

EOI for allotment of Plot for School NS & PS-1 & SS1 in Sector 26, Naya Raipur on fixed rates

Volume- I

**NAYA RAIPUR DEVELOPMENT AUTHORITY**

1st Floor, Utility Block, Near Mantralaya, Capital Complex Sector-19

Naya Raipur Ph. 0771-2511500

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# PRESS NOTE

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Expression of Interest for allotment of plots for Nursery, Primary, Secondary & Kinder School in Naya Raipur on fixed rates.  
**Tender No. 1972/17/9-SEP/NRDA/2014 Naya Raipur Date: 01.03.14**

NRDA Invites Tender from eligible entity as per EOI conditions for allotment of plots for 1. Nursery, Primary, Secondary 2. Kinder School in Naya Raipur on fixed rates. Date of Clarification 13.03.14,

Sector No.	Use	Area (Sq. M.)	EMD Lakh
NS & PS-1 & SS1 Sector-26	Nursery Primary & Secondary School	17315	34.2
B9 Sector-30	Kinder School	564	1.1
D8 Sector-30	Kinder School	1057	2.1

Last date of sale of document 24.03.14. The details of the same can be downloaded from the website [www.nayaraipur.com](http://www.nayaraipur.com). EOI in the prescribed format shall be submitted so as to reach the office at CEO, NRDA not later than **25.03.2014 by 3.00 PM**. Any Modification/ corrigendum/ addendum will not be published in News paper but the same shall be uploaded in the website Only.

**NAYA RAIPUR - MERA RAIPUR** Chief Executive Officer

8 cms [W] x 6 cms [H]

<i>Date call of EOI</i>	<i>01-03-2014</i>
<i>Date of clarifications</i>	<i>13-03-2014</i>
<i>Last date of sell of EOI Document</i>	<i>24-03-2014</i>
<i>Last date of submission of EOI</i>	<i>25-03-2014 upto 3:00 PM</i>
<i>Date of opening of Envelope</i>	<i>25-03-2014 at 3:30 PM</i>

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

Dated:

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

**Sub: EOI for allotment of plots for School NS&PS-1&SS1 in Sector 26,Naya Raipur.**

Dear Sir,

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

4. I declare that:

I have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in the NIT document, in respect of any EOI or request for EOI issued by or any agreement entered into with the NRDA or any other public sector enterprise or any government, Central or State; department and

5. I/ We shall make available to the NRDA any additional information it may find necessary or require to supplement or authenticate the EOI.
6. I certify that in the last three years, I have neither failed to perform on any contract, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award, nor been expelled from any project or contract nor have had any contract terminated for breach on our part.
7. I/ We declare that we are not a Member or partner of a/ any other firm submitting a EOI for the Project.
8. In the event of my being declared as the successful Applicant, I agree to enter into an Agreement in accordance with the draft as attached in annexure - that has been provided prior to the EOI Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same
9. The **Development Premium** has been fixed at "**Schedule F, Part-A** .
10. I agree to keep this offer valid for "**Schedule F, Part-E**" days from the **EOI Due Date specified in the EOI.**
11. I further certify that in regard to matters relating to Proposal and integrity of the country, I 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.

12. I further certify that no investigation by a regulatory authority is pending against me.
13. The Bid security (EMD), and cost of EOI is attached as per the “ **Schedule F, Part-E & Part-F**” .
14. I agree and undertake to abide by all the terms and conditions of the EOI document.
15. In case my EOI is not accepted then my EMD submitted in the form of  
**(a) DD:-** may kindly be sent to my bank directly , details are given below:-  
Name as per Bank record :  
Account NO :  
IFCS code :  
Bank Name and address :  
**OR (b) Bank Guarantee :-** may be returned to the Address given below:-
16. For applicants who have **downloaded the documents directly from website**—I am enclosing the declaration (Annexure – I) along with EOI cost in the form of DD as “**Schedule F, Part F**”.

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

Date: (Signature of the applicant)

Place: Name and seal of Applicant

Enclosure :

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

**IMPORTANT INSTRUCTIONS TO Parties WHO HAVE DOWNLOADED THE EOI DOCUMENT FROM WEB**

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

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

**CEO,NRDA**

**DECLARATION for Downloaded EOI (Appendix-I)**

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

It is to certify that:

- 1 I / We have submitted the EOIs in the Performa as downloaded directly from the Website and there is no change in formatting, page numbering etc.
- 2 I / We have submitted EOI documents which are same / identical as available in the website.
- 3 I / We have not made any modifications / corrections / additions /deletions etc. in the EOI 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 EOI document submitted by us are clear and legible.
- 5 I / We have signed (with stamp) all the pages of the EOI document before submitting the same.
- 6 I / We have sealed the EOI documents by Wax /Adhesive tape properly before submitting the same.
- 7 I / We have submitted the cost of EOI along with the EMD and all Credentials.
- 8 I / We have read carefully and understood the important instructions to all EOIs who have downloaded the EOIs from the web.
- 9 In case at any stage later, it is found that there is difference in my/our downloaded EOI 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 EOI documents from the original, the EOI / work will be cancelled and Earnest Money / Performance guarantee/ Security Deposit will be forfeited at any stage whenever it is so noticed. NRDA will not pay any damages to me / us on this account.

Dated.....

(Parties)

(SIGN WITH SEAL)

ADDRESS: . . . \*\* . . . . .

PHONE NOS.: . . . \*\* . . . . .

Mobile..... \*\* . . . . .

## Format of Bank Guarantee for EMD (APPENDIX II)

### Format of Bank Guarantee for Earnest Money Deposit (EMD)

B.G. No.

Dated:

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

the Bank or any absorption, merger or amalgamation of the Tenderer or the Bank with any other person.

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

Signed and Delivered by \_\_\_\_\_ Bank

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

(Signature of the Authorised  
Signatory)(Official Seal)



**APPENDIX-III  
POWER OF ATTORNEY FOR SIGNING OF PROPOSAL**

Know all men by these presents, We, \_\_\_\_\_ (name of the Religious Charitable trusts, Societies, company and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms -----(Name), son/daughter/wife of \_\_\_\_\_ and presently residing at \_\_\_\_\_, who is [presently employed with us/ and holding the position of \_\_\_\_\_], as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal for EOI for allotment of Plot for School NS & PS-1 & SS1 in Sector 26, Naya Raipur on fixed rates in Naya Raipur, by the Naya Raipur Development Authority (Client) (the "Authority") including but not limited to signing and submission of all applications, Proposal and other documents and writings, participate in bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Contract Agreement and undertakings consequent to acceptance of our Bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our proposal for the said Project and/or upon award thereof to us and/or till the entering into of the Contract Agreement with the Authority.

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

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

For \_\_\_\_\_

(Signature)

(Name, Title and Address)

Witnesses:

- 1.
- 2.

Accepted [Notarised]

(Signature)

(Name, Title and Address of the Attorney)

Notes:

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

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

## DISCLAIMER

<b>Volume -I</b>	<b>Notice Inviting Tenders</b>
<b>Volume -II</b>	<b>Draft Agreement</b>

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

## CONDITIONS OF EOI

### 1. General

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

Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

## **2.0 Invitation of EOIs and Direction**

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

## **3.0 Minimum Eligibility Criteria - As per "Schedule-F , Part-B"**

- 3.1 The land will be allotted on License to the allottee till the complete land premium is paid & completion certificate for completed building work is issued to the allottee. During such License period the allottee has to pay the annual license fees of 0.25% of the total land premium. The Lease deed will be executed after complete land premium is paid & completion certificate for completed building work is issued. Such lease deed shall be for a period of 30 (Thirty) years subject to payment of lease rent at the rate of 2% (two percent) of the total land premium. The lease of the plot shall be renewed for each term of 30(Thirty) years, for two such terms subject to an increase of maximum 100% (Hundred percent) on the annual lease rent of plot at the time of renewal, for each renewal, as may be decided by the Authority, under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan)

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

## **5.0 Earnest Money Deposit (EMD)**

- (i) The EOI should necessarily be accompanied by **Earnest Money Deposit** for an amount of **"Schedule-F , Part-E"** and refundable in the form of a Demand Draft **in favour of Chief Executive Officer, Naya Raipur Development Authority**, on any scheduled bank payable at Raipur or in form BG as per Appendix – II
- (ii) EOI without EMD shall be summarily rejected.
- (iii) If the EOI is not accepted the amount of EMD shall be refunded but no interest on it shall be payable. Or in form BG as per appendix- II
- (iv) EMD of the unsuccessful person shall be returned within a period of two (2) weeks from the date of acceptance of the allotment to the Successful Applicant. EMD submitted by the Successful Applicant 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 applicants turns out to be misleading or untrue in any material respect; and
- b) if the successful applicants fails to deposit the full amount of the premium within the stipulated time or any extension thereof granted by NRDA.

**6.0 Validity of EOI** – The validity of the EOI shall be as per “**Schedule F Part E**” date and in the event of the applicant withdrawing the EOI in the validity period, for any reason whatsoever, earnest money deposited with the EOI shall be forfeited and appropriated by the NRDA.

**7.0 Payment of Premium & Schedule-**

- 7.1 The successful applicant shall deposit 1<sup>st</sup> premium as per “**Schedule F Part B**” along with taxes as applicable within 90 (Ninty) days of issue of the Notice of acceptance (NoA) failing which the NoA shall be annulled and the earnest money shall be forfeited and appropriated by NRDA.
- 7.2 After payment of 1<sup>st</sup> premium as per “**Schedule F Part B**”, Letter of Allotment (LoA) shall be issued to the successful Applicant\_by NRDA. The successful Applicant\_shall execute lease deed as per conditions setout in the EOI document within three months from the date of issue of LoA.
- 7.3 The payment schedule of the land Premium shall be as per “Schedule-F , Part-B”

**8.0 EOI Cost & submission Format**

- 8.1 The EOIs are to be submitted in the prescribed form which can be purchased from the office of NRDA / directly downloaded from website [www.nayaraipur.com](http://www.nayaraipur.com) ,The cost of EOI document shall be as per “**Schedule-F , Part-F**” (non refundable). The EOI will be submitted in **single** envelopes . The Applicant is required to provide all the information/document as per prescribed EOI format. NRDA shall consider only those EOIs that are received within the time and in the prescribed format and are complete in all respects. The EOI shall comprise the following:

**Envelope** - It should contain

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

## 9.0 Sealing and Marking of Proposal

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

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

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

### **Allotment procedure**

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

**11.0 The important EOI dates shall be as per “Schedule-F PART G”**

### **12.0 Rights of the Chief Executive Officer-**

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

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

**13.0 Cancellation of EOI**

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

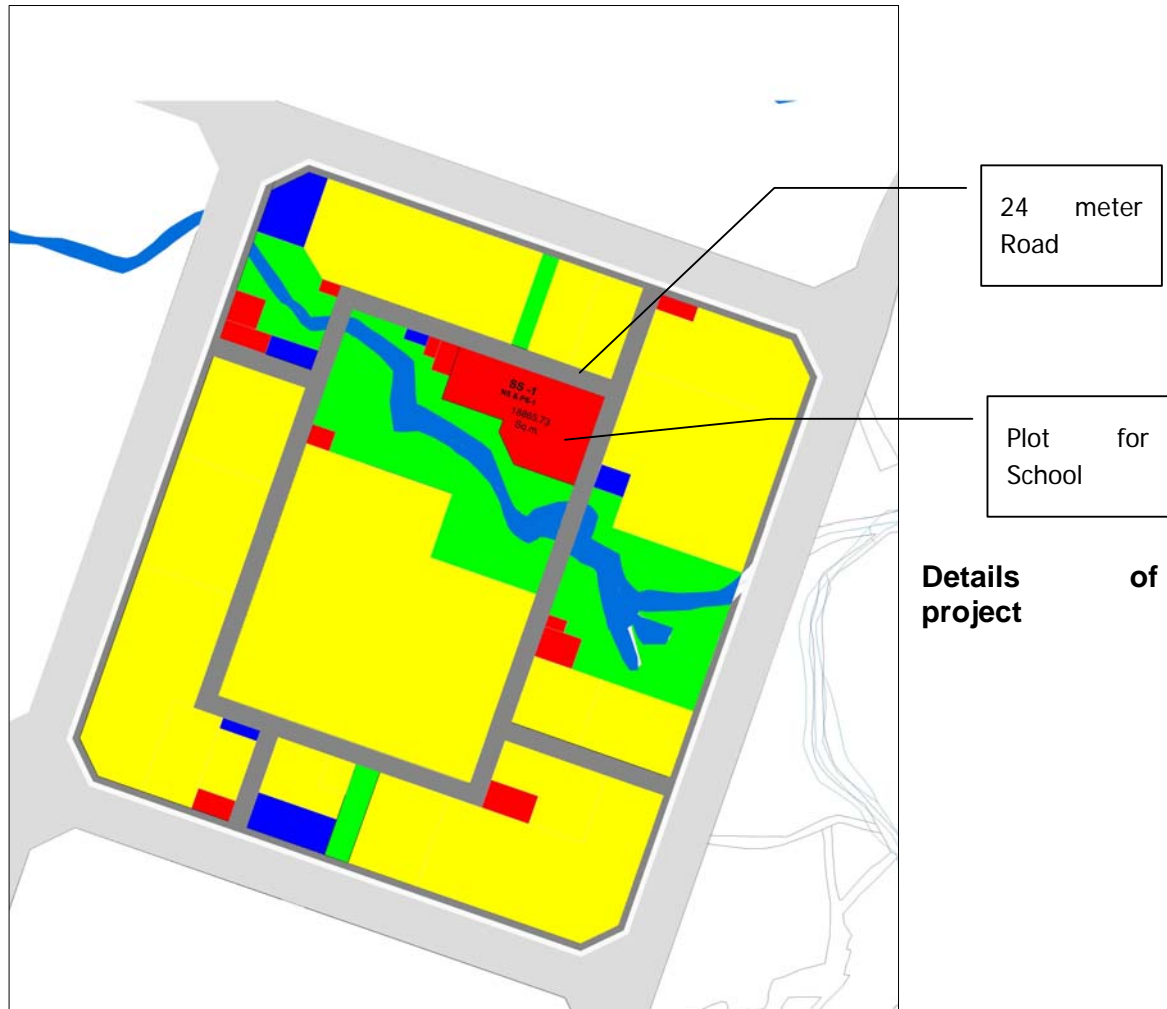
**14.0 Details of Project as per Schedule-F :**

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

**15.0 DRAFT AGREEMENT – (Volume -II)**

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

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



Particulars	Area	Upset Price per Sq.mt
Nursery,Primary secondary school	18871.77 sq.mt	Rs 1977 /-

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

S.No.	Development Control	Parameter
1	Type of Development	Nursery School
2.	Plot area	754.8 sq.mt
3	Maximum Ground Coverage	30%
4	Maximum FAR	0.60

5	Maximum Height	8 meter
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S.No.	Development Control	Parameter
1	Type of Development	Primary School
2.	Plot area	3585.6 sq.mt
3	Maximum Ground Coverage	35%
4	Maximum FAR	1.00
5	Maximum Height	11 meter

S.No.	Development Control	Parameter
1	Type of Development	Secondary School
2.	Plot area	14531.3 sq.mt
3.	Maximum Ground Coverage	30%
4.	Maximum FAR	1.20
5.	Maximum Height	15 meter

## Schedule-F, Part-B - Minimum Eligibility Criteria & Payment Conditions

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

2. A) Experience of development of minimum two senior secondary schools or one senior secondary school and one degree college and of operation and maintenance of it for three years **minimum after its development.** (form-2)

**B) The** applicant is required to submit certified copies of all the required documents to support the above eligibility criteria without which the tender may not be considered

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

- (i) **(Form-IV)** In case of applicant be a company, its Board resolution, authorizing the applicant to sign on behalf of the company should be attached along with the following documents -
  - a) list of directors duly certified by the Statutory Auditor/ Chartered Accountant
  - b) list of share holders with number of allotted shares duly certified by the Statutory Auditor/ Chartered Accountant
  - c) copy of its Memorandum and Article of Association



- (ii) **(Form-IV)** In case of a applicant be a partnership firm all the partners are required to sign the tender document and the enclosures. In case the documents mentioned above are not signed by all the partners but signed by only one partner, necessary authorization letter from all the other partners should be enclosed. The following documents should be enclosed:
1. Certified copy of duly registered partnership deed
  2. Certified copy of Certificate issued by the Registrar of firms'
- (iii) **The applicant as a developer should have, within last seven years (i.e. ending 12-13) completed condition "A" above(Form-II)** .The experience should be supported by
- a) Certificate from a Chartered Accountant, describing the name, location and approximate cost of project, date of commencement and completion along with the approved drawings and photographs taken not earlier than 31.12.2013 **or** Notarized copy of the building completion certificates issued by the Building permission Authority
  - b) Notarized copy of the building permission/certificates issued by the Building permission Authority
- (iv) **The applicant should have Minimum Net worth "B" above Net worth for this purpose is defined as(Form-III):**
- For Company: Net Worth = (Subscribed and Paid-up Capital + Reserves) - (Revaluation reserves + Miscellaneous expenditure not written off + Intangible assets + accumulated losses)
  - For Partnership Firm: Net Worth = Aggregate of partners' capital account + Reserves - Aggregate of drawings by partners - Aggregate of advances to partners
  - For Proprietorship firm: Net Worth = Total Assets – Total Liability
- The definition of 'Paid-up Capital', 'Reserves', 'Intangible assets', 'Accumulated losses', 'PAT' and 'Depreciation' shall be as per the accounting code of the India

### Payment Conditions:

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

## Schedule-F, Part-D - Minimum Development Obligations:

### Development Period & Milestones:

(1) To build and operate and maintain Senior Secondary School as per CBSE norms within a period of **Five Years** from **date of issue of Notice of Allotment** However, the Tenderer may construct and commence the operation and maintenance of Secondary School **date of issue of Notice of Allotment** and, upgrade it to Senior Secondary Level within next two years. However the Lease deed shall only be executed after the Complete payment of Land premium and completion 50% of School infrastructure as per CBSC Norms.

(2) To impart quality education in Science, Mathematics, Life Science and Commerce streams by employing qualified and experienced Teachers and providing required Laboratories and other facilities within five years from the date of execution of lease deed

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

1. *Rs 34.2 lakh in the form of DD or in the form of BG (As per Appendix-III)*
2. *Validity of Tender : 120 days*
3. *Validity of BG : Validity of Tender + 60 days*

### Schedule-F, Part-F- Cost of application Document

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

### Schedule-F, Part-G- Important EOI Dates

Date call of EOI	01-03-2014
Date of Clarifications	13-03-2014
Last date of Sell of Document	24-03-2014
Last Date of submission of EOI	25-03-2014 upto 3:00 pm
Date of opening of Bid	Do

**FORM NO. – 1**

**Application for Allotment of Plot for Nursery, Primary & Senior Secondary School in Sector 26,  
Naya Raipur**

**PARTICULARS OF INDIVIDUAL / TRUST / SOCIETY / COMPANY**

1. Name of Applicant :

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2. Address of Registered head office of the Applicant:

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

3. Particulars of Trust / Society / Company:

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

4. Name and address of Trustees/ Office bearers/ Directors (Please use separate sheet):

**Note:** - Please attach notarised copies of -

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

**Signature of Authority Signatory & Seal**

**FORM NO. – 2**

**Application for Allotment of Plot for Nursery, Primary, Senior Secondary School in Sector 26,  
Naya Raipur  
FINANCIAL REPORT**

1. Name of Applicant:

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

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

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

**Signature of Authority Signatory & Seal**

**FORM NO. – 3**

**Application for Allotment of Plot for Nursery, Primary, Senior Secondary School in Sector 26, Naya Raipur**

**INFORMATION PERTAINING TO THE SENIOR SECONDARY SCHOOLS/ DEGREE COLLEGE RUN BY THE TENDERER**

**(Please use separate sheets for each establishment)**

1. Name of Applicant:

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2. No. of Senior Secondary Schools/ **Degree College** run by the Applicant:

3. Details of the TWO Senior Secondary Schools/ **Degree College** run by the Applicant:

S. No.	Particulars	Details			
1	Name of the Senior Secondary School/ <b>Degree College</b>				
2	Address				
3	Registration No				
4	Year of establishment				
5	Plot Area				
6	Built Up area				
7	Medium of instruction				
8	Board/University of Examination				
9	No. of Students passed in Board/ University Examinations in the last five years, in all streams of education.	Year	Secondary y School	Sr. Secondary School	Degree College Final Year
		2012-13			
		2011-12			
		2010-11			
		2009-10			
		2008-09			

10	Total no. of Students enrolled in the School/ <b>Degree College</b>		
		Year	Students
		2012-13	
		2011-12	
		2010-11	
		2009-10	
2008-09			
<b>S. No.</b>	<b>Particulars</b>	<b>Details</b>	
11	Other Facilities provided in the School/ <b>Degree College</b>		
12	No of Teachers on permanent employment		
13	No of Teachers on temporary employment		
14	Awards and Accolades		
15	Any other relevant details		

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

**Signature of Authority Signatory & Seal**

**FORM NO. – 4**

**Application for Allotment of Plot for Nursery, Primary & Senior Secondary School in Sector 26  
Naya Raipur**

**PROJECT DETAILS**

1. Name of Applicant

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2. Brief Report about the proposed Project at Naya Raipur - it should include:

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

**Signature of Authorized Signatory & Seal**