

**OFFICE OF THE SPECIAL AREA DEVELOPMENT AUTHORITY
NATIONAL CAPITAL REGION (MADHAVRAO COUNTER MAGNET)
12, CITY CENTRE, GWALIOR-474011**

NIT NO/405/SADA/GWL/2012

OFFICE PHONE NO. : 0751-2232590
OFFICE FAX NO. : 0751-2232480
GWALIOR, DATED..03.02.- 12

SADA (Madhavrao Counter Magnet), Gwalior invites Bid for Residential plots on pre-qualification basis in two-envelope system.

Details of the Plots offered for bid

Residential

	Name	Area	Reserve Price
SIGORA Hills	Land in two part (divided by SADA master plan road)	132.129 Acres (53.472 hect.)	₹ 46,06,00,000=00

1. Tender form consisting detailed terms & conditions can be obtained from SADA office, 12 City Center, Gwalior in payment of Rs. 10,000/- in form of Bank Draft/ Cash by Challan in favour of C.E.O. SADA (Madhavrao Counter Magnet), Gwalior, payable at Gwalior From 06 February, 2012.
2. Tender form duly filled & completed in all respect must be submitted in the office of SADA (Madhavrao Counter Magnet), 12, City Center, Gwalior on or before 29 February, 2012 in working hours.
3. Pre-qualification envelopes will be opened on 03 March, 2012 at 11.00 A.M. & price bid will be opened on same day of only successful bidder who qualify in pre-qualification parameters which are mentioned in tender form.
4. Detailed tender condition can be seen on our website www.ncrgwalior.nic.in and Estate section of SADA Office on working days.



Chief Executive Officer
SADA (Madhavrao Counter Magnet)
Gwalior

A Terms & Conditions:-

1. No bid below the reserve price will be accepted. Intending bidders are required to deposit earnest money for plots i.e. 5% of reserve price separately.
2. Successful Bidder will have to pay 25% of the total premium of the plot within 30 days from the date of issuance of reservation cum acceptance letter, Rest 75% amount can be paid in installments maximum within 5 years with 9% p.a. interest.
3. Detailed tender conditions can be seen on our website www.ncrgwalior.nic.in and Estate section of SADA Office on working days.

B ELIGIBILITY

1. Any person, trust, firm or educational Society company may submit tender.
2. The tenderer should be legally competent to submit the tender and enter into contract with SADA (Madhavrao Counter Magnet) Gwalior.
3. Successful bidders can change the name of the executing company/ body corporate within 60 days from the date of acceptance of tender after taking prior permission from the Authority.

C PRE-QUALIFICATION

1. Profile/Financial Status Company profile & Income & expenditure statements of last 3 years.
2. Earnest Money For plot i.e. 5% of reserve price In the form of Demand Draft in favour of C.E.O., SADA (Madhavrao Counter Magnet), Gwalior Payable at Gwalior.
3. Tender Form Fee Rs. 10,000/- in the form of the Bank Draft/Pay Order in favour of SADA (Madhavrao Counter Magnet) Gwalior Payable at Gwalior or on payment of cash. Photo copy of the tender form will not be accepted in any condition.
4. ISO 9000-9001and ISO-14000/14001 Firm/Company/Society will be given preference & additional weightage.
5. Any tenderer who have prior experience of working on such projects in collaboration with central/state Govt. agencies/ Development authorities/Housing board will be given additional weightage.
6. For the purpose of fulfilling the criteria specified, the intending tenderer shall include its group company. Group company Shall mean companies formed and managed by common promoters & directors who have majority stake in all such companies.

D ACCEPTANCE OF TENDER

1. The decision regarding pre-qualification will vest with the Authority whose decision shall be final and binding upon the tenderer No correspondence shall be entertained in this regard.
2. Price bids of Pre-Qualified tenderer alone will be opened.
3. The Chief Executive Officer on behalf of Authority may withdraw the offers/ tenders at any stage, without assigning any reason,.
4. The authority may accept or reject any offer including the highest and his decision shall be conclusive and shall not be questionable by any Bidder.
5. Incomplete tenders shall be summarily rejected.
6. The tenderer can not withdraw Offer/Tender once made/ offered.

E HOW TO APPLY

1. Before applying bidder must go through the development plan which is issued with tender form. Permissible land use for Residential plot is broadly specified in development plan.

The tenderer may apply on prescribed tender form available on payment of Rs.10,000/- in cash. The tenderer has to submit two separate envelopes.

2. Containing pre-qualification details (as per clause C); and
3. Consisting of duly filled and signed Rate bid document.
4. Tender form consisting detailed terms & conditions can be obtained from SADA office, 12 City Center, Gwalior in payment of Rs. 10,000/- in form of Bank Draft/ Cash by Challan in favour of C.E.O. SADA (Madhavrao Counter Magnet), Gwalior, payable at Gwalior from 06 February, 2012.
5. Tender form duly filled & completed in all respect must be submitted in the office of SADA (Madhavrao Counter Magnet), 12, City Center, Gwalior on or before 29 February, 2012, 05:00 pm in working hours.
6. Pre-qualification envelopes will be opened on 03 March, 2012 at 11.00 A.M. & price bid will be opened on same day of only successful bidder who qualify in pre-qualification parameters which are mentioned in tender form.

NOTE:

The tenderer must mention clearly on the face of the envelope whether it contains the pre-qualification bid or Rate bid documents. No tender will be entertained without earnest money.

F. PAYMENT PLAN

1. In case of successful bidding the tenderer shall be required to pay 25% of the total premium of the plot (after adjusting the earnest money) within 30days from the date of issuance of Reservation cum Acceptance letter. After confirming the receipt of Reservation cum Acceptance money the allotment letter shall be issued and the tenderer shall then be required to pay balance 75% of the premium within a period of 5 years as specified in land disposal rules 1975 from the due date of acceptance money with an interest @9% P.A.

G. EXTENSION OF TIME

1. Extension of time for depositing reservation cum acceptance amount, shall not be allowed. In case of default the offer would be cancelled and the amount equivalent to earnest money will be forfeited & for this decision of authority will be final & conclusive.
2. All payments should be remitted by due date. In case the due date is a bank holiday then the allottee ensures remittance on the next working day. In exceptional circumstances, the time of deposit for the payment of amount due may be extended by the chief Executive Officer of the Authority or his/her authorised representative at his/her direction. However in such cases of time extension, interest rates applicable will be charged on the amount payable to Authority for such extended period such extension, in any case, shall not be allowed for more than 90 days for each installment to be deposited, subject to a maximum of three (3) such extensions during the entire payment schedule. Authority will charge penal interest @16% P.A. for any such delay.
3. All payment should be made through a demand draft/pay order drawn in favour of **C.E.O. SADA** (Madhavrao Counter Magnet) Gwalior and payable at any scheduled bank located in Gwalior.
4. The payment made by tenderer shall first be adjusted towards the interest due, if any, and thereafter the balance shall be adjusted towards other amount recoverable by the Authority.

H AREA

Before giving possession of site, the exact area of the plot shall be measured and the premium will be determined.

SECTION II

I AS IS WHERE IS BASIS

The plot is available to the bidder for development and marketing on "As is where is" basis.

J UNSUCCESSFUL Bidder

Earnest Money draft shall be returned in original to the unsuccessful Bidder after completion of tender process, which will normally take 30 days. The Tender fee is non-refundable and non-adjustable.

K SURRENDER

The request for surrender of plot would only be considered prior to cancellation and as per following provisions:-

1. In case of surrender before the due date of deposit reservation-cum acceptance money, the earnest money in full shall be forfeited in favour of the Authority.
2. Surrender after accepting the reservation cum acceptance letter shall not be allowed & money deposited 25% will be forfeited in favour of Authority. No subsequent claim will be entertained on any basis.

SECTION III

1. POSSESSION

1. The Bidder shall be responsible for implementation of the project for which a brief project profile outlining the tieups for financial resources and technical expertise to prepare and implement the project successfully shall be submitted within 60 days of issuance of Reservation cum Acceptance Letter.
2. Plot can be handed over for development purpose after depositing 25% premium of the plot.
3. If needed SADA will provide no objection certificate to allottee so that he can take loan/assistance from financial institutions.

In such cases triparty agreement will be executed among SADA, Banker & allottee. Plot can be mortgage in the bank provided 1st charge in the name of SADA & 1st claim of dues will be settled by banker to SADA.

4. The Authority shall have the exclusive right to settle the terms and conditions of the lease agreement.

N INDEMNITY

The Bidder shall execute an indemnity bond before, the Authority against, all disputes arising out of

1. Non completion of project
2. Quality of construction
3. Any legal dispute arising out of allotment/lease to final purchaser.

The Bidder shall wholly and solely be responsible for implementation of the projects as well as for ensuring quality of construction & development.

SECTION IV

O CONSTRUCTION

1. The projects shall be completed within four years from the date of issuance of reservation-cum-acceptance letter, which can be extended by mutual discussion between Authority and developer on the basis of prevailing project conditions compelling for extension of the project. Permission for development can be given only after depositing 25% of the premium payable. But this doesn't give any right to bidder to sale, mortgage & entering into agreement with any party without consent and due permission of the Authority. In case of financial permission as per section III 1.3 may be granted.
2. The bidder shall submit a scheme of development in which the following documents will be required to be deposited within three months of issuance of reservation-cum-acceptance letter:
 - i. 1: 1000 scale site plan of the area.
 - ii. Layout on 1:1000 scale showing the position of internal services like road, sewer, water, drainage, electrification, street lights, parks etc.
 - iii Architectural drawings of buildings at 1:100 scale.
 - iv. Time schedule of internal development and construction of buildings.
 - v. Project showing all specifications. design & working drawings of all services in detail.
 - vi. Landscape plan
 - vii. Parking plan.
 - viii. Soft copy of the plan.
 - ix. Any other document as required in M.P. Bhumi Vikas Niyam 1984.

3. Minor changes in the layout design of the plots for the mixed development may be made with prior approval of the Authority/Govt. Any changes in quality specifications of pre-designed flatted development may be done by the bidder only with the prior approval of the Authority/Govt. Deptt. Concerned.
4. All other sanctions, NOC & permissions including environmental clearance required will be taken by Bidder. The Plan & Scheme submitted by Bidder shall be scrutinised & approved by the Authority.
5. Bidder will be responsible to carry out internal development works comprising of site clearance and leveling, construction of roads electrification and street lighting, water supply, sewerage and road side for boriculture, development of parks, adequate provisions of parking space and any other item as may be desired by the lessor according to norms and specification prescribed by National Building code, Director Town & Contrary Planning & SADA from time to time.
6. The peripheral/ external development works as may be required to be carried out up to allotted plot including construction of approach road, drains culverts, electricity distribution/ transmission lines, water supply, sewerage will be provided by the Authority at its own cost. However all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Bidder.

P. FEE/LEASE RENT

The Bidder shall have to pay applicable fee & lease rent.

SECTION V

R. DOCUMENTATION CHARGES

The cost and expenses of preparation, stamping and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee, who will also pay the stamp duly levied on transfer of immovable property or may other duty or charge that may be levied by any Authority empowered in this behalf.

S. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Bidder/ allottee shall not use the land for any purpose other than permitted uses. The Bidder/allottee shall not be entitled to divide the plot or amalgamate it with any other plot/flat without the prior written permission of Chief Executive Officer or any officer of Authority, authorised by C.E.O. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises alongwith structure thereon, if any shall be resumed by the Authority.

T. LIABILITY TO PAY TAXES

The bidder/lessee as the case may be will be liable to pay all rates taxes, charges and assessment of every description imposed by any Authority empowered in this behalf in respect of the plot whether such charges are imposed on the plot or on the building constructed thereon from time to time.

V. MAINTENANCE

- 1) The Bidder at his own expenses will take permission for sewerage, electricity and water connection from the concerned departments of the Authority or from the competent Authority in this regard.
- 2) That the bidder/lessee shall have to plan a maintenance program whereby the entire developed premises and buildings shall be kept.
 - i) at all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the lessor.
 - ii) and the available facilities as well as the surroundings neat clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
 - iii) Allottee will plant at least 100 trees per hectare.

SECTION VI

W. CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation the Authority as the case may be shall be free to exercise its rights of cancellation of lease/allotment in the case of:

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of Direction issued or Rules and Regulation framed by any Authority or statutory body.
3. Default on the part of the Bidder/its allottees for breach/violation of terms and conditions of registration/allotment/lease and/ for non-deposit or reservation money and/or allotment amount.

X.OTHER CLAUSES

1. The Authority reserves the right to make such decisions/additions/ alterations or modifications in the terms and conditions of Acceptance/ lease from time to time as he consider just or expedient.
2. In case of any clarification or interpretation regarding these terms and conditions the decision of Authority shall be final and binding. In such case provisions of M.P. T & CP act 1973, Bhumi Vikas Niyam 1984 M.P. Land Disposal Rules 1975, Awas Policy will be final & Binding.
3. Any losses suffered by the Authority on a fresh grant of premises for breaches of conditions aforesaid on the part of the Bidder any persons claiming through under his shall be recoverable by the Authority.
4. All powers vested with the Authority under this lease deed will exercised by the Chief Executive Officer of the Authority. The C.E.O. may also authorise any of its other officers to exercise all or any of the powers exercisable by it under this lease deed.
5. Any dispute between the Authority and the bidder/allottee shall be subject to the territorial jurisdiction or the Civil Court of Gwalior or the Courts designated by the hon'ble High Court of M.P.
6. All arrears due to the Authority are recoverable as arrears of land revenue.
7. Other buildings earmarked for community facilities can not be used for other than community requirements.
8. The Bidder shall not be allowed to assign or change his role otherwise the lease shall be cancelled and entire money deposited shall be forfeited in favour of the Authority.
9. Details of Land are as per annexure-1.

ANNEXURE-1

1. Property is on lease hold for 30 years & extendable upto 99 years.
2. Map of plot

TENDER FORM FOR PRE-QUALIFICATION BID

Tender Form No.

Date

To,

The Chief Executive Officer
SADA, Counter Manget,
12, City Center, Gwalior (M.P.)

**Sub: Pre-qualification details for the plot of SIGORA HILL (AREA-132.129 ACRES)
at SADA (Madhavrao Counter Magnet), Gwalior.**

Sir,

With reference to the above subject I/we hereby state that i/we are submitting herewith the required per qualification details and documents for development and marketing under the terms of the scheme for plot.

Our correspondence address is

- 1- Name of Company Owner:- _____
- 2- Name of Company :- _____
- 3- Address :- _____

- 4- Telephone/ Mobile No :- _____
- 5- E.mail Address :- _____

I/We have gone through the terms and conditions and guidelines as mentioned in the tender document and shall abide by me/us.

Enclosures:

- 1. Details of bank draft for earnest money :
DD/Pay Order No.....datedfor Rs.....
Issued by.....
- 2. Details of supporting documents towards fulfilling the conditions of financial status, pre-qualification eligibility & evaluation parameters of the tender.

Yours faith fully

Signature of Authorised Signatory

Name_____

Address_____

TENDER FORM FOR RATE-BID

Tender Form No.

Date:.....

To,

The Chief Executive Officer
SADA, Counter Manget,
12, City Center, Gwalior (M.P.)

Sub: Rate-bid document for plot of SIGORA HILL (AREA-132.129 ACRES) at SADA (Madhavrao Counter Magnet), Gwalior.

Sir,

With reference to the above subject I/we hereby state that i/we are submitting herewith required rate-bid document for development and marketing the plot.

RATE OFFERED IN FIGURES Rs. _____ (Comprehensive rates only. Rates in mts./ acres etc.will not be entertained).

RATE OFFERED IN WORDS Rs. _____

Our correspondence address is

- 1- Name of Company Owner:- _____
- 2- Name of Company :- _____
- 3- Address :- _____

- 4- Telephone/ Mobile No :- _____
- 5- E-mail Address :- _____

I/We have gone through the terms and conditions and guidelines as mentioned in the Tender document and shall abide by me/us.

Yours faith fully

Signature of Authorised Signatory

Name _____

Address_____

**Pre- Qualification bid for
Sigora Hill Residential Plot
And Earnest Money D.D.**

ENVELOPE-1

To,

Chief Executive Officer
SADA (Counter Magnet)
12, City center Gwalior

From:-

**Price bid for
Sigora Hill Residential Plot**

ENVELOPE-2

To,

Chief Executive Officer
SADA (Counter Magnet)
12, City center Gwalior

From:-

