

Response of OSHB to the queries, received from intending bidders in response to the bid identification No.

01(A)/CE/OSHB/2022-23 for selection of developer through e-auction of the land measuring 6.589 acres at Patrapada for development of an integrated residential-cum- commercial complex in Bhubaneswar, as discussed in pre-bid meeting held on Dt. 18.04.2022 at 11.00 A.M.

LIST OF QUERIES

Sl No	Mention As Per Tender Document	Clarifications sought/Modifications requested	Response to the queries by OSHB
01		What will be Stamp Duty on land to be Auctioned?	The stamp duty on registration of the auctioned land will be applicable as per Govt. norms from time to time.
02		What will be the provision of GST applicable on cost of Auctioned land registration & Lease Deed?	GST, if applicable, shall be the sole liability of the bidder.
03		As per Odisha Real Estate Regulatory Act (ORERA) the title flow of the land should be Freehold by the land lord.	It is a Leasehold property for social housing schemes. The ROR of the leasehold land is in the name of OSHB
04		The GST should be included with the land price, whatever the land cost has been fixed by OSHB.	GST is excluding land cost.
05	E Auction process through public private partnership	When the land is being sold in the e-auction, why is it being considered as Public Private Partnership mode? We kindly request you not to entangle the purchaser with the PPP mode.	As per the lease condition received from Govt. the scheme is in PPP mode.

06	MIG and HIG category of flats. The size, sale, price and number of flats will be decided by the Developer in consonance with the permissions granted by competent authorities.	When the land is being purchased by us from the competent authority, the freedom of planning, pricing, sale etc shall be under the purview of the developer/purchases. Can the clause be amended or deleted?	No Amendments required as the development will be done as per norms of concerned Development Authorities. RFP conditions prevail.
07	The Development agreement will be executed between OSHB and SPV within a period of 45 days from the issue of LOI unless extended in writing by OSHB.	Since land is being directly auctioned, we request that the development agreement be omitted from the requirements.	RFP conditions prevail.
08	A Performance Security of 5% of Quoted Bid in form of DD or BG from Nationalised bank. Performance security may be released to selected bidder on or after commercial operation date	Since the land is being sold to the highest bidder, we request the Performance security clause to be removed. In case, if clause is being applicable, the BG may be released upon receiving entire amount towards sale of land	RFP conditions prevail.
09	Technical evaluation	We request that Clauses 6.2.1 reg and 6.2.2 shall be only applied for technical evaluation. Fund raising capability, business plan, financing plan, marketing plan, concept plan and design may all be deleted as all these parameters are the company's USP. Also, due to short time left for submission of tender we request that the clause 6.2.5 be amended or deleted.	No change, as per RFP conditions.
10	The bidding parameter for selection of the preferred bidder, subject to other	Since, it is sale of land by e-auction, we request the competent authority to delete the ULP applicability in this tender.	This may be read as Highest Ultimate Bid amount in the E-

	qualification and eligibility criteria being met, would be the highest upfront lease premium (ULP) to be quoted by the bidder in the E auction		Auction.
11	Time table and milestones	We request the clause be deleted as the land is being purchased by the purchaser in e auction.	AS per RFP conditions
12		We request you to provide us an option of obtaining NOC from OSHB (after 25% payment) to mortgage to pay the balance cost of land to OSHB from banks/financial institutions or NBFC's	As per RFP conditions.
13		We request to provide us an option of proceeding with plan permissions with BDA, RERA etc after OSHB receives 25% payment from the purchaser	As per RFP conditions, please refer Clause 3.3 of RFP Part-II
14		We request the competent authority OSHB to register the land after 100% payment has been received from the purchaser as there is no specific mention about transfer of ownership of land.	As per RFP conditions, please refer Clause 18.1 (A) of RFP Part-II
15		There is no mention about the sale of flats by the purchaser to the customer. We request that the purchase has the freedom to sale/register the flats to the end customer without any further intervention of competent authority (OSHB) after the transfer of ownership of land to the purchaser.	As per RFP conditions, please refer Clause 5.1 of RFP Part-II

16		<p>Since, we need to progress further based on clarifications received, we request the competent authority to provide us time until 2 May 2022 to submit EMD along with other paper work. However, the e-auction date can still remain as per the published document. We request your kind consideration.</p>	<p>No extension in Time Schedule. The documents may also be submitted in OSHB in person.</p>
----	--	---	--

[Signature]
Works Accountant (HO),

[Signature]
Works Accountant (Div-I)

[Signature]
AAO, Scheme, Law Officer,

[Signature]
Executive Engineer (Elect.),

[Signature]
Executive Engineer (I/PPP),

[Signature]
Executive Engineer (PH),

[Signature]
Executive Engineer - II

[Signature]
Scheme Officer,

[Signature]
Dy. Chief Architect,

Land cum Administrative Officer,

[Signature]
Chief Engineer,

APPROVED

[Signature]
Chairman
Orissa State Housing Board
Bhubaneswar -1