Golf Association (USGA) guidelines should be followed.

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		<p><u>The development controls for township are as below</u></p> <table border="1" data-bbox="716 321 1377 1073"> <thead> <tr> <th data-bbox="716 321 967 478">Use (plot size)</th> <th data-bbox="967 321 1101 478">Max Ground coverage (%)</th> <th data-bbox="1101 321 1192 478">Max FAR</th> <th data-bbox="1192 321 1294 478">Max height (m)</th> <th data-bbox="1294 321 1377 478">Other Controls</th> </tr> </thead> <tbody> <tr> <td data-bbox="716 478 834 663">Residential Plotted Development 40-60 sq.m (incremental housing)</td> <td data-bbox="967 478 1101 663">65</td> <td data-bbox="1101 478 1192 663">1.30</td> <td data-bbox="1192 478 1294 663">11</td> <td data-bbox="1294 478 1377 663"><u>1 du</u></td> </tr> <tr> <td data-bbox="716 663 834 747">60-120 sq.m</td> <td data-bbox="967 663 1101 747">60</td> <td data-bbox="1101 663 1192 747">1.30</td> <td data-bbox="1192 663 1294 747">11</td> <td data-bbox="1294 663 1377 747"><u>2 du</u></td> </tr> <tr> <td data-bbox="716 747 834 831">120-250 sq.m</td> <td data-bbox="967 747 1101 831">60</td> <td data-bbox="1101 747 1192 831">1.30</td> <td data-bbox="1192 747 1294 831">11</td> <td data-bbox="1294 747 1377 831"><u>2 du</u></td> </tr> <tr> <td data-bbox="716 831 834 915">250-500 sq.m</td> <td data-bbox="967 831 1101 915">60</td> <td data-bbox="1101 831 1192 915">1.30</td> <td data-bbox="1192 831 1294 915">11</td> <td data-bbox="1294 831 1377 915"><u>2 du</u></td> </tr> <tr> <td data-bbox="716 915 967 1073">Residential (Group Housing) 4000 sq.m Minimum</td> <td data-bbox="967 915 1101 1073">30</td> <td data-bbox="1101 915 1192 1073">1.30</td> <td data-bbox="1192 915 1294 1073">26</td> <td data-bbox="1294 915 1377 1073"></td> </tr> </tbody> </table> <p><u>Note:</u> Net Housing density in Group Housing shall be upto 300 du/ha subject to sector level gross density of 250 persons per Ha with 15% variation on either side.</p> <p><u>Additional guidelines for development</u></p> <ol style="list-style-type: none"> The developer should follow the typical cross section specified in Naya Raipur Development Plan-2031 (Section 9.3.3) for the construction of proposed road of 24 RoW along the northern boundary of the Site. The entry point to the site shall be minimum 200 m away from any road junction and also from any corner point of site boundary. The entry-exit points to the project site from external road should be 450 m away from each other. 	Use (plot size)	Max Ground coverage (%)	Max FAR	Max height (m)	Other Controls	Residential Plotted Development 40-60 sq.m (incremental housing)	65	1.30	11	<u>1 du</u>	60-120 sq.m	60	1.30	11	<u>2 du</u>	120-250 sq.m	60	1.30	11	<u>2 du</u>	250-500 sq.m	60	1.30	11	<u>2 du</u>	Residential (Group Housing) 4000 sq.m Minimum	30	1.30	26	
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28.	Specialised Golf Consulting Firm involvement	The developer needs to involve agencies of repute for planning/ design purpose before construction of Golf course whose planning/ designs shall be part of DPR and submitted to NRDA for approval as per RFP terms and conditions.																														

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		Also, agencies of repute having expertise in construction of golf course shall be appointed for construction of Golf Course.
29.	Bid Evaluation	<ul style="list-style-type: none"> ▪ Envelope 1: Compliance – Pass/Fail. ▪ Envelope 2: Compliance – Pass/Fail. ▪ Envelope 3: Highest Land Premium offered
30.	Bid Validity	180 days from the Bid submission date
31.	Bid Security	Rs.9.0 crore in the form of an irrevocable & unconditional Bank Guarantee/Demand Draft issued by scheduled bank (excluding cooperative banks), operable at Raipur, alongwith the submission of the Bid.
32.	Validity of Bid Security	210 days from the Bid submission date.
33.	Cost of RFP document	Rs.25,000 only, in cash or Demand Draft payable at Raipur, drawn in favour of “Naya Raipur Development Authority”. It can be sent through courier, on payment of Rs.500/- (Rs. Five Hundred only) extra on written request. However, NRDA will not be responsible for any delay, loss or non-receipt of the same.
34.	Project Development Fees payable by the Preferred Bidder	Rs. 5.6 Crores (including service tax) payable to NRDA within 15 days of issue of Letter of Intend (LoI) in the manner specified in RFP.
35.	Signing of Authorization Agreement	<p>Within one month (30 days) of issue of LoI.</p> <p>Precondition for signing the AA:</p> <p>(i) Project Development Fees to be paid within 15 days of issue of LoI.</p>
36.	Performance Security	<p>a) Construction period Performance Guarantee: An irrevocable and unconditional Bank Guarantee amounting to Rs.12.50 crore shall be submitted to NRDA at the time of signing the Authorisation Agreement, within 30 days from the date of issue of LoI. The same should be valid for 10 years or till the date of submission of Operation period Performance Guarantee, whichever is later.</p> <p>The Construction period Performance Guarantee may be reduced in a stepped manner as detailed in Section 1 of Vol I of RFP.</p> <p>b) Operation Performance Guarantee: (at the end of Construction period)</p>

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		An irrevocable and unconditional Bank Guarantee amounting to Rs. 5.00 crore shall be submitted to NRDA (for the maintenance of Golf Course and common facilities of entire township). The amount of the Operations period Performance Guarantee shall be stepped up / enhanced once in three years @ 10% during the period of operation for the entire authorization period.
37.	Bank Guarantee for Land Premium except first installment amount	<p>The Developer shall furnish an unconditional and irrevocable bank guarantee from a scheduled or nationalized bank having a branch in Raipur, Chhattisgarh, in favour of NRDA, at the time of signing of the LLD for the outstanding amount representing the 'Land Premium' after payment of first installment valid for five years.</p> <p>The bank guarantee shall be stepped down based on payments made as per the schedule of payments of land premium.</p>
38.	Annual Lease Rentals	In consideration of the lease of the Site and the rights appurtenant thereto in favour of the Developer/ Authorisee, the Developer shall, effective from Date of Signing of Land Lease Deed (LLD) and during the Lease Period, pay Annual Lease Rental to NRDA at the rate of 2.0% of the 'Land Premium' during the Lease Period subject to the same being escalated maximum by 100% for every consecutive 30 years period.
39.	Complimentary Membership for Golf Facility to NRDA	As part of the consideration for grant of the Authorisation herein, the NRDA shall be entitle to and the Developer shall provide, effective from COD of Golf Course, complimentary transferable membership to NRDA. Such memberships shall be limited to 5% of the total number of members or 25 persons, whichever is higher.
40.	Other Special Condition	Khandwa lake and a temple are located in the vicinity of the site identified for Golf Course. The developer should allow thoroughfare for these two public places. In other words, the developer's planning shall be done in such a way that the access and usage of these two are unaffected or unrestricted for the people who are not residents of the Project also.
41.	Govt facilitation for developer	If the developer is willing to take benefits under Affordable Housing schemes or any other notified schemes of State/ Central Governments for tax exemptions or any other benefits, the Authority will

S. N.	Key Information	Details
		facilitate.
42.	Important Dates	
a)	Issue of RFP	16.08.2011
b)	Pre Bid Meeting	20.09.2011
c)	Last date of receipt of Bids	21.10.2011

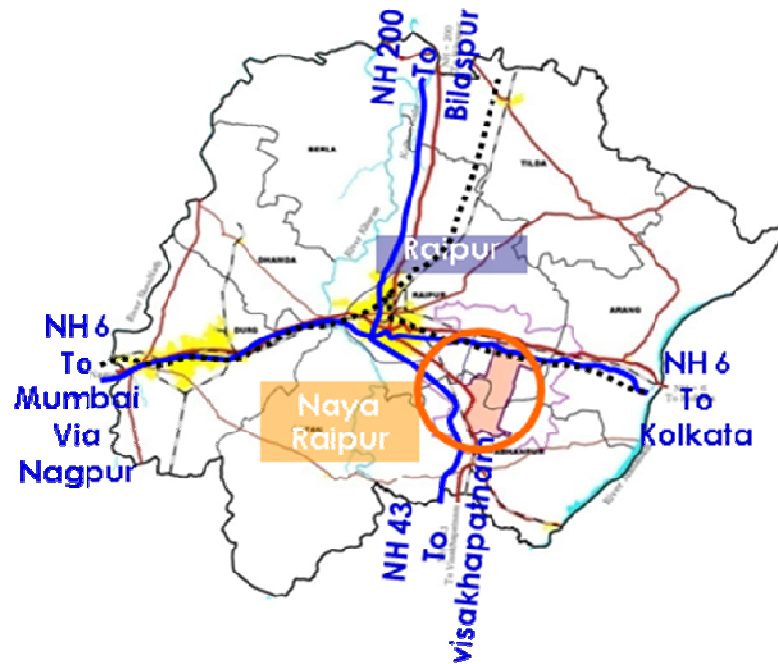


Fig 1: Location Plan of Naya Raipur City

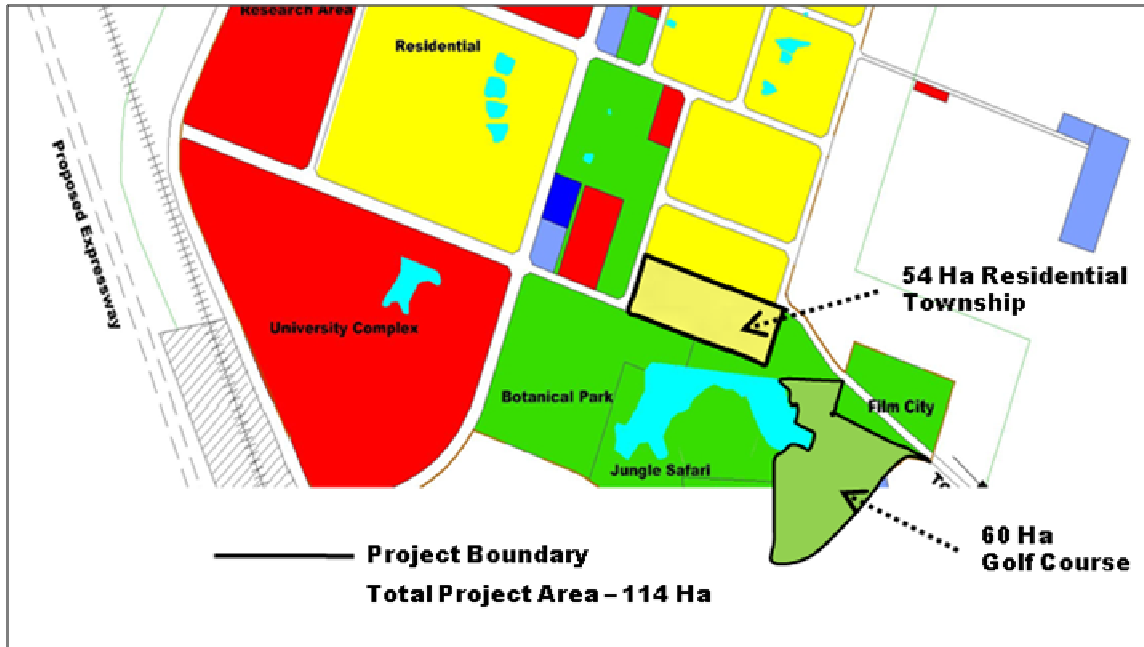


Fig 2: Location Plan of Theme Township with Golf Course Project