NIT No.: 9396

Nava Raipur Atal Nagar Vikas Pradhikaran (NRANVP) Invites Tender

for

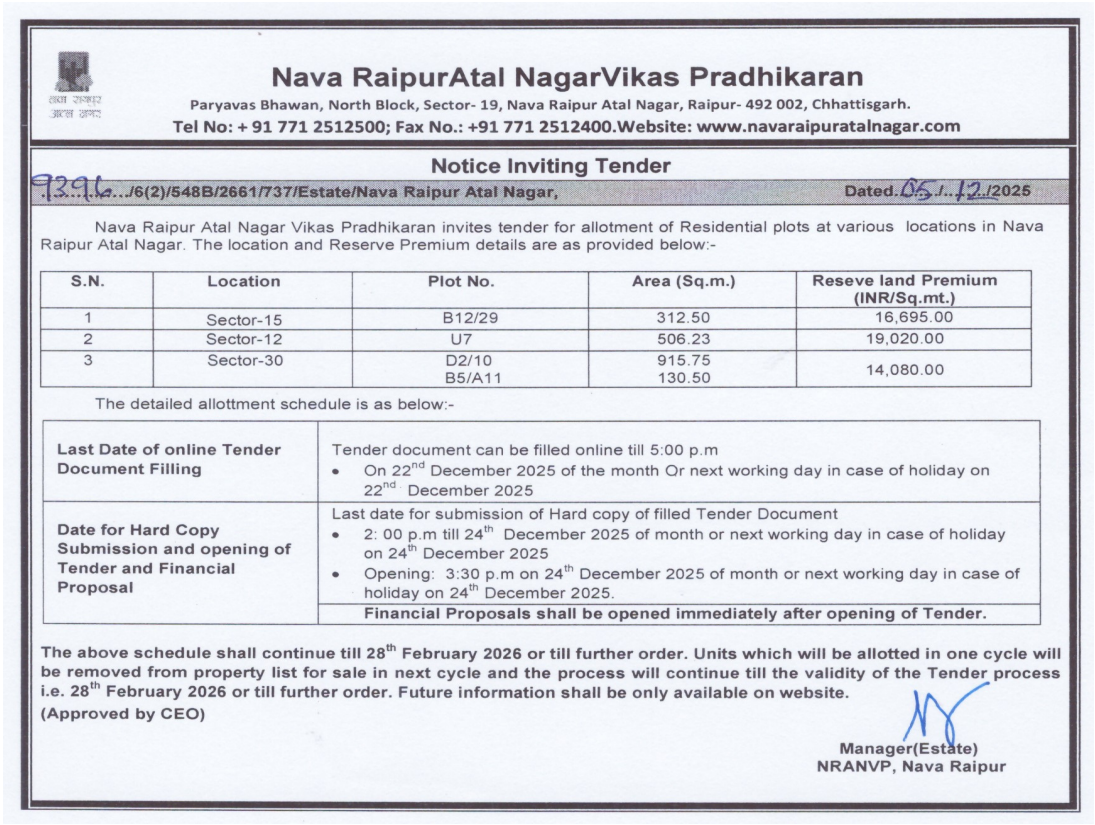
Allotment of Residential Plots

in

Sector 12, Nava Raipur Atal Nagar

Nava Raipur Atal Nagar Vikas Pradhikaran, Paryavas Bhawan, North Block, Sector 19, Nava Raipur Atal Nagar, 492002 (C.G.)
Email: mest.nranvp@cg.gov.in
Phone: 0771 - 2211032

Notice Inviting Tender



Nava RaipurAtal NagarVikas Pradhikaran

Paryavas Bhawan, North Block, Sector- 19, Nava Raipur Atal Nagar, Raipur- 492 002, Chhattisgarh.
Tel No: + 91 771 2512500; Fax No.: +91 771 2512400.Website: www.navaraipuratalnagar.com

Notice Inviting Tender

9396/6(2)/548B/2661/737/Estate/Nava Raipur Atal Nagar, Dated. 05/12/2025

Nava Raipur Atal Nagar Vikas Pradhikaran invites tender for allotment of Residential plots at various locations in Nava Raipur Atal Nagar. The location and Reserve Premium details are as provided below:-

S.N.	Location	Plot No.	Area (Sq.m.)	Reseve land Premium (INR/Sq.mt.)
1	Sector-15	B12/29	312.50	16,695.00
2	Sector-12	U7	506.23	19,020.00
3	Sector-30	D2/10 B5/A11	915.75 130.50	14,080.00

The detailed allottment schedule is as below:-

Last Date of online Tender Document Filling	Tender document can be filled online till 5:00 p.m • On 22nd December 2025 of the month Or next working day in case of holiday on 22nd December 2025
Date for Hard Copy Submission and opening of Tender and Financial Proposal	Last date for submission of Hard copy of filled Tender Document • 2: 00 p.m till 24th December 2025 of month or next working day in case of holiday on 24th December 2025 • Opening: 3:30 p.m on 24th December 2025 of month or next working day in case of holiday on 24th December 2025. **Financial Proposals shall be opened immediately after opening of Tender.**

The above schedule shall continue till 28th February 2026 or till further order. Units which will be allotted in one cycle will be removed from property list for sale in next cycle and the process will continue till the validity of the Tender process i.e. 28th February 2026 or till further order. Future information shall be only available on website.
(Approved by CEO)

Manager(Estate)
NRANVP, Nava Raipur

Important Dates

1.	Issue of Tender Form	05/12/2025
2.	Last Date for Submission of Tender Form Online including payment details	22/12/2025, Up to 5:00 PMto 17.00 hrs
3.	Last Date for Submission of Hard Copy of Tender Form – Tender Due Date	24/12/2025, Up to 2:00 PM to 14.00 hrs
4.	Date of Opening of Tender and Financial Tender	24/12/2025,1 at 3:30 PM 5.30 hrs

DISCLAIMER

The information contained in this form (the "**Tender Form**") or subsequently provided to Tenderer(s), in documentary form by or on behalf of the Authority or any of their employees of advisors, is provided to Tenderer(s) on the terms and conditions set out in this Tender Form and such other terms and conditions subjectto which such information is provided.

This Tender Form is not an agreement and is neither an offer nor invitation by Nava Raipur Atal Nagar Vikas Pradhikaran (the "**Authority**") to the prospective Tenderer(s) or any other person. The purpose of this Tender Form is to provide interested parties with information that may be useful to them in submitting their Tenders pursuant to this Tender Form (the **"Tender"**). This Tender Form may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Tender Form. Each Tenderer should conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of information contained in this Tender Formand obtain independent advice from appropriate sources.

Information provided in this Tender Formto the Tenderer(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The Authority and its employees and advisors make no representation or warranty and shall have no liability to any person, including any Tenderer under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this Tender Form or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the Tender Form and any information contained therein or deemed to form part of this Tender Form.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Tenderer upon the statements contained in this Tender Form.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this Tender Form.

The issue of this Tender Form does not imply that the Authority is bound to allot Plot(s) to the Tenderer(s) and the Authority reserves the right to reject all or any of the Tenders without assigning any reason whatsoever.

The Tenderer shall bear all its costs associated with or relating to the preparation and submission of its Tender including but not limited to preparation, copying,postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority, or any other costs incurred in connection with or relating to its Tender. All such costs and expenses will remain with the Tenderer and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Tenderer in preparation or submission of the Tender, regardless of the conduct or outcome of the Allotment Process.

1. Background

i. Nava Raipur Atal Nagar, formerly known as Naya Raipur, is being developed as a Greenfield city in close proximity to Raipur to serve as the administrative capital of the State of Chhattisgarh at an approximate distance of 20 km southeast of Raipur.

ii. In accordance with the vision for developing the new city, Nava Raipur Atal Nagar Vikas Pradhikaran (NRANVP), formerly known as Naya Raipur Development Authority, (the "**Authority**") proposes to allot Plotfor Residential purpose under the provisions of "Chhattisgarh Vishesh Kshetra Achal Sampatti ka Vyayan Niyam, 2008." The development and construction on the Plot shall be governed by the Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973, Nava Raipur Atal Nagar's Development Plan 2031 and "Chhattisgarh Bhumi Vikas Niyam 1984" as applicable from time to time.

iii. NRANVP invites Tender(s) on leasehold basis in sector 12 in Nava Raipur Atal Nagar, Chhattisgarh, India. The Plot shall be allotted on the basis of highest Land Premium quoted by the Tenderer over and above the Reserve Land Premium as per clause 6 (iii).

iv. The Successful Tenderer will be allotted the Plot for Residential use only and shall be responsible for designing, financing, construction of the residential unit under and in accordance with the provisions of this document (the "**Tender Document**") and the agreement (the "**Lease Agreement**") to be entered into between the Successful Tenderer and the Authority in the form provided by the Authority.

v. The Tender Document will beavailable at the Official Website of the Authority i.e. **www.navaraipuratalnagar.com**. The Tenderers shall submit the non-refundable demand draft of **INR. 1,180.00** (Rupees One Thousand one hundred eighty only), inclusive of GST, drawn on any scheduled/nationalized bank in India in favour of Chief Executive Officer, Nava Raipur Atal Nagar Vikas Pradhikaran, payable at Raipur/Nava Raipur Atal Nagar or Pay Online INR. 1,180.00 (Rupees One Thousand one hundred eighty only) the "**Tender Fee**" inclusive of GST along with its Tender.

2. Eligibility Criteria

i. The Tenderermay be an Individual Indian citizen, Proprietorship firm,Partnership firm, Company, Trust/Society, no joint Tenders are allowed;

ii. Any Tenderer or Family (Husband, Wife and dependent Children)/Associate of Tenderer can apply for a maximum of 2 (two) Plots in each sector (two Tenders), the Tenderer has to submit a separate Tender for each Plot as per terms and condition of this Tender Form;

iii. There are no income criteria, the Tenderer can apply as per his/her requirement and affordability;

iv. The Tenderer should have an account in any bank and the particulars should be filled in the online Tender Form;

v. Tenderer must have Permanent Account Number (PAN) and the same must be quoted in the online Tender Form;

vi. In case the Tenderer is a minor and doesn't hold PAN and bank account, the PAN and bank account of any one of the parents should be furnished;

vii. The Tenderer may also provide Aadhar number, the same is not mandatory;

***Note**: For purposes of this Tender, Associate means, in relation to the Tenderer, a person who controls, is controlled by, or is under the common control with such Tenderer (the "Associate"). As used in this definition, the expression "control" means, with respect to (w.r.t.) a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty per cent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.*

3. Reservation

There is no reservation under this allotment process, as per State Government's Notification No. 2616/F-3-39/32/86, dated 20/06/1986.However, in accordance with Eligibility Criteria, the Applicant irrespective of category can apply for all Unreserved Plots available under this allotment process.

4. Schedule of Allotment Process

As per **Appendix-V**

5. Registration Fee

i. The Tenderer shall submit the fee equivalent to 10% of the Plot value (the "**Registration Fee**"). The Registration Fee shall be submitted in the form of a demand draft in favour of Chief Executive Officer, Nava Raipur Atal Nagar Vikas Pradhikaran, from any Nationalised/ Scheduled bank payable at Raipur/Nava Raipur Atal Nagar or pay online through the payment gateway provided by the Authority. The Authority shall not be liable to pay any interest on the Registration Fee deposited;

ii. The Tenderer shall be allowed to give 3 options or preferences for the Residential Plot; however, Registration Fee shall be equivalent to 10% of the largest Plot value;

iii. The Registration Fee for the Plots shall be as per **Appendix-III**;

iv. Any Tender not accompanied by the Registration Fee shall be rejected by the Authority as non-responsive;

v. As provided in Clauses 5 (i) and 5 (iii) above, the Registration Fee of unsuccessful Tenderers will be returned by the Authority, without any interest, as promptly as possible on selection of the Successful Tender or when the Allotment process is cancelled by the Authority;

vi. The Registration Fee of Successful Tenderers will beadjusted against the Land Premium;

vii. The Tenderer, by submitting its Tender pursuant to this Tender Document, shall be deemed to have acknowledged and confirmed that the Authority shall be entitled to forfeit and appropriate the Registration Fee as compensation / damages to the Authority in any of the events specified in clause 5 (viii);

viii. The Registration Fee shall be forfeited and appropriated by the Authority as compensation and damages payable to the Authority for, inter alia, time, cost and effort of the Authority without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise, under the following conditions:

a) If a Tenderer submits a non-responsive Tender w.r.t. this document;
b) If aTenderer withdraws its Tender during the period of Tender validity as specified in this Tender Form and/or as extended by the Tenderer from time to time;
c) In the case of Successful Tenderer, if it fails within the specified time limit topay the Land Premium amount and Lease Rental and sign the Lease Agreement.

6. Selection Process

i. The Authority has adopted the below process (referred to as the "**Selection Process**") for selection of theTendererfor award of the Residential Plot. All Tenderers shall submit their Tender including the Financial Tender against this Tender Document for upto 3 options, in case of availability, or preferences for the Residential Plot ("the **Tenderer**"). The Authority shall open the Tenderin the order as per "Tender Opening Schedule" provided at **Appendix-IV**. The Authority shall scrutinize the Tenderand supporting documents submitted by the Tenderers as per clause 17. **All the incomplete Tenders shall be summarily rejected.**The Financial Tender of only those accepted Tenderers (those who have completely filled the Tender forms, submitted the Tender Fee, Registration Fee and submitted the required documents as per instructions) shall be evaluated for identification of the Successful Tenderer/Allottee;

ii. A Tenderer is required to deposit, along with its Tender, the Registration Fee as per clause 5, which shall be refunded without interest to the unsuccessful Tenderers. The Tenderer shall provide the Registration Fee in the form of a demand draft in favour of Chief Executive Officer, Nava Raipur Atal Nagar Vikas Pradhikaran, drawn on any Nationalised/ Scheduled bank payable at Raipur/Nava Raipur Atal Nagar or pay online through the payment gateway provided by the Authority.

iii. Financial Tenders are invited for the Residential Plot on the basis of the highest Land Premium to be paid by the Tenderer over and above **INR. 19,020.00 per Square Meter** (the "**Reserved Land Premium**"). The Highest Land Premium shall constitute the criteria for evaluation of Allotment of Plot. Subject to this Tender Document, the Residential Plot will be allotted to the Tenderer quoting the highest Land Premium over and above to the Reserve Land Premium. Financial Tenders with an offer of equal to or lower than Reserve Premium shall be treated as non-responsive and will be summarily rejected;

iv. Additional 5% of quoted Land Premium shall be levied as prime location charge over and above

the quoted Land Premium in case of the following:

a) Corner Plot or
b) Garden Facing or
c) Plots abutting 24 or higher meter road

v. The Tenderer whose Financial Tender is adjudged as responsive & unconditional and who quotes the highest Land Premium (the "**Highest Tenderer**") above the "Reserve Land Premium "as defined in Clause 6 (iii) shall be the Successful Tenderer. In case such highest Tenderer withdraws or is not selected for any reason, the Authority may, in its discretion, will re-issue the Tender form for the same Plot;

vi. In the event that two or more Tenderers quote the same amount of Land Premium (the "**Tie Tenderers**"), the Authority shall identify the Successful Tenderer by a random draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Tenderers who choose to attend.

vii. The Tenderer can provide three options for Residential Plot, in case of availability, as per his preference in a Tender form, however only one Residential Plot will be allotted to the Tenderer on the basis of sameTender form.

viii. If the Tenderer is interested in one particular Residential Plot only (not interested in any other Residential Plot), the Tenderer should select only that Residential Plot, keeping other two options as blank in the Tender form.

ix. In case if the Tenderer wishes to buy more than one Residential Plot, the Tenderer is required to deposit separate Tender forms along with Tender Fee of INR. 1,180.00 (for each Tender) and Earnest Money Deposit (as applicable) for each Tender.

x. Any Tenderer or Family cannot submit more than one Tender for any plot. All the plot options should be unique in all Tenders filled by the Tenderer. In case, any Tenderer or their Family submit more than one Tender for the same plot, all the Tenders submitted by the Tenderer shall be summarily rejected.

xi. Any Tenderer or Family/Associate of Tenderer shall not be allotted more than 2 (two) Plots in Sector-12, Nava Raipur Atal Nagar;

xii. In case any Tenderer or Family/Associate of Tenderer already own 1 (one) Plot in Sector-12, the Tenderer or Family/Associate of Tenderer shall be allotted one Plot only under current allotment process. In case the Tenderer or Family/Associate of Tenderer already owning 1 (one) Plot, apply for 2 (two) plots (as permitted in eligibility criteria) and get selected for both the Plots, the Tenderer or Family/Associate of Tenderer has to surrender 1 (one) Plot and Surrender Fee shall be charged as per Clause 16 of this Application Document.

xiii. The Tender shall be scrutinised and as per Tender Opening Schedule provided at Appendix-IV;

xiv. The result of Allotment process shall be displayed on the notice board of NRANVP at Paryavas Bhawan, North Block, Sector 19 Nava Raipur Atal Nagar, (C.G.) 492002 and on the website of NRANVP with the address www.navaraipuratalnagar.com.

xv. A Notice/Letter of Allotment (the "**LOA**") shall be issued, to inform about the selection by the Authority to the Successful Applicant, it shall be the responsibility of the Successful Applicant to check the result of Allotment and receipt of the LOA;

xvi. Any queries or request for additional information concerning this Tender Document shall be submitted in writing or by fax and e-mail to the Chief Executive Officer, NRANVP. The envelopes/ communication shall clearly bear the following identification/ title:

xvii. "**Queries/Request for Additional Information: Tender for the Allotment of Residential Plots in Sector-12, at Nava Raipur Atal Nagar (Chhattisgarh**)". The Authority shall endeavour to respond to the queries within the period specified therein but not later than 7 days prior to the Tender Due Date. The responses will be posted to all such queries on the Official Website only. The Authority reserves the right not to respond to any questions or provide any clarifications, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

Illustration

- The Tenders which are found responsive after scrutiny shall be considered for opening of financial tender.
- Firstly, the plots provided as 1st Preference by all the Tenderers shall be considered for opening of Financial Tender, then 2nd Preference and 3rd Preference shall be considered

- In case any Tenderer provide three options, firstly, the Residential Plot given as 1st preference shall be considered for allotment through financial Tender. If the Tenderer gets his 1st preference of Residential Plot through quoting the highest Land Premium (the "**Highest Tenderer**") above the "Reserve Land Premium, same will be allotted and rest two preferences of Residential Plots will not be considered for allotment against the same Tender.
- In case, the Tender doesn't get his 1st preference of Residential Plot, his 2nd preference of Residential Plot shall be considered for opening of financial Tender (until or unless same has not been allotted to any other Tenderer against his 1st preference). If the Tenderer gets his 2nd preference of Residential Plot through quoting the highest Land Premium (the "**Highest Tenderer**") above the "Reserve Land Premium, same will be allotted and the 3rd preference of Residential Plots will not be considered for allotment against the same Tender.
- In case, the Tender doesn't get his 1st and 2ndpreference of Residential Plot, his 3rdpreference of Residential Plot shall be considered for opening of financial Tender (until or unless same has not been allotted to any other Tenderer against his 1storor 2ndpreference). If the Tenderer gets his 3rdpreference of Residential Plot through quoting the highest Land Premium (the "**Highest Tenderer**") above the "Reserve Land Premium, same will be allotted.
- In case, the Tender doesn't get any plot, his Registration Fee shall be refunded without any interest.
- The Financial Tendering shall be conducted where more than one Tender is received by the Authority for any Residential Plot in the same preference order. In case only single Tender is received for any Residential Plot in the same preference order, the Residential Plot shall be allotted directly to that single Tenderer only who has quoted land premium which is above the Reserve Land Premium.

7. Payment Schedule

The Successful Tenderer for their respective allotted Residential Plotshall make the payment for the Residential Plot as per below schedule:

S. No	Payment as % of Land premium	Payment Schedule
1	**100%** of the accepted Land premium within 90 (Ninety) days from the issuance of LOA (less the amount of Registration Fee) + Additional charges if any	**Option 1**- **100%** of the Land Premium within 90 (Ninety) days from the issuance of LOA (or extension as granted by the authority with surcharge) (Zero Interest Rate) **Option 2**- **30%** of the Land Premium (less the amount of Registration Fee) within 90 (Ninety) days from the issuance of LOA **and** Remaining Amount **70%** of the Land Premium within 11 Months of issuance of LOA with **11.5%** Simple interest per Annum on the Balance Amount

Note: ***For Corner plots, Garden Facing plots, plots abutting 24 or higher meter road, prime location charge shall be levied additionally***

8. Lease

i. The Authority shall issue Letter of Award (the "LOA") after the selection of applicant. The Successful Tenderer has to sign the Lease Agreement within 90 days of issuance of LOA. If the Successful Applicant fails to sign the Lease Agreement within 90 days of issuance of LOA, the Authority may, unless it consents to extension of time for signing the Lease Agreement, thereof shall have right to forfeit the Registration Fee and cancel the allotment. The cancellation process may be taken as per "*The Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008*";

ii. The Lease Agreement shall be executed after receiving the 100% of Total Land Premium from the Successful Tenderer. After the full payment of Land Premiumand for signing of Lease Agreement,an annual lease rent as per the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan Niyam) shall be paid by the Successful Tenderer. Currently the Lease Rent is levied at the rate of 2% (two percent) per annum of the total land premium and applicable GST (Goods and Service Tax) for first 30 years from the signing of Lease Agreement.The Lease Agreement shall be executed for a period of 30 (Thirty) years.

iii. 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);

iv. In case any extension of time for signing the Lease, Agreement is provided by the Authority, an additional premium of 2% per annum of the total Land Premium shall be levied for the extended time or period;

v. The Possession of the Plots shall be delivered to the Successful Tenderer within 30 days of registration of Lease Agreement;

9. Mortgage

The Lessee/Allottee shall be entitled to mortgage the Land after signing the Lease Agreement and as per applicable laws of Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan Niyam), 2008 with any scheduled Bank or financial institution with prior approval of Authority and subject to the conditions that the first charge shall always be with Authority.

10. Development Milestone

The Lessee/Allottee shall have the following Minimum Development Obligations –

i. The Lessee/Allottee has to obtain development and/or building permission as the case may be and all other permissions/clearances/licenses required from the competent Authorities within the period of **3 years** from the date of issuance of LOA for the Plot allotted by the Authority or any extension granted by NRANVP under the provision of this Tender Form.

ii. The Lessee/Allottee has to **complete the construction i.e. construct the 100% built up area as per min FAR available** and obtain the completion certificate from the Authority within the period of **5 years** from the date of issuance of LOA for the Plot allotted by the Authority or any extension granted by NRANVP under the provision of this Tender Form.

11. Surcharges

i. If the Lessee/Allottee does not pay any part of the premium or ground/Lease Rent or fees or service charges or any sum which becomes payable under any of the provisions of this Allotment, if the same be not paid within the time allowed for payment thereof, shall be deemed to be a debt owed by the Lessee/Allottee for payment to the Authority. Such sum shall until payment thereof carry interest equivalent to applicable interest mentioned at Clause 7, **+2% with a maximum capping up to 13.5% (the "Delayed Interest")** from the due date for payment thereof until the same is paid to or otherwise realized by the Authority. Provided the stipulation regarding interest for delayed payments contained in this Clause 11 shall neither be deemed nor construed to authorize any delay in payment of any amount due by the Lessee/Allottee nor be deemed or construed to be a waiver of the underlying breach of payment obligations. If the arrears remain unpaid for three years, the Authority shall have powers to terminate the Lease and re-enter into the property.

ii. The lessee shall commence and complete the development and/or construction works, as the case may be, for which the land has been granted, by obtaining development and/or construction permission, as the case may be, within the time specified in the Tender document.

iii. Where the lessee does not obtain the permission for development and/or construction of building within time specified by the authority in the Tender document, the extension in time to obtain permission for development and/or construction of building, as the case may be, shall be granted by the Chief Executive Officer on payment of surcharge specified in the table below by the lessee subject to condition that the construction shall be completed within the time specified in the tender document-

Block of time extension	Period of Extension	Amount of additional surcharge as percent of the premium
First	Twelve months or part thereof	Two
Second	Twelve months or part thereof after the First extension of time, as the case maybe, if it is within the time limit of completion of construction as per agreement	Three
Third	Twelve months or part thereof after the Second extension of time, as the case may be, if it is within the time limit of completion of construction as per agreement	Five

iv. Where the lessee has commenced development and/or construction, as the case may be, after obtaining development and /or building construction permission but fails to complete the work due to unavoidable circumstances, the extension in time for the completion work may be granted by the Chief Executive Officer on payment of surcharge by the lessee, as the case may be, specified in the table below –

Block of time extension	Period of time	Amount of additional surcharge as percent of the premium
First	Twenty-four months or part thereof	Five
Second	Twenty-four months or part thereof after the First extension of time.	Fifteen
Third	For such period as decided by the Authority after the Second extension of time	Thirty

12. Free Hold

The Lease may be converted to Free Hold ownership as per the "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008", which is subject to revision by Authority from time to time to convert the lease hold to free hold ownership, received from the Lessee.

13. Other Conditions

i. The Tenderers shall be responsible forall of the costs associated withthe preparation of their Tenders and their participation in the Allotment Process. The Authority will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Allotment Process;

ii. Tenderers are advised to submit their respective Tenders after visiting the Plot site and ascertaining for themselves the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them;

iii. Notwithstanding anything contained in the Tender Form, the Authority reserves the right to accept or reject any Tender and to annul the Allotment Process and reject all Tenders at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefore;

iv. At any time prior to the deadline for submission of Tenders, the Authority may, for any reason, whether at its own or in response to clarifications requested by a Tenderer, modify the Tender Form by the issuance of Addendum. Any Addendum/Modification thus issued will be uploaded on the website www.navaraipuratalnagar.com only and shall not be published in any newspaper/s. In order to afford the Tenderers a reasonable time for taking an Addendum into account, or for any other reason, the Authority may, at its own discretion, extend the Tender Due Date;

v. Tenders received by the Authority after the specified time on the Tender Due Date shall not be eligible for consideration and shall be summarily rejected;

vi. The Tenderer may modify, substitute or withdraw its Tender after submission, provided that written notice of the modification, substitution or withdrawal is received by the Authority prior to Tender Due Date. No Tender shall be modified, substituted by the Tenderer on or after the Tender Due Date. Any alteration/modification in the Tender or additional information supplied subsequent to the

Tender Due Date, unless the same has been expressly sought for by the Authority, shall be disregarded;

vii. The Tenders and the Financial Tender shall be valid for a period of not less than 180 (One Hundred and Eighty) days from the Tender Due Date. The validity of Tenders may be extended by mutual consent of the respective Tenderer and the Authority;

viii. The refund of Registration Fee to the unsuccessful Tenderers shall be made to the bank account provided by them in the online form. In case of any discrepancy in the bank account, the Authority shall not be responsible for timely and accurate disbursal of the refund amount;

ix. The Plots are being offered on "**as is where is basis**". NRANVP shall not entertain any request for additions or alterations or any complaints whatsoever, regarding the Plot condition and circumstances;

x. The Plot shall be used only for individual residential house (High density residential development like apartment etc. is not permitted) and can not to be used for any other purpose;

xi. If it is found that the Tenderer has applied although he was not eligible as per clause 2 of this Tender Form or has given false affidavit/information including wrong PAN number or supressed any material fact at any time whatsoever, the Tender(s)/allotment(s) shall be rejected summarily without issuing any show cause notice for the same. In case of such cancellation/rejection all payment deposited against the Tender(s)/allotment(s) shall be forfeited;

xii. NRANVP reserves the right to alter any term and condition/clause of this Allotment process at its discretion as and when considered necessary;

xiii. NRANVP reserves the right to increase and decrease the number and size (by approx. 2%)of the Plots, in case the size of the plot increases or decreases, the Tenderer has to make payment as per actual size;

xiv. The allotment under this process shall be as per terms and condition of this Tender Form, LOA, Lease Agreement and under the provisions of "Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008;

xv. The Allottee will have to comply with Town and Country Planning Act 1973, Land Development Regulations and Rules, Sub-rule, Order, instruction, Resolution made by the Government time to time;

xvi. All the rates, fee, rentals, taxes, charges, duties, surcharges and other levies of whatsoever nature shall be borne by the Successful Tenderer/Lessee/Allottee and shall be payable within the period specified in this behalf;

xvii. The Allotment Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Raipur shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Allotment Process;

xviii. The allotment is not transferable to any other person till the registration of lease deed. On the death of the Allottee/lessee, plot shall be transferred to nominated person of the Allottee/lessee subject to the fulfilment of the conditions decided by NRANVP, otherwise the amount deposited shall be returned without interest;

xix. In case, if it is found at any stage that the documents/information furnished by the Tenderer are incorrect/false/untrue, the allotment shall stand cancelled automatically without any notice the claim of the Tenderer in all such cases shall not be entertained. The payment deposited against the Tender(s)/allotment(s) shall be forfeited;

xx. The Tender including the Financial Tenders shall be opened in presence of the Tenderers, who choose to attend the same.

xxi. Any subdivision or amalgamation of allotted plot on lease hold should be as per prevailing norms of Chhattisgarh Vishesh Kshetra (Achal Sampatti ka Vyayan) Niyam, 2008.

14. Tests of Responsiveness

During the Scrutiny of Tenders, the Authority shall determine whether each Tender is responsive to the requirements of this Document. A Tender shall be considered responsive only if:

i. If the Tender is complete in all respects as per the terms of this Tender Document;

ii. It is received by the Tender Due Date including any extension thereof pursuant to Clause 4;

iii. It is signed, sealed and plot number for which the Tender is submitted is mentioned as stipulated in Clause15;

iv. It is accompanied by the Registration Fee as specified in Clause 5;

v. It is accompanied by the Tender Fee as specified in Clause 1 (v);
vi. it does not contain any condition or qualification; and
vii. it is not non-responsive in terms hereof.

15. How to Apply

i. The Tendererhas to fill up the Tender online on NRANVP website at www.navaraipuratalnagar.com;
ii. The Tender should be submitted online after filling all the mandatory fields;
iii. The Tenderer should verify his/her details carefully before submitting Tender on NRANVP website. Once data has been submitted online, no change/modification of the data shall be permissible;
iv. Mere online submission of data on NRANVP website, will not be treated as Tender and shall be liable to be rejected out-rightly;
v. The Tenderer shall take a print out of the Tender and affix his/her photo at the designated space;
vi. After affixing the photo, the Tenderer has to sign the Tender;
vii. The Tenderer has to quote the Land Premium over and above the Reserve Land Premium of **INR. 19,020.00 per Square Meter** (the "**Financial Tender**") on the printed copy of Tender at the designated space.
viii. Any Financial Tender amount of less than or equal to **INR. 19,020.00 per Square Meter** (the "**Financial Tender**") on the printed copy of Tender at the designated space shall be considered as non-responsive and shall not be considered for evaluation;
ix. The Tenderer has to draw two demand drafts for Tender Fee and Registration Fee (in accordance with the plot applying for) as per clause 1(v) and **Appendix-III** respectively. The demand draft shall be drawn on any Scheduled Nationalized bank in India in favour of CEO Nava Raipur Atal Nagar Vikas Pradhikaran and payable at Raipur/Nava Raipur Atal Nagar;
OR
The Tenderer can also make the payment for Tender Fee and Registration Fee online through the payment gateway provided by the Authority;
x. The Tenderer has to seal the completely filled and signed Tender along with both the demand drafts or Payment Proof in a single envelope;
xi. The Tenderer has tocut the auto generated identification; "**Tender for the Allotment of Residential Plots (with plot number for which Tender is submitted) in Sector-12 Nava Raipur Atal Nagar, Chhattisgarh, India**"; from the Printed Copy and paste the same on the envelope in which Tender has been sealed;
xii. The Tender can be submitted by hand or by Speed post/Registered post/Courier to Nava Raipur Atal Nagar Vikas Pradhikaran at Paryavas Bhawan, North Block, Sector-19 Nava Raipur Atal Nagar, (C.G.) 492002;
xiii. The Authority shall not be responsible for the receipt of the Tender sent by Speed post/Registered post/Courier;
xiv. The Tenders (Hard Copy in the envelope as per this clause) received after the Tender Due Date as per clause 4 will not be entertained.

16. Surrender/Withdraw of Tender/Plot:

In case the Tenderer Surrender/Withdraw the Tender/Plot, the fee (the "Withdrawal/Surrender Fee") shall be levied as per below:

i. If the Tenderer withdraws its Tender before Tender Due Date, the full Registration Fee shall be refunded without deducting any surcharges and without paying any interest;
ii. If the Tenderer surrenders its Plot after Tender Due Date but before signing of Lease Agreement, the amount equivalent to 5% of the total Land Premium shall be forfeited and balance amount after deducting surcharges/interest, if any, and lease rent shall be refunded without any interestand;
iii. If the Tenderer surrenders after signing of Lease Agreement, the amount equivalent to 10% of the total Land Premium shall be forfeited and balance amount after deducting surcharges/interest, if any, and lease rent shall be refunded without any interest;

17. Documents to be submitted

The Tenderers shall submit the following documents along with the Tender:

i. Self-Attested copy of PAN (Permanent Account Number);
ii. Proof of residence, eg;self-attested copy of, passport, driving license, ration card, government identity card, voter card, telephone bill, water bill, house tax receipt or Aadhar Card;

18. Development Control

The development regulations shall be as per the prevalent Nava Raipur Atal Nagar Development Control Regulations (DCR).

Appendix I – Location Map of Sector 12 and Plot Layout



Appendix II –Sector Layout Map



Appendix III- Detailed Plot List

S. No.	Plot No.	Sector	Dimension (Meter)	Area (Sq. M)	Registration Fee (INR Lakh)	Plot Type
1	U7	Sector 12	_	506.26	10.00	Premium

Note: The dimensions mentioned above is subject to increase or decrease upto 2%.

Appendix IV – Tender Opening Schedule

The Tenderincluding the Financial Tender shall be opened as per the order below:

(i) First of all, the Residential Plots mentioned against 1st Preference by the Tenderers shall be considered in increasing order for financial Tender

(ii) Then remaining plots mentioned against 2nd Preference and which were not included or Allotted in the 1st preference shall be considered for financial Tender in the order as determined by point (i) above;

(iii) Then remaining plots mentioned against 3rd Preference which were not included or Allotted in the 1st and 2nd preferences shall be considered for financial Tender in the order as determined by point (i) above:

S.No	Plot No.
1	U7

Appendix V – Tendering Schedule

	For Cycle-1	For Cycle-2	For Cycle-3
Issue of Tender Document	Date 05/12/2025	Date 01/01/2026	Date 02/02/2026
Last Date for Submission of Tenders Online including payment details	Date 22/12/2025 till 5:00 PM	Date 20/01/2026 till 5:00 PM	Date 20/02/2026 till 5:00 PM
Last Date for Submission of Hardcopy of Tenders, Tender Due Date (TDD)	Date 24/12/2025 till 2:00 PM	Date 23/01/2026 till 2:00 PM	Date 24/02/2026 till 2:00 PM
Date of Opening of Tender and Financial Proposals/Tender	Date 24/12/2025 at 3:30 PM	Date 23/01/2026 at 3:30 PM	Date 24/02/2026 at 3:30 PM
Note: In case the mentioned tender cycle date falls on any Holiday, then such date in the cycle shall be considered on next working day of Authority. If the allotment of all the plots gets completed in any of the earlier cycles than the next cycle(s) shall stand cancelled.			