

CORRIGENDUM-2

(No.4245, Dt.18.04.2024)

“Request For Proposal for Selection of Developer by E-bidding through Auction process for Development of Residential Apartment Project over Land Measuring Ac. 4.65 dec. at Mouza Ranasinghpur in Bhubaneswar” (Notice no- 3020/S&C-18/20/OSHB, Dated-15.03.2024)

S.N.	Request for clarification / modification	Response / Clarification
1	Could you please provide further details or specify the exact meaning of the term “completion” as mentioned in the eligibility criteria in the context of the tender.	➤ Please refer clause no. 5.1.2.2 of the RFP.
2	Please provide details of Development mix.	➤ Please refer Clause no. 4.2 (iii) and Clause no. 4.3.2 (Development norms) of the RFP.
3	Engineering drawing of the location site is required with details dimension of the project site.	➤ Location map has been provided in the RFP, bidders may visit the site for the needful.
4	Instalment payment: 2 nd Instalment payment of Balance 75%, we request for payment of balance 75% in 4 equal quarterly instalments without any interest.	➤ RFP condition prevails
5	We request you to reduce the EMD to Rs. 1.00 Cr. or 1% of the reserve price.	➤ RFP condition prevails.
6	GST- Is GST applicable on Reserve Land Price and the EMD amount.	➤ Please refer Clause no. 4.9 and 5.22.1 of the RFP.
7	FAR- What will be the maximum permissible FAR? And Can we purchase the same and what cost?	➤ Bidders are requested to refer the applicable Acts / Rules / Regulations / Notifications, etc.
8	Freehold: What is the annual lease rent applicable?	➤ As per the principal lease deed, the Annual Ground Rent (AGR) is 1% of the market value of the land and Cess is 75% of the AGR payable each year. Provided further that, the yearly rent shall be liable to revision at every twenty-five years.
9	What cost and conversion charges will be applicable for converting to free hold & transfer of ownership charges.	➤ As per prevailing notification of GoO., the conversion rate is 3% of the market value of the land allotted. However, the conversion charges as applicable at the time of conversion to be paid by the selected bidder along with processing fee and other charges as intimated by OSHB.

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10	We request you to clear the enclosure in front of the site	➤ Necessary steps shall be taken by OSHB for eviction of temporary encroachments in front of the plot, before handing over possession of the plot.
11	We request you to kindly consider relocation of the High-tension line.	➤ The said land parcel is to be allotted on “As is where is and whatever there is” basis. Please refer Clause no. 4.2 (i), 4.3.1 (ii), 4.17.5 of the RFP.
12	We request you to hand over the land as free hold	➤ Please refer Clause no. 4.3.1 (v) and 4.17.1 of the RFP.

Sd/-
Secretary, OSHB