

RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED

OFFICE OF THE REGIONAL MANAGER, RIICO LTD., BHARATPUR

Tel. & Fax No. 05644-222881

Expression of Interest for allotment of land / Plot for setting up of Educational Institutes at Industrial area Growth Centre, Dholpur

RIICO invites expression of interest from eligible applicants for allotment of land /Plots for setting up of Educational Institutes at RIICO Industrial Area, Growth Centre, Dholpur as per following details.

Sr. No.	Industrial Area	Plot No.	Area (In sqm)	Rate of Development Charges
1	Growth Centre, Dholpur	IP-2	7376.25	600.00
2	Growth Centre, Dholpur	IP-3	5381.00	600.00

Contact Person:
Mr. Sanjay Jha
Regional Manager,
M: 94142-52058

Definition of Educational Institute:-

The "Educational Institutions" shall be those institutions which impart primary, secondary education or Degree / Diploma as recognized by the State/Central Government or agencies set up by this Government for monitoring such educational institutions excluding private universities.

Eligibility Criteria: (1) The interested agency/consortium should have sufficient experience to run the educational institutes (Technical/Training/Academic/School) in India or abroad. Those having collaboration/franchise arrangement with the institution of National / International repute would be given due weight age. (2) The substantial investment on the Educational Institutes should be made within five years of land allotment. However, the competent Committee can review and decide the minimum investment level in consultation with the applicant.

How to apply:- Application for the allotment are to be submitted along with (1) Project Report (2) Course details with syllabus etc. (3) Documents related to experience, financial strength etc. to implement the project. The applications must be accompanied with a demand draft of Rs. 5.00 lacs for schools and Rs. 10.00 lacs for other Educational Institutes, payable in favour of RIICO Ltd. at the concerned unit office, for the plots as keeness money. The keeness money shall be refunded after commencement of Institute functioning without interest.

Important Conditions :-

(i) The implementing agency should take effective steps for commencement of construction activity within one years from the date of allotment and should start the institute in full swing within **three years** from the date of allotment, otherwise the allotment will be liable to be cancelled and amount equivalent to keeness money or keeness money deposited, as the case may be, would be forfeited. (ii) The proposed institute should have the approval of the State Govt. and be got affiliated with the All India Council of Technical Education/Medical Council of India/UGC/State - Central Education

Board/University as the case may be (iii) The land for Institutional plots shall be allotted on “**AS IS WHERE IS**” basis and the decision of the committee for allotment of land shall be final and binding on all applicants. (iv) The plots area is indicative only. Actual area will be as per site plan to be issued to the allottee. (v) In case of more than one application received for the same plot, the competent committee will decide the allotment of plot. (vi) The Corporation reserves the right to cancel the process of allotment at any stage without assigning any reason thereof. (vii) Separate application for each plot should be submitted. (viii) The Multiple applications for the same plot are liable to be rejected (ix) The allotment will be made as per RIICO Disposal Land Rules, 1979 and its amendments made from time to time.

Mode of Payment:- On approval of the allotment by the committee 25% development charges (keeness money shall not be adjusted) shall be deposited within 30 days from the date offer issued. After payment of 25% development charges, allotment letter shall be issued without waiting for NOC/permission from the State Government with the following stipulation for payment of balance development charges that (a) 75% amount shall be deposited within 60 days from date of allotment letter issued. (b) Rebate @ 2% for payment of development charges without availing grace period or before allotment will be allowed as applicable to Industrial plots. (c) The allottee may opt to pay 75% development charges in installments along with interest as permitted in case of allotment of industrial plots.

Last date of submission of application:- Up to 3.00 P.M. dated 08.02.12 at Asstt. Regional Manager's office, Odela Road, Dholpur.

For further details and other terms & conditions visit to our website <http://www.riico.co.in> or can be seen in the office of RIICO, Bharatpur.

**Regional Manager
RIICO Ltd. Bharatpur**

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TERMS & CONDITION FOR ALLOTMENT OF LAND FOR EDUCATIONAL INSTITUTES

1. The Expression “Educational Institutions” shall be those institutions which impart primary/secondary education or degree/ diploma as recognized by the State/Central Government or agencies set up by these Governments for monitoring such educational institutions excluding private universities.
2. The interested agency/consortium should have sufficient experience to run similar educational institution in India or abroad. Those having collaboration/ franchise arrangements with the institution of National/International repute would be given due weight age.
3. The minimum level of investment in the coming five year in the plot shall be decided by the committee constituted for deciding the land allotment in consultation with applicant.
4. The implementing agency should take effective steps for commencement of construction activity within one year from the date of allotment and should start the institute in full swing within **three years** from the date of allotment, otherwise the allotment will be liable to be cancelled and amount equivalent to keeness money or keeness money deposited, as the case may be, would be forfeited.
5. The proposed institutes should have the approval of the State Government and be got affiliated with the All India Council of Technical Education/Medical Council of India/ UGC/State –Central Education Board/University as the case may be.
6. The fees pattern shall be as per guide lines of AICTE/ICMR/State Govt./Supreme Court orders, State/Central Education Board.

7. The Governing Council/Board of the Institute should have one Nominee of RIICO/State Govt.
8. The implementing agency/consortium should have sufficient funds to implement the project. They shall furnish adequate evidence to this effect.
9. Following amount of keeness money for different educational institutes shall be deposited along with the application for land allotment.
 - a) For Schools Rs. 5.00 lacs
 - b) For other educational institute Rs. 10.00 lacs
10. Refund / forfeiture of the keeness money will be done as per following procedure:
 - a) In those cases in which the State Govt. does not issue the NOC to the applicant within six months from the date of allotment then RIICO will refund keeness money without any deductions. The applicant will have to seek NOC within six months from the land allotment date. However, the MD may consider time extension.
 - b) If the applicant abandons the project or surrenders the land then the amount equivalent to the keeness money will be forfeited.
 - c) Keeness money shall be refunded after commencement of institute functioning, without interest.
 - d) No keeness money shall be demanded from allottee institution for taking additional land for expansion of existing institution or for setting up new institution in the area.
11. A Committee of the following officers would approve the land allotment:
 - a) Managing Director
 - b) Financial Advisor
 - c) General Manager (BP)
 - d) Advisor (Infra)
 - e) Concerned Unit Head
12. The applications for land allotment shall be put up before the constituted committee for approval. On approval, 25% development charges (keeness money shall not be adjusted) shall be deposited within 30 days from the date of offer issued. After payment of 25% development charges, allotment letter shall be issued without waiting for NOC/Permission
13. from the State Govt. with the following stipulation for payment of balance development charges that:-
 - a) 75% amount shall be deposited within 60 days from the date of allotment letter issued.
 - b) Rebate @ 2% for payment of development charges without availing grace period or before allotment will be allowed as applicable to industrial plots.
 - c) The allottee may opt to pay 75% development charges in installments along with interest as permitted in case of allotment of industrial plots.
14. Rebate in rate of allotment:-
 - a) A 10% rebate in rate of development charges shall be allowed while allotting minimum land 10,000 sqm. in unsaturated industrial areas. The rebate shall increase @ 0.5% per 1,000 sqm. for land allotment more than 10,000 sqm., subject to maximum rebate of 25% on both the counts put together.
 - b) An additional 10% rebate over and above of 25% mentioned in clause (a), may be allowed by way of reimbursement to the allottee of plot of minimum size of 40,000 sqm., in any non-saturated industrial area if a minimum investment of Rs. 50 crores is made on the plot within 5 years period.

* The Industrial Area, Growth Centre, Dholpur is saturated and therefore no rebate is admissible on application for Institutional Plot in this area. However, the rebate for Institutional Plot at growth centre Dholpur is admissible as per rules since the area is de-saturated.
15. Time extension for making payment beyond prescribed period can be granted as per policy decided for industrial plots.
16. Rate of service charges: As per the rates applicable for industrial plots.
17. Payment of economic rent and service charges shall be made as per rules applicable in case of allotment of industrial plots.

18. Maximum/minimum land area to be allotted for the institutions shall be as per the norms fixed by the concerned controlling department/agencies i.e. State/Central Education Board, All India Council of Technical Education, Medical Council of India, UGC etc.
19. Project will have to setup in given time frame as allowed under the provisions of RIICO Disposal of Land Rules 1979
20. General Provisions and set backs norms/building parameters of RIICO Disposal of Land Rules, 1979 will apply.
21. On deposition of the amount you will have to execute the lease agreement of the plot and get it registered at your own cost and take possession of the plot within 90 days of the issue of this letter, failing which allotment would be liable for cancellation.
22. In case of more than one application for the same plot, committee will decide the allotment.
23. Allottee would abide by RIICO Disposal of Land Rules, 1979 as amended from time to time.

**Regional Manager
RIICO Ltd., Bharatpur**

Proposals for Auction of Industrial Plots

UNIT OFFICE : BHARATPUR

OFFICE OF THE REGIONAL MANAGER, RIICO LTD., BRIJ INDUSTRIAL AREA BHARATPUR Tel. & Fax No. 05644-222881					
No. : 3/2011-12/			Dated : 09.01.12		
<u>Revised Auction of Industrial Plots by Inviting Sealed Bid Offer</u>					
Name of Industrial Area	Plot No.	Area (in Sqm.)	Reserve Price (in `)	Earnest money (in `)	Place of Auction, Date & time
Growth Centre, Dholpur	A-40	8000.00	700.00	280000.00	ARM office, Odela Road, Dholpur. The date of auction is 15.02.12 (Wednesday). The application forms may be obtained from the RM Office at Bharatpur or ARM Office, Dholpur on any working day upto the auction date (up to 2.00 PM on 15.02.12). The sealed bid offer in prescribed format along with earnest money shall be deposited by the participants up to 3.00 PM on auction date & same shall be opened by the committee at 4.00 PM on the auction date.
	A-41	8000.00	700.00	280000.00	
	A-42	8000.00	700.00	280000.00	
	E-128	4000.00	700.00	140000.00	
	F-135	2400.00	700.00	84000.00	
	F-136	2400.00	700.00	84000.00	
	F-137	2400.00	700.00	84000.00	
Growth Centre (Ext.), Dholpur	F-381	1950.00	850.00	82875.00	
	F-382	1950.00	850.00	82875.00	
	F-383	1950.00	850.00	82875.00	
	G1-395	1000.00	850.00	42500.00	
	H-403 (Corner)	1462.00	935.00	68349.00	
	H-407	700.00	850.00	29750.00	
	H-411 (Corner)	700.00	935.00	32725.00	
	H-415	700.00	850.00	29750.00	
	H-417	700.00	850.00	29750.00	
	H-419 (Corner)	1436.00	935.00	67133.00	
	G-434	1560.00	850.00	66300.00	
	G-438	1560.00	850.00	66300.00	
	G-439	1560.00	850.00	66300.00	
	G1-441(Corner)	1160.00	935.00	54230.00	
G-447	1500.00	850.00	63750.00		
G1-502	975.00	850.00	41438.00		
Bari	G1-7	1000.00	210.00	25000.00	
	G1-9	1000.00	210.00	25000.00	
	H1-28	500.00	210.00	25000.00	
	H1-29 (Corner)	500.00	231.00	25000.00	
	H-65 (Corner)	700.00	231.00	25000.00	
	H-69	700.00	210.00	25000.00	
	F-122	2080.00	210.00	25000.00	

General terms and condition:

1. The plot will be used for the purpose it is auctioned i.e. commercial plots for commercial purposes, industrial plots for industrial purposes and like wise.
2. The plot will be auctioned on 'as is where is' basis.
3. The bidders will be required to affix his passport size photograph with the bid document and will furnish identity proof along with address proof which have legal sanctity/validity and universally accepted for such purposes. In case the bidder is a legal entity i.e. Company, Trust, Society, the photograph of person authorized by the entity be affixed.
4. Sealed bid/offers shall be opened on pre fixed date and time. However, there shall be minimum one hour's time between receipt of sealed bids and opening of the bids in the presence of the bidders, if present.
5. No limited auction between/among the bidders shall be conducted.
6. Conditional offers shall not be accepted.
7. Allotment of plot will be made to the highest bidder on lease hold basis. The highest bidder for industrial plot will be required to submit the prescribed land allotment form along with project report and other related documents for allotment of the plot.
8. The rate quoted by the highest bidder will be valid up-to the last day of the succeeding month i.e. by 30th or 31st as the case may be.
9. The earnest money of the unsuccessful bidders will be refunded through cheque without any interest after acceptance of the highest bid by the competent committee.
10. The Corporation reserves full right to accept or reject any bid (s) without assigning any reason.
11. The physical possession of the plot shall be taken by the allottee within the time period specified in the rules. If the allottee does not turn up for taking physical possession within the stipulated time period then the allotment will be cancelled.
12. The allottee shall adhere the provisions of the Rajasthan Stamps and Registration Act. The registration charges and stamp duty shall be borne by the allottee.
13. The allottee shall abide by the terms & conditions of RIICO Disposal of land Rules, 1979 and amendments made therein from time to time.
14. The allottee will follow the building regulations and parameters as prescribed for the particular use of the plot.

Terms and conditions of Payment:

- (a) All the participants have to deposit 5% of the reserve price or ` 25000/-, whichever is higher, in cash/DD/Banker's cheques payable in favor of RIICO Ltd., as earnest money before giving their sealed bid.
- (b) The highest bidder, after approval of the bid, has to deposit 25% of the sale amount, after adjusting amount already deposited as per (a) above, within 15 days from the date of intimation, otherwise amount deposited earlier (on account of earnest money) shall be forfeited without giving any further notice.
- (c) Balance 75% amount shall be deposited by the allottee in installments including interest as prescribed by the Corporation from time to time. However, the allottee may opt to deposit the balance 75% amount within 60 days from the date of issuance.
- (d) All payment except (mentioned at 'a') above shall be accepted in cash/DD/banker's cheque/local cheques. Payment through RTGS shall also be accepted. However, payment through local cheques will be subject to realization of the cheques and all the credit shall accordingly be passed on.

अच्छा व्यवहार, तत्पर काम

REGINOL MANAGER
RIICO LTD. BHARATPUR