

CHANDIGARH HOUSING BOARD
8 - Jan Marg, Sector 9D, Chandigarh, 160017

Notice for Expression of Interest

CHANDIGARH HOUSING BOARD INVITES EXPRESSION OF INTEREST FOR:-

I) Purchase of land/sites with FSI from the stake holders/land owners in areas adjoining UT of Chandigarh.

1. **For sites with FSI** having minimum 25,00,000 Sq.ft within one mega project/township, should not located at a distance not exceeding of 1 KM from the border of Chandigarh and adjoining a 200ft. wide road.
2. **Land Sites:-** having minimum 25 acres of land, within the sectoral grid e.g. Mohali sectoral grid or Panchkula sectoral grid or any other recognized and approval sectoral grid adjoining Chandigarh (including Himachal Pradesh).

II) For public private partnership with members of the public who are land holders/who have land holdings and who are willing to go for a partnership with Chandigarh Housing Board, whereby no upfront payment will be made to the land holders and public private partnership will proceed on profit sharing arrangements.

For further detail criteria refer to EOI document.

S. NO	PARTICULARS	DESCRIPTION
1.	Availability of EOI document	Available on CHB's website http://chbonline.in/ with effect from 28.11.2017.
2.	Cost of EOI Document	INR 590/- payable by DD in favor of Chandigarh Housing Board.
3.	Time & Date for Preliminary Stakeholder's Conference	05.12.2017 at 11:00 AM
4.	Last Time & Date of submission of EOI	11.12.2017 at 11:00 AM
5.	Time & Date if opening of the EOI	11.12.2017 at 3:00 PM
6.	Place of Opening of EOIs/ Preliminary Stakeholder's Conference	O/o Executive Engineer-II CHANDIGARH HOUSING BOARD, 8 - Jan Marg, Sector 9D, Chandigarh.

The complete EOI document is available on Chandigarh Housing Board website: <http://chbonline.in/>. EOI document can be downloaded only from the website of Chandigarh Housing Board.

Chandigarh Housing Board reserves the right to have negotiations with any or all, accept or reject any or all the EOIs or annul this process at any time without assigning any reason whatsoever.

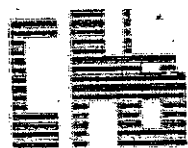
Only applicant(s) showing interest via submission of an Expression of Interest (EOI), would be eligible for participation in the RFP stage of tendering process post evaluation of the interest received by the bidders.

website: www.chonline.in
Phone: 172-4601710

Executive Engineer-II
for & on behalf of Chairman
Chandigarh Housing Board.

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INVITATION FOR EXPRESSION OF INTEREST
for
SELECTION OF DEVELOPER(s) / LAND OWNERS
for
PURCHASE / PUBLIC – PRIVATE PARTNERSHIP (PPP)
of
LAND/SITES WITH FSI
for
DEVELOPMENT OF GROUP HOUSING



CHANDIGARH HOUSING BOARD
A Chandigarh Administration Undertaking

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2.	Cost of EOI Document	INR 590/- payable by DD in favor of Chandigarh Housing Board.
3.	Time & Date for Preliminary Stakeholder's Conference	3:00:00 PM, 2017
4.	Last Time & Date of submission of EOI	3:00:00 PM, 2017
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6.	Place of Opening of EOIs/ Preliminary Stakeholder's Conference	O/o Executive-Engineer-II CHANDIGARH HOUSING BOARD, 8 - Jan Marg, Sector 9D, Chandigarh.

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Executive Engineer-II
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PROJECT BACKGROUND

Chandigarh Housing Board (CHB), a Chandigarh Administration undertaking was established in 1976 by extending the Haryana Housing Board Act, 1971 to Union Territory of Chandigarh. The primary objective of the board is to provide good quality housing at reasonable pricing. Hitherto, CHB has constructed over 62,000 dwelling units catering to varied sections of society. As per estimates, an approx. 25% of population of Chandigarh is living at CHB constructed dwelling units.

Over the time, the board has maintained a reputation for providing well-designed, good quality housing at pricing lower than other private counterparties. CHB has also constructed commercial units and undertaken other schemes & deposit works for Chandigarh Administration & other organizations.

Currently, CHB intends to purchase Land / Sites with FSI from Developer(s) / Land Owner(s) or form a Public - Private Partnership (PPP) in order to develop Group Housing in the region. In accordance, CHB has appointed **CBRE South Asia Pvt. Ltd.** to facilitate the procurement and development of Land/Sites with FSI in Chandigarh and adjoining areas.

In consonance with the vision highlighted above, Chandigarh Housing Board (CHB) invites **Expression of Interest (EOI)** from interested bidders for Purchase / Public - Private Partnership (PPP) of land / sites with FSI for development of group housing in and around Chandigarh. The regions suitable as per the board's objectives are Chandigarh, Mohali, SAS Nagar, Panchkula, New Chandigarh, etc. or any other Sectoral grid adjoining Chandigarh.

INSTRUCTIONS TO APPLICANTS (ITA)

MODE OF SUBMISSION

The EOI is to be submitted in a sealed envelope. The envelope superscripted as "**EXPRESSION OF INTEREST FOR SALE / PUBLIC - PRIVATE PARTNERSHIP OF LAND / SITE WITH FSI**" should be duly sealed and delivered at the following address before the scheduled time and date i.e. **3:00 PM, , 2017 at the Office of the Superintendent (Admn.), in room No.39, Block-A of Chandigarh Housing Board, 8 - Jan Marg, Sector 9D, Chandigarh.**

The envelope shall contain the following:

1. DD in favor of Chandigarh Housing Board worth INR 590/- (Indian Rupees Five Hundred Ninty only).
2. Brief profile of the applicant/landowner as per the Performa of Organizational Structure at **ANNEXURE - I**.
3. Acceptance letter for un-conditional acceptance of the EOI conditions as per the Performa given in this document at **ANNEXURE - II**.
4. Confirmation by the applicant duly signed and stamped by the applicant(s) as per the Performa given in this document at **ANNEXURE - III**.
5. Copy of documents as per the check list given in this document at **ANNEXURE - IV**.
6. Complete EOI document as downloaded from website, Corrigendum / Addendum, if any, duly filled in, signed and stamped on each page by the applicant.
7. Copy of Power of Attorney/ Partnership Deed (*if applicable*)/Board Resolution (*if applicable*), duly attested by Public Notary authorizing the person, who signs & submit the EOI, as the authorized signatory of the organization.
8. In case of individual(s) applicants, an affidavit is required to be submitted stating the intent to participate, highlighting interest as "**EXPRESSION OF INTEREST FOR SALE / PUBLIC - PRIVATE PARTNERSHIP OF LAND / SITE WITH FSI**".
9. Any other information as required to be submitted along with the EOI.

CRITERIA FOR SELECTION OF LAND / SITE WITH FSI

CHB reserves the right to accept or reject any or all the applications or annul this process at any time without assigning any reason whatsoever and the bid(s) received would be evaluated on the following terms:

FOR SITES WITH FSI:

1. Site should have a minimum of 25,00,000 sft. FSI available within one mega project/township
2. Site should be free hold and should be free from encumbrances (site should not have been mortgaged/no lien marked on the land)
3. Site location should not exceed the distance of 1 Km from the border of Chandigarh
4. Township should have been approved by the competent authority and should have all the necessary permissions for the construction
5. Group Housing Site should be adjoining a 200-ft. wide road.
6. Site should be accessible by a public road.

LAND SITES:

1. Site should have a minimum of 25 acres of land
2. Site should be free hold and should be free from encumbrances (site should not have been mortgaged/no lien marked on the land)
3. Site should be within the sectoral grid e.g. Mohali sectoral grid or Panchkula sectoral grid or any other recognized and approved sectoral grid adjoining Chandigarh (including Himachal Pradesh)
4. Site/Land should have been approved by the competent authority and should have all necessary permissions for construction
5. Land Site should be adjoining a 200ft. wide road.
6. Site should be accessible by a public road

GENERAL TERMS & CONDITIONS

1. The EOIs received after the due time & date shall not be considered and shall be returned to the applicant unopened.
2. Only EOIs accompanied with a DD as Cost of EOI Document will be qualified for evaluation.
3. CHB shall not be responsible for any postal or other delays and the applicant should ensure that the submission of EOIs takes place before due date and time.
4. All alterations, erasure(s) & or over-writings, if any, should be duly authenticated by the person signing the EOI.
5. Only applicant(s) showing interest via submission of an Expression of Interest (EOI), would be eligible for participation in the RFP stage of tendering process post evaluation of the interest received by the bidders.
6. All Performa forming part of EOI documents must be duly filled- in, signed and stamped by the applicant.
7. Interested applicant(s) are required to attend the Preliminary Stakeholder's Conference in order to gain clarity on the queries in regard to this document of invitation of EOI.
8. Opening of EOI: The sealed offers/EOI will be opened by CHB at 3: 00 PM , 2017 in the premises of the Office of Executive Engineer-II, Chandigarh Housing Board, 8 - Jan Marg, Sector 9D, Chandigarh. If the applicants wish to remain present, their representatives may attend the same.
9. Mere submission of Offers / EOI will not be treated as Acceptance/ Selection of the land. The land/ site with FSI will be selected based on evaluation of offers considering various factors as part of the RFP stage of tendering process. Further, the applicants may note that CHB is not bound to purchase land from the shortlisted applicants.
10. The Agreement to Sell shall be signed only if the due diligence report is positive and to the satisfaction of CHB.
11. Applicant(s) shall irrevocably and exclusively grant and transfer to CHB all the Development Rights w.r.t Project.
12. CHB reserves the right to change / modify / amend any or all provisions of this Invitation to EOI document. Such revisions / amendments will be made available on the website of CHB.

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TENTATIVE PROCEDURE FOR SELECTION OF LAND / SITE WITH FSI

1. CHB shall open & scrutinize the EOI submitted by the intending Developers/Land owners taking into consideration the selection criterion.
2. The representatives / nominees of CHB shall visit the site for physical verification, location & observe the potential of the land, etc. CHB subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance must be provided by the applicant(s) including ownership documents & chain of documents.
3. The applications which are incomplete in any respect as per the Check-List Annexure IV, is/are liable to be rejected.
4. CHB reserves the right to accept or reject any or all the applications or annul this process at any time without assigning any reason for whatsoever reasons.
5. CHB is not bound to give reasons for rejection of any of the EOI.
6. The decision of CHB in this matter shall be final & binding on all applications.
7. The stamp duty and registration charges payable on the Instrument of Transfer / Transfer Deed / Deed of Conveyance and any other documents towards the purchase of plot of land shall be borne by CHB.
8. All the pending dues prior to the purchase will be borne by the Applicant(s).

ARBITRATION

In case of any dispute or difference arising in relation to meaning or interpretation of this order, the authorized official of Chandigarh Housing Board (CHB) and the applicant will address the disputes/differences for mutual resolution and failing which the matter shall be referred to the sole arbitration of Chairman, Chandigarh Housing Board or his nominee. The provisions of the Arbitration and Conciliation Act, 1996 will be applicable to the arbitration proceedings. The venue of the arbitration shall be at Chandigarh. The cost of the Arbitration proceedings shall be shared equally by both the parties. The decision / award of the arbitrator shall be final and binding.

JURISDICTION

Any disputes arising out of this transaction are subject to the jurisdiction of Courts in Chandigarh.

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ANNEXURE

ANNEXURE-I

ORGANIZATIONAL STRUCTURE

S.NO	PARTICULARS	DESCRIPTION
	Name of Applicant	
	*Address	
1.	Name of Contact person (<i>with designation</i>)	
	Contact No.	
	E – Mail	
2.	Legal status of the applicant (<i>attach copies of original documents defining the legal status</i>) (a) A Proprietary Firm (b) A firm in Partnership (c) A Limited Company (<i>Private or Public</i>) or Corporation (d) Individual(s)	
3.	Name of Director(s) / Partner(s) / Individual(s)	
	Address	
	Contact No.	
	E – Mail	
4.	Name & Designation of individuals authorized to act for the Organization	
6.	Other details: (<i>Copies to be enclosed</i>) (a) PAN (b) GSTIN (c) Other details (<i>if necessary</i>)	
7.	Any other information considered necessary but not included above.	
Signature and Seal of Applicant (<i>if applicable</i>)		

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ANNEXURE-II

ACCEPTANCE LETTER TO BE SUBMITTED BY THE APPLICANT / AUTHORIZED REPRESENTATIVE OF THE APPLICANT

(Preferably on Letter Head of the Company/ Individual Owning Land)

To,

Chairman,
Chandigarh Housing Board,
8 - Jan Marg, Sector 9D, Chandigarh.

Sub: **EOI for Land/Site with FSI at Chandigarh and Adjoining areas in response to your advertisement dated**

Sir,

I/We have downloaded the document for invitation of EOI "**PURCHASE / PUBLIC - PRIVATE PARTNERSHIP (PPP) OF LAND / SITES WITH FSI FOR DEVELOPMENT OF GROUP HOUSING IN CHANDIGARH AND ADJOINING REGIONS**" from the official website of CHB. I/We hereby unconditionally accept the EOI conditions in its entirety for the Sale / PPP for Land / Site with FSI. I/We understand that CHB intends to Purchase / Form a PPP for Land / Site with FSI after due diligence of the offered site/location & related documents in the manner CHB may deem fit.

The contents of EOI document (Instructions to Applicant) have been noted wherein it is clarified that after unconditionally accepting the EOI condition in its entirety, it is not permissible to put any remark(s)/condition(s) in the EOI enclosed in the respective Envelope and the same has been followed in the present case.

In case any provision of the EOI document is found violated at any time after opening the sealed Envelope, I/We agree that the EOI shall be summarily rejected and CHB shall reject without prejudice to any other right or remedy.

Thanking you,

Yours faithfully,

Signature of applicant

Name with seal

ANNEXURE -III

CONFIRMATION BY THE APPLICANT

(Preferably on Letter Head of the Company/Individual Owning Land)

TO WHOM SO EVER IT MAY CONCERN

I, _____ s/o _____ and r/o _____ on behalf of _____ (Name of the company, if applicable), that have submitted its EOI for sale of land at _____ confirms that:

1. The offered land stands mutated in the name of me /us /said company.
2. The offered land has a clear title and there is no dispute of any kind on this land.
3. The said land falls under the approved Master Plan of (Name of Development Authority) having land use as RESIDENTIAL.
(Attach the copy of relevant Master Plan/ City Plan showing the master plan limit etc.)
4. The offered land admeasures exactly to _____.
5. That allowable FSI for this plot is _____, if applicable. The relevant document/drawings in sport of allowable FSI be also attached.
6. Zoning plan / Master plan of the said plot has already been sanctioned from the local / statutory authorities (strike if not available/applicable).
7. The said offered land neither has been acquired nor is under any consideration for acquisition i.e. no land acquisition notice has been served till date by any of the authority.
8. The land is free from all kind of encumbrances.
9. The land is freehold/leasehold.
10. We further confirm that;

A. I / We, have not taken any loan on the offered land.

OR

I / We had taken a loan, against the offered land, amounting to INR _____ from _____ (Name/address of the financial institution), which stands cleared as on date.

OR

I / We have taken a loan, against the offered land, amounting to INR _____ from _____ (Name/address of the financial institution), out of which an amount of INR _____ is outstanding as on date.

(Please attach a certificate from the financial institution confirming the outstanding amount)

- B. No charge has been created on the said offered land through Registrar of Companies(ROC)/Tehsil in anyone's favor

OR

A charge amounting to INR _____ was created in favor _____ of
through ROC/Tehsil, which stand cleared as on date.

OR

A charge amounting to INR _____ has been / was created in favor of
_____ through ROC/Tehsil which is still in force.

- C. No third-party lien or interest has been created on the offered land.

OR

Third party lien or interest had been created on the offered land which has been
cleared as on date.

OR

Third party lien or interest has been created on the offered land which is still in
force (submit details as applicable).

- D. No Development agreement has been done with any third party on the offered land.

OR

Development agreement had been done with M/s _____ on the offered land
which has been expired as on date.

OR

Development agreement has been done with M/s _____ on the offered land
which is still in force as on date

Signature of the Authorized representative



ANNEXURE-IV

CHECK LIST OF DOCUMENTS

(Please put "tick" as applicable)

S. NO	DESCRIPTION	YES	NO	NA
1.	DD (worth INR 500/-) in favor of Chandigarh Housing Board			
2.	Location of the Land parcel marked on the approved Master Plan/ City Plan of the area.			
3.	Title documents of the land(sale deed/lease deed /mutation papers/allotment letter etc.)			
4.	Copy of Khata No./ Khasra plan, issued by the Revenue Department /Concerned local authority.			
5.	Copy of the approved layout / sanction plan of the offered land issued by the local authority.			
6.	Relevant site plans / drawings in context to the FSI being offered to CHB			
7.	Certificate from the local registered architect regarding permissible residential land use, FSI, setbacks, height, feasibility for development, etc. (if applicable)			
8.	Organizational Structure (as per Annexure I)			
9.	Acceptance letter (as per Annexure II)			
10.	Confirmation by the applicant (as per Annexure- III)			