

National Waqf Development Corporation Ltd.

(under the aegis of Ministry of Minority Affairs)
1st Floor, Core-1, Scope Minar, Laxmi Nagar, Delhi-110092

TENDER No: NAWADCO/TENDER/7(22)/2017/001

Dated: 13th January, 2016

Notice Inviting Tender for carrying out valuation/ feasibility study for development of Waqf properties

Sealed item rate tenders are invited from shortlisted Consulting Agencies for conducting feasibility study of various Waqf properties across India as mentioned in the Proforma of Financial Bid. Last Date of Submission of Bids:-30th January, 2017 at 02:00 p.m.; Tender Opening Date:- 30th January, 2017 at 03:00 p.m.; Venue for submission of Tender:- at the address mentioned above.

For viewing and downloading the detailed tender document the Consulting Agencies may visit www.minorityaffairs.gov.in.

Subsequent amendments, if any, shall be inform through email.

The following documents giving full details are enclosed:-

1. Annexure-I –General Information to the Bidders
2. Annexure-II- General Conditions of the Contract (GCC)
3. Annexure-III- Objectives and Scope of Services
4. Annexure-IV- Proforma for Financial Bid

CEO, NAWADCO

General Information to the Bidders

1.0 NAME OF WORK:-

CARRYING OUT DETAILED STUDY FOR VALUATION OF PROPOSED SITES AS PER DEFINED SCOPE OF WORK ON THE WAQF PROPERTIES AS MENTIONED IN THE PROFORMA OF FINANCIAL BID FOR RESPECTIVE STATES

2.0 TIME PERIOD:-

The final report is to be submitted by the agency within three (3) weeks from the date of issue of award letter.

3.0 RATES:-

The agency is to quote lump sum rates for carrying out the study inclusive of service tax, all other taxes, levies etc. for each set of the State Waqf Board. Nothing extra shall be paid over and above the lump sum quoted and agreed price.

4.0 SITE VISITS:-

The agency will have to undertake site visits for conducting study at their own cost. Nothing extra shall be payable to agency for conducting site visit or undertaking visits to the offices of authorities. There may be slight variation in the name and location of the properties, however, detailed information would be provided with the letter of award.

5.0 CONFIDENTIALITY:-

The quadruplicated final report is to be submitted in sealed envelope marked “Confidential” & addressed to the CEO, NAWADCO, Central Waqf Bhawan, P-13 & 14, Sector -6, Pushp Vihar, Opposite Family Court, Saket, New Delhi- 110017 by the date specified in award letter alongwith soft copies both in pdf & word form.

6.0 QUERRIES:-

The Consulting Agencies shall clarify the quarries raised, if any, by NAWADCO at any stage or even after submission and acceptance of the final report without any extra charges.

7.0 MOBILIZATION ADVANCE:-

Mobilization Advance is not payable for the said job.

8.0 PAYMENTS:-

90% payment shall be released within 15 days from the date of acceptance of final report. The balance 10% payment shall be released after expiry of 3 (three) months of acceptance of the report and shall be retained as security deposit. Statutory deductions shall be made from the payments released as per the prevailing laws/ rules. The TDS, if any, shall be deducted at source as per extant rules and guidelines.

CEO, NAWADCO

8.1 The payments shall be made through e-transfer. The Consulting Agencies are directed to send their bank details for facilitating payments through e-transfer of money.

9.0 CLARIFICATIONS :-

The clarifications required, if any, can be had from the office of the CEO, NAWADCO through Sr. Adviser (Projects). Tele:-011-22426453 Mobile:- 9818822458 during office hours and through NAWADCO's email address i.e. **support-nawadco@gov.in**.

- 10.0** The NAWADCO shall not be responsible for any kind of delay in submission of tender.
- 10.1** Only one tender shall be submitted by one organization.
- 10.2** All the columns of the Proforma of Financial Bid should be filled in and the Bid should accompany the Earnest Money Deposit (EMD) and Cost of tender document in the shape of separate DD/Banker's cheques in envelope superscribed as 'Envelope-I' as stipulated in the respective Clause no. 11.0 & 12.0 failing which bid would be liable for cancellation. The tender document duly signed on each page shall be kept in Envelope-II. The Proforma of Financial Bid containing rates shall be kept in envelope superscribed as Envelope-III and all the three envelope be kept in one bigger envelope.
- 10.3** Bidders to provide name and address including email id & telephone no. of contact person:-
- Name:-** _____
- Address:-** _____
- Email id:-** _____
- Contact no.:-** _____
- 10.4** **Validity:** The bid shall be valid for a period of 2 (two) months from the date of opening of the tenders.
- 11.0** **Cost of tender document:-**The bidders will be required to deposit cost of Tender amounting Rs.1000/- (Rupees One Thousand Only) to be placed in the "Envelope 1" in the shape of separate Demand Draft/Banker's Cheque in favour of "National Waqf Development Corporation Limited" payable at "Delhi". This amount is non-refundable.
- 12.0** **Earnest Money Deposit (EMD):-** The Bid must be accompanied by Earnest Money Deposit of 5,000/- (Rupees Five Thousand Only) for each Waqf State submitted in the Form of Demand Draft/Banker's Cheque drawn on any Scheduled Bank in favour of "National Waqf Development Corporation Limited" payable at "Delhi" and kept in Envelope-I. No interest will be payable on the EMD.

CEO, NAWADCO

GENERAL CONDITIONS OF CONTRACT {GCC}-

The following aspects may have bearing on the valuation/feasibility study:-

- 1.0 The Waqf properties are proposed to be developed as per the Waqf Act, 1995 duly amended in the year 2013.
- 1.1 The Lease Rules notified by the Union Ministry of Minority Affairs duly amended in the year 2014 & published in the year 2015 shall also be applicable.
- 1.2 The Waqf land parcels/ developed built-up spaces could be leased upto maximum period of 30 yrs.
- 1.3 However, the Consultant is to give projections for lease period of 30 yrs., 45 yrs. & 90 yrs. also with respect to development on freehold land parcels.
- 1.4 The Project proposal is to develop/redevelop the properties into modern commercial complex, residential or as a mix of Retail, Offices. Hotel, Hospital etc.
- 1.5 The land use mentioned by NAWADCO with the details is as per respective Gazette notification which may have to be got changed suitably.
- 1.6 Construction shall be as per local bye-laws.
- 1.7 The existing religious structures shall be retained in the re-developed Projects.
- 1.8 The Hospital/ Hotel Blocks, if any, are proposed to be managed by a Professional Agency on mutually agreeable terms.
- 2.0 The Projects may be re-developed on self-sustaining upfront basis hence the capitalized value of lease rent shall be desirable from the prospective tenants in instalments linked with construction.
- 3.0 On expiry of the lease period, the premises in good conditions are to be handed over to concerned Waqf Board/ Institution on the advice of NAWADCO.
- 4.0 The maintenance charges for common areas/ common services are payable extra by the Lessee on pro-rata basis for the space taken on lease. A separate Maintenance Agreement may be signed by & between Lessee & NAWADCO or its authorized representative, body, department, organization i/c Implementing Agency.
- 5.0 The Lease/ License Agreement shall be executed by NAWADCO or through its authorized representative, body, department, organization.

CEO, NAWADCO

6.0 The space shall be given on lease on super area basis, the super area shall include pro-rata share of common corridors, lift lobbies, lifts, stairs & its lobbies, common entrance area on Ground Floor, Basements Area utilized towards providing services. Service Areas utilized on terrace or as may be advised by the Property Consultant.

6.1 The Valuating / Consulting Agency is required to indicate the efficiency of space considered while suggesting the lease/ license price etc.

7.0 Security Deposit:-

The security amount shall be released after 3 (three) months of successful completion of work.

7.1 In the event of discovery of any error or defect at any time within 3 (three) months after the delivery of valuation report/ completion of work, the vendor shall be bound to rectify such issues at his own cost to the satisfaction of and within the time fixed by NAWADCO. In the event of work being wholly rejected or delay caused by the agency, NAWADCO may at its discretion forfeit the EMD deposited by the agency.

8.0 Undertaking:-

The report of feasibility shall contain the following undertaking duly printed on the letter head of the bidding agency and signed by authorised official:-

I/ We undertake that I/We have carefully studied all the terms and conditions and understood the parameters of the study and that the information given in this valuation report are true and correct in all respect and we hold the responsibility for the same.

9.0 Splitting of work:-

NAWADCO reserves the right to split the work, item-wise, for respective states and may or may not award work for carrying out the study for all the states mentioned in the proforma of financial bid for which no claim shall be entertained, whatsoever, from the agencies.

10.0 Right of Acceptance:-

NAWADCO reserves all rights to reject any tender including of those bidders who fail to comply with the instructions without assigning any reason whatsoever and does not bind itself to accept the lowest or any specific tender. The decision of CEO, NAWADCO in any matter of dispute shall be final and binding upon the bidders.

CEO, NAWADCO

Objectives and Scope of Services:-

The primary objective of this consultancy is to study and survey the site, collect and verify land records, prepare feasibility report, master plan including land use and impact of parameters associated with Development Control Regulations (DCR).

The Consulting Agencies shall perform all such services and activities which are not specified herein but might be required for achieving the objectives of the Consultancy. The Consulting Agencies may be supplied the informations already available with NAWADCO. However, Consulting Agencies are responsible for performing following activities:-

- a. Consulting Agencies shall collect relevant details, information data, reports, future plans from the concerned local bodies/ departments and from the market regarding present and proposed planned development within the influence area of the site. The details related to master/ zonal plans, building bye-laws as per DCR, existing land use and permitted land use at the site of work, normal and maximum permissible FSI at site, rules for obtaining TDR, circle rate of land etc. also need to be collected.

The contact details of real-estate developers in the city and that of concerned local bodies may also be provided.

- b. To provide site plans by super imposing on the city map and google map or like and exhibiting major utilities in the area.
- c. To give approximate bearing capacity of the soil by collecting the details from state/ municipal authorities.
- d. Details of all clearances required for proposed development on the site be mentioned.
- e. To carry out market survey and make demand assessment to determine various possible real-estate products that can be developed from the angle of high revenue yield.
- f. The kind of transactions prevailing in the area i.e. leasehold or freehold be mentioned.
- g. The market assessment w.r.t. lease of various durations as mentioned in the General Conditions be specified for various Business Models which could be viable in the area.

Based on the above Consulting Agencies shall submit a feasibility report for the project outlining its recommendations. The services to be performed by the Consulting Agencies shall include but not be limited to the scope cited above.

CEO, NAWADCO

Proforma of Financial Bid

S.No.	Name of State Waqf Board	Name of Waqf Property and its location	Area of Waqf land (approx.)	Rates (Rs.in words & figure)
1.	Rajasthan	a) Captain Faiz Mohd., Agra Road, Jaipur b) Dargah Amani Shah, Sikar Road, Jaipur c) Land of Masjid Kalandari, Kota d) Land of Graveyard, Kota	800 sqm. 5 Bighas 18,480 sqm. 6,900 sqm.	Rs. in words- Rs. in figure-
2.	Bihar	a) Baba Makhdum Shah Anjan Peer Mazar Sharif, Mazar Gali, Shaikhpura Road (Waqf State no. 2353), Patna b) Hazrath Sayeed Saheed Ghulam Shafdar Peer Murad Shah Mazar, Bailey Road (Waqf Estate No. 663), Patna	16,200 sft. 13,681 sft.	Rs. in words- Rs. in figure-
3.	Andhra Pradesh	a) Land of Big Masjid, Lalapeta at Reddypalem, District Guntur b) Land adjacent to Jamia Masjid, Imdad Ghar, Kaleswar cloth market, Head Post Office, Vijaywada	180 acres 3,600 sqyd.	Rs. in words- Rs. in figure-
4.	Tamil Nadu	a) Ashraf Ali Shah Farad Ali Shah Trust, Saint Mary Road, Mandveli, Mylapure, Chennai b) Diwan Sahib Burial Ground, 28 Kasim Ali 2nd Lane, Triplicane, Chennai	2230 sqm. 5,670 sqm.	Rs. in words- Rs. in figure-
5.	Maharashtra	a) Graveyard Kranti Chowk, Aurangabad S.No. 77. b) Jama Masjid, S. No. 210 Aam Khas Maidan, Aurangabad	7 acres 22 Gunthas 10 acres available for development	Rs. in words- Rs. in figure-

Authorised representative of Consulting Agency
with name and contact number.

CEO, NAWADCO

S.No.	Name of State Waqf Board	Name of Waqf Property and its location	Area of Waqf land (approx.)	Rates (Rs.in words & figure)
6.	Haryana	Waqf Property on National Highway at Panipat.	About 1 acres available for development.	Rs. in words- Rs. in figure-
7.	Delhi	a) Dhoalapeer, Lado Sarai, MB Road, Mehrauli, New Delhi. b) Dargah Sultan Raju, Village Malikpur, Kohi/ Rangpuri, M.B. road, Opposite Gate No. 1 of Vasant Kunj.	4 Bigha 14 Bigha	Rs. in words- Rs. in figure-

Authorised representative of Consulting Agency
with name and contact number.

CEO, NAWADCO