

CENTRAL WAQF COUNCIL

Invitation of expression of interest for purchase of residential accommodation for Central Waqf Council

Notice for expression of interest (EOI)

The Central Waqf Council , a statutory body under Ministry of Minority Affairs , set up under an **Act of Parliament, having its office at P- 13 & P 14, Pushp Vihar , Sector 6, Opposite Family Court Saket, New Delhi-110017**, invites EOI from the interested owners/developers having clear and absolute title for sale of their residential accommodation as per Form I. Preference will be given to offer received from public sector undertakings, Govt. Department / Govt. Bodies.

Name of the work : **Purchase of residential accommodation**

EMD (Refundable) : Rs 5.00 lakhs by way of DD in favor of Central Waqf Council Payable at New Delhi

Last date of submission of EOI : 12th May 2020

Date of opening of EOI : 14th May 2020

Mode of submit : By hand /courier or post

The CWC shall not be liable for any delay in submission of documents of EOI after stipulated date and EOI submitted without EMD and documents required would summarily be rejected.

Secretary
Central Waqf Council

Form -I

The details of property required

S.No.	Particulars	Details /Specification
1	Built up area required	300 square yards
2	Bed rooms	Four bedrooms
3.	Kitchen type	Modular with proper ventilation.
4	Floor	Independent first floor
5	Parking space	Independent two car parking space with independent gate provision.
6.	Other specification	Congenial surrounding, east facing good frontage, proper access, 2-3 balconies with one covered balcony at back side , Servant quarter.
7.	Location	The accommodation is required within 10 kms. from the location of Office i.e. Saket, preferable areas are as follows: GK enclave, GK enclave II, Green park extension, Green park Main, Geetanjali, East of Kailash.
8.	Approval	Property with all necessary approval, Clear title and free from encumbrances

Interested parties possessing the required property as per above specification are invited to send their EOI to our office in the prescribed templates enclosed here with, giving details, name of owner, contact details(Mobile no.) etc. latest by **12th May 202**

Interested parties should write to **Secretary,Central Waqf Council, P- 13 & P 14, Pushp Vihar , Sector 6, Opposite Family Court Saket, New Delhi-110017**

Instruction to the applicant:

The EOI is to be submitted in two separate sealed envelopes (one for Form II and III and second one for price etc) and both the envelopes are to be placed in another envelope. The outer envelope superscripted as “EXPRESSION OF INTEREST FOR PURCHASE OF RESIDENTIAL ACCOMODATION” should be duly sealed and delivered at the office of Central waqf Council by 12th may 2020

Criteria for selection of premises

The following criteria with or without modification shall be adopted for short listing of premises:-

- a) The location, approach, ambiance, distance from office location, suitable premises as per required specification given here at Form I
- b) Title of the premises
- c) Statutory compliance (Sanction of building plan ,completion/ occupancy certificate, NOC from fire ,and other required formalities
- d) Present status of building
- e) Age of building
- f) Construction quality

The properties would be shortlisted as per above based factors with gradation/ marks to be decided by the CWC.

GENERAL TERMS AND CONDITIONS

Procedure for selection of premise :

1. CWC would open and scrutinize the EOI , submitted by intending parties with in the scheduled period taking into consideration the selection criteria.
2. The authorized committee would visit the site for physical verification, location, observe the status of premises ,CWC may carry out other verification for its satisfaction for which all assistance shall have to be provided by owner/applicant.
3. The Proposal (s) not accompanied by the documents as per the requirement is/ are liable to be rejected.
4. CWC reserve the right to accept or reject the proposals or negotiate for reduction in the quoted price.
5. CWC is not bound to give reason for rejection of any EOI.

6. The decision of the CWC would be final and binding on all applicants.
7. The CWC shall issue LOI in the name of premises owner on approval of the proposal and shall enter in to an agreement to purchase on receipt of clear due diligence report and settlement of all terms and conditions , subsequently a sale deed shall be executed on fulfillment of other conditions.
8. The stamp duty and registration shall be payable on the instrument of transfer/ transfer deed and any other document towards the purchase of premises shall be borne by CWC.
9. All other pending dues prior to purchase will be borne by owner
10. The EMD of unsuccessful applicant will be refunded without interest after finalization of proposal/short listing and the EMD of successful applicant would be adjusted in the total consideration without interest. EMD deposited shall be liable forfeiture in the following event and reason;
 - a) If the owner fail to get the NOC if any from the local authority in respect of transfer of license / development rights in favor of CWC with in stipulated period
 - b) If the owner increases the rates during negotiation or at any other stage
 - c) If the title of property is defective and the owner fails to rectify with in the time given of pointing out the anomaly by law firm/CWC
 - d) if the applicant withdraw the EOI
 - e) Non fulfillment any condition as agreed by the owner

TERMS & CONDITIONS FOR PAYMENT

1. CWC will make payment to the owner based on agreed price.
2. CWC shall release payment in the following manners.

STAGE I

25% of agreed cost would be released on execution of agreement for sale of premises

STAGE II

- A) Balance payment will be released at the time of execution of sale deed in favor of CWC and compliance of all other terms conditions. The purchaser (CWC) shall make payment subject to applicable Tax deducted.
- B) The CWC shall make payment by way of Cheque/RTGS to the company /owner.
- C) CWC will not pay any brokerage to any person/ Agent/Real estate consultant for the proposed Transaction / deal.

JURISDICTION

All dispute arising out of this agreement subject to Jurisdiction of Court in Delhi.

Form II

Details of the vendors /firm/builder/developer/PSU/Govt. Body/Representative

S. No.	Particulars	Details
1.	Name, address, Phone No., Mobile no., Email	
2.	Constitution of firm, private or public limited, PSU /Govt. Body	
3.	In case of Company , Date of incorporation Date of commencement of business	
4.	PAN no. TAN no.	
5.	Valid sales tax no. Valid service tax no.	
6.	Name of the authorized person to whom references shall be made regarding this EOI	
	Marketability of the titles of the vendor	
7.	Advocate Name , phone no. and Email id.	
8.	Details of encumbrances , if any	
9.	Location and address of the property	
10.	Distance of Property from CWC	
11.	Whether the property is free hold	
12.	Property Tax paid upto 31.3.2020	
13.	Easily accessible (Width of the road)	

Technical Information

Form III

S.No.	Particulars	Input
1.	Type of foundation and type of construction	
2.	No. of floors and height of each floor, including basement , if any, clear floor height from floor to ceiling.	
3.	Area of premises offered ,Rooms Super built up area Carpet area Built up area	
4.	Construction specification and material used	
5.	Age and condition of construction /building: Completion and occupation certificate Whether structural stability certificate is enclosed	
6 .	Details of internal furnishing, including , wiring , fitting etc	
7.	Details of other common facilities, power , water supply, security, anti lighting device, fire fighting , security arrangements , generator for emergency ,earthquake resistant, lift etc	
8	Address	
9	Floor offered	
10	Taxes /legal obligation if any	

Signature

Name with Seal

Price Bid for EOI

The Secretary
Central waqf Council
New Delhi

Subject : EOI and Price Bid for purchase of Residential accommodation

Reference : Advt. no dated

Sir,

We are pleased to submit EOI for purchase of residential accommodation as per the following details;

a	Location / Address	
b	Details of premises offered: Total Built up area of floor,	
c	Price offered ,rate per square foot/yard	
d	Total amount inclusive of all charges	

1. The above quoted rate /amount of the premises inclusive of all charges whatsoever(such as , car parking space ,electricity, water and gas connection)excluding registration and stamp duty charges.
2. CWC will not make payment for any other charges
3. The applicable tax shall be deducted as per rule

Thanking you

Yours faithfully

Date

Place