

**Pune Metropolitan Region Development Authority,
Pune**



PUNEMETROPOLIS

(PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY)
(पुणे मेट्रोपॉलिटन क्षेत्र विकास प्राधिकरण)

**INVITES
E – AUCTION FOR**

**LEASE OF AMENITY PLOTS
RESERVED FOR EDUCATIONAL PURPOSE**

RFP DOCUMENT

July -2025

Land & Estate Department, New Administrative Building, Akurdi, Pune - 44
(mail : lnepmrda@gmail.com)

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DISCLAIMER

Though adequate care has been taken in the preparation of this Bid Document, the Bidder should satisfy himself that the Bid Document is complete in all respects. Intimation of discrepancy, observed if any, should be given to the office mentioned below immediately.

Metropolitan Commissioner
Pune Metropolitan Region Development Authority
New Administrative Building, Akurdi, Pune - 411044

If this office receives no intimation, in writing, by the date, which is 3 days prior to pre-bid conference, it shall be presumed that the Bidder is satisfied that this Bid Document is complete in all respects.

Neither PMRDA, nor its employees make any representation or warranty as to the accuracy, reliability or completeness of the information in this Bid Document nor is it possible for PMRDA to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Bid Document. PMRDA recognizes the fact that certain prospective Bidders may have a better knowledge of the Project than other and thus encourages all prospective Bidders to conduct their own investigations and analysis and check the accuracy, reliability and completeness of the information in this Bid Document and obtain independent advice from appropriate sources.

Neither PMRDA nor its employees will have any liability to any prospective Bidder or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this Bid Document, any matter deemed to form part of this Bid Document and any other information supplied by or on behalf of PMRDA or their employees or otherwise arising in any way from the selection process.

PMRDA reserves to itself the right to reject any or all of Bids submitted in response to this Request for Proposal at any stage without assigning any reasons whatsoever.

PMRDA reserves to itself the right to change any or all of the provisions of this Bid Document. Such changes will be intimated to all parties procuring this Bid Document prior to pre-bid conference.

Instructions to Bidders

A. DEFINITIONS

1. **Lessor / Auctioneer:** Lessor/ Auctioneer referred in these conditions of e-Auction is the PMRDA through their officers.
2. **Service Provider:** An agency appointed as service provider to facilitate e- Auction on internet by PMRDA. They are expected to facilitate organizing and conducting e-Auction and are considered as third party not particularly interested in the property being sold for and on behalf of PMRDA.
3. **Bidder:** Any person of Trust/ Educational Institution duly authorized as representative of educational institution/ Trust registered under Bombay Public Trust Act and/ or Society Registration Act 1860 or any other appropriate act in India shall be considered as a Bidder.
4. **Successful Bidder:** At the end of the Forward Auction, PMRDA will decide upon the winner based on the highest bid placed for the property under auction and subsequent acceptance of PMRDA. The decision of PMRDA will be final & binding on all the Bidders.
5. **Registration:** The Bidder is required to be listed with PMRDA before participating in e-Auction process.
6. **Estimated value of the property:** Bid Start Price for = Area of property in sq.m. x estimated rate per sq.m.
7. **Participation Fee:** The bidder shall pay non-refundable "e-Bid Participation fee" which will be valid only for one plot / property in this Auction event, for participating in e-auction. The participation fee shall not be valid for more than one property. If the Bidder wishes to bid for more properties included in this auction, the participation fee shall be paid separately for each property. Participation fee is to be paid only online though e payment option available.
8. **Earnest Money Deposit (EMD):** Apart from one time e-auction registration fee and e-Bid participation fee, the Bidder shall deposit Earnest Money Deposit (EMD) as per publication/ auction advertisement for the particular e-Auction Fee & EMD is to be paid through online payment options available.
9. **Bidding Currency:** Bidding will be conducted in Indian Rupees (INR) only.

10. The Account details for making all the payments of this Auction process are as follows.

Bank Name - Bank of Maharashtra

Account Name - PMRDA ACC LAND PREMIUM & GROUND RENT

IFSC Code - MAHB 0000118

Account Number – 60264705082

Payment Mode – RTGS / NEFT

11. **H1 Price:** It is the highest value placed in the bid at any point of time during the auction for the property. It will be visible to all the bidders on the screen and the bidders can bid an amount of “**H1 price plus incremental value or in multiples of incremental value**” only.
12. **Incremental value:** Incremental Value will be decided by PMRDA. Minimum Bid increment shall be available to the Bidders at the start of the auction. The bidder can bid higher than the Highest Bid (H1 Price) at any point of time in the auction by an increment, multiples of the minimum Bid increment or at least of minimum bid increment plus multiple of Bid Increment. The minimum increment value will be displayed against each property on the bidding screen of all participating Bidders. The software will not accept any bid other than the multiple of increment value.
13. **BSP:** It refers to the “Bid Start Price” which shall be decided by the PMRDA and shall be visible to all the Bidders on their screens. The bid will trigger off from this price and no Bidder can start bidding below this amount.
14. **AMB:** AMB stands for Automated Maximum Bid. It is the maximum bid amount set by the Bidder in the auto auction mode during the e-Auction.
- B. Permissible Uses:** primary and secondary schools, education complex.
- C. Bidders should note the following points:**
1. Bids that are incomplete in any respect of those that are consistent with the requirements as specified in this bid document may be considered non-responsive and may be liable for rejection.
 2. Strict adherence to formats, wherever specified, is required. Non-adherence to formats shall be a ground for declaring the Bid non-responsive.
 3. All communication and information should be provided in writing and in the English language only.
 4. The metric system shall be followed for units.
 5. All communication and information provided shall be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amount stated in figures and words, the amount stated in words will be taken as correct.
 6. No change in or supplementary information to a Bid shall be accepted once submitted. However, PMRDA reserves the right to seek additional information from the Bidder, if found necessary, during the course of evaluation of the Bid. Non-submission, incomplete submission

- or delayed submission of such additional information or clarifications sought by PMRDA, may be a ground for rejecting the Bid.
7. The Bid shall be evaluated as per the criteria specified in this Bid. However, within the broad framework of the evolution parameters as stated in the bid document, PMRDA reserves the right to make modifications to the stated evaluation criteria, which would be uniformly applied to all the Bidders.
 8. The Bid (and any additional information requested subsequently) shall also bear the initials of the Authorized signatory and stamp of the entity thereof on each page of the Bid.
 9. PMRDA reserves the right to reject any or all of the Bid without assigning any reason whatsoever.
 10. Mere submission of information does not entitle the Bidder to meet an eligibility criterion PMRDA reserves the right to vet and verify any or all information submitted by the Bidder.
 11. If any claim made or information provided by the Bidder in the Bid or any information provided by the Bidder in response to any subsequent query by PMRDA, is found to be incorrect or is a material misrepresentation of facts, then the Bid will be liable for rejection. Mere clerical errors or bona-fide mistakes may be treated as an exception at the sole discretion of PMRDA and if PMRDA is adequately satisfied.
 12. The Bidder shall be responsible for all the costs associated with the preparation of the Bid. PMRDA shall not be responsible in any way for such costs, regardless of the conduct or outcome of this process.
 13. Officers and employees working in PMRDA on a permanent, contractual, or deputation basis are not eligible to participate in this process.
 14. Two percent of the total admission capacity in this school will be reserved for Metropolitan Commissioner PMRDA.

I
NOTICE

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY
(A Govt. of Maharashtra Undertaking)

E – AUCTION PUBLIC NOTICE

Section 3 (2) of Maharashtra Metropolitan Region Development Authority Regulations, 2016

It is hereby informed to all citizens that Pune Metropolitan Region Development Authority (PMRDA) is carrying out e-Auction for lease of following Educational plots for the purpose of creating basis infrastructure.

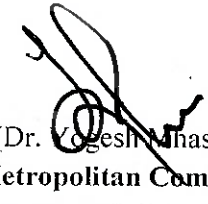
Sr. No.	Village & Survey / Gat No./ /Sr.No.	Plot area (sq. m.)	Bid Start Price/ Base Price for Lease Premium Rs. (BSP)	Reservation Detail
1.	Maan, Tal- Mulashi Gat No./Sr.No. 288/Plot /No.1	6247.46	2,34,25,200/-	Primary School
2.	Maan, Tal- Mulashi Gat No./Sr.No. 98/99/101/A/7	13565.17	5,08,63,300/-	Primary School + Secondary School

The procedure details about e-Auction program and process is published on PMRDA's website <https://pmrda.gov.in>

Registration of bidders for e-auction will commence from 21st July, 2025 at 05.00 PM and live e-auction will start from 11.00 AM of 22nd August, 2025 on <https://eauction.gov.in> website.

For any details regarding e-auction system, please call at 24 x 7 Help Desk No. 0120-4001 002 / 0120-4001 005 / 0120-6277 787. Email Support – For any Issues or Clarifications relating to the published auctions, bidders are requested to contact the respective Authority.

Technical support – eauction@nic.in / eproc@nic.in .

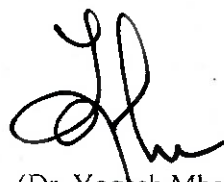

(Dr. Yogesh Mahase, J.A.S.)
Metropolitan Commissioner,
Pune Metropolitan Region
Development Authority, Pune




e-Auction Time – Line

Particulars	Date & Time
Date of Publication website and news paper	21 st July, 2025
Pre Bid Meeting	28 th July, 2025 (11.00 AM)
Downloading of Tender Documents, Bidder Registration on website	Start From 21 st July, 2025 (5.00 PM) To End 11 th August, 2025 (Up to 5.00 PM)
Payment of Tender Form Cost and EMD, Uploading KYC Document on website	Start From 21 st July, 2025 (5.00 PM) To End 11 th August, 2025 (Up to 5.00 PM)
Technical Scrutiny of uploaded Documents and Information regarding qualification of Bidders & decision thereupon.	12 th August, 2025 (Up to 11.00 AM)
Declaration of Technically qualified Bidders on portal	21 st August, 2025 (Up to 5.00 PM)
Live e-Auction on portal	22 nd August, 2025 From 11.00 AM. To 12.00 Noon (With Further unlimited extensions of 10 minutes for each bid)
Declaration of decision of PMRDA Accepting the Highest Acceptable Bidder OR Rejecting all the bids for each plot	1 st September, 2025
Deposit of 25% of the Bid amount by the Highest Acceptable Bidder	Within 15 days after acceptance of Highest Bid i.e. 15 th September, 2025 (Till 05.00 PM)
Deposit of remaining 75 per cent of the Bid amount by the Highest Acceptable Bidder	Within 60 days thereafter.

Date : 21st July 2025
Place : Pune


(Dr. Yogesh Mhase, I.A.S.)
Metropolitan Commissioner,
Pune Metropolitan Region
Development Authority, Pune

II

INTRODUCTION

Unique opportunity to Develop Plots as Amenities Spaces Reserved for Educational Purpose in the Pune Metropolitan Region

Offer from PMRDA

PMRDA intends to lease plots (refer Annexure below) for development of Amenities Space (Educational Purpose) for a term of 80 (eighty) years to interested Bidder meeting all of the below following eligibility criteria.

1. The Applicant educational institution / Trust should be registered under Bombay Public Trust Act and /or Society Registration Act 1860 or any other appropriate act in India
2. The Applicant Educational Institution /Trust or Society should have minimum 10 years experience of running school.
3. Joint Venture will be allowed only after successful allotment and payment for allotment by the trust from its own funds. Joint Venture will be allowed only for construction / management purposes. PMRDA approval will be needed for such joint venture. However the lease rights will always remain with the original successful bidder.
4. Bidders should check DC Rules before bidding.
5. Bidders shall register for participating in e-Auction of each plot separately. To clarify, if the Bidder desires to participate in e-Auction of more than one plot, it shall register Separately for each plot, as the e-Auction process shall be separately held and decided for each plot.
6. Bidder shall pay a sum of Rs. 10,500/- (Rs. ten thousand five hundred only) towards the cost of e-Auction Document at the time of registration.
7. Bidder shall pay an Earnest Money Deposit (EMD) as shown in Annexure below against each plot separately.
8. The highest acceptable bidder will be decided from amongst the highest bid in e-Auction.
9. The highest acceptable bidder shall be required to deposit immediately on the day mentioned in timetable, 25% of the Bid amount through a r RTGS/NEFT/NET BANKING etc. In default of such deposit, the entire process shall be liable to be cancelled, the EMD shall be forfeited and the land (plot) shall forthwith be again put for disposal.
10. The Bid shall be subject to confirmation by the Authority and, if so confirmed, the balance 75 (seventy five) percent of the full amount of the Bid money shall be paid by the highest bidder in the office of the Authority by a Demand Draft or Online payment as prescribed by the Authority on or before the 30th (Thirty) day from the day on which the confirmation has been communicated to the Bidder. In default of such deposit, the entire process shall be liable to be cancelled, the EMD as well as 25 (twenty five) percent amount already paid shall be forfeited and the land (plot) shall forthwith be again put for disposal.

11. The Account details for making all the payments of this Auction process are as follows.
Bank Name - Bank of Maharashtra
Account Name - PMRDA ACC LAND PREMIUM & GROUND RENT
IFSC Code - MAHB 0000118
Account Number – 60264705082
Payment Mode – RTGS / NEFT
The payments in this all auction process is acceptable from bidders bank account only.
12. The Terms and Conditions as prescribed in Form 'A' prescribed in the Pune Metropolitan Region Development Authority (Disposal of Lands), Regulations 2023, annexed to the Bid document, shall apply, *mutatis mutandis*, subject to the abovementioned conditions (7) & (8).
13. The period for development of the plot and completion of the building as per rules and putting it to the specified use shall be as mentioned in the PMRDA Land Disposal Regulations, 2023. The request of extension of the time period on the grounds mentioned in the rules, if any, shall be decided by the PMRDA as per it's policy. The policy in this regard will be decided by the PMRDA soon and it shall be binding on the Bidder / Lessee.
14. The policy for the Transfers or changes in Constitution of the Bidder / Company will be decided by the PMRDA soon and it shall be binding on the Bidder / Lessee.

Annexure

E – AUCTION DETAILS OF AMENITY PLOT RESERVED FOR EDUCATINAL PURPOSE

Sr. No.	Village & Survey / Gat No./ /Sr.No.	Plot area (sq. m.)	Bid Start Price/ Base Price for Lease Premium (Rs.)	EMD (5%) (Rs.)	Reservation Detail
1.	Maan, Tal- Mulashi Gat No./Sr.No. 288/Plot /No.1	6247.46	2,34,25,200/-	11,71,260/-	Primary School
2.	Maan, Tal- Mulashi Gat No./Sr.No. 98/99/101/A/7	13565.17	5,08,63,300/-	25,43,165/-	Primary School + Secondary School

Note:

- The PMRDA reserves the right to alter/ modify permissible use mentioned in the above tables as per the provision of MRTP act -1966.
- Plot area might undergo minor changes after demarcation. However, the maximum permissible built up area for the purpose of this Bid will be the same as mentioned in Annexure.
- Any bid quoting a Bid Start Price (BSP) lower than the reserve price mentioned above shall stand automatically rejected.

Reserve Price

The reserve price for each plot is mentioned in above table for maximum permissible built-up area. Any bid quoting a price lower than the reserve price would stand automatically rejected.

PMRDA reserves to itself the liberty to reject all or any bid including the highest bid without assigning any reasons.

For Further Enquiries Contact :

Joint Commissioner, Land & Estate Department,
Pune Metropolitan Region Development Authority,
2nd Floor, PMRDA New Administrative Building,
Opposite Akurdi, Railway station, Akurdi, Pune – 411044.
Contact No. 020-27166000 (Extn. 1302)

III

TENDER DETAILS

Introduction:

The Pune Metropolitan Region Development Authority (PMRDA) is a local authority constituted and established under the provisions of Maharashtra Metropolitan Region Development Authority Act, 2016 (Maharashtra Act III of 2017). The PMRDA has been appointed as the Planning Authority for the Pune Metropolitan Region by the state Government.

1. Offer from PMRDA

PMRDA hereby invites e-bids and e-Auction to LONG LEASE PLOTS FOR 80 (EIGHTY) YEARS FOR DEVELOPMENT OF EDUCATIONAL AMENITY PLOTS IN THIS DOCUMENT.

2. Particulars of Land

Details of the LEASE PLOTS FOR 80 (EIGHTY) YEARS RESERVED FOR EDUCATIONAL PURPOSE now being offered are as follows:-

Annexure

E – AUCTION DETAILS OF PLOT OFFERED

Sr. No.	Village & Survey / Gat No./ /Sr.No.	Plot area (sq. m.)	Bid Start Price/ Base Price for Lease Premium (Rs.)	EMD (5%) (Rs.)	Reservation Detail
1.	Maan, Tal- Mulashi Gat No./Sr.No. 288/Plot /No.1	6247.46	2,34,25,200/-	11,71,260/-	Primary School
2.	Maan, Tal- Mulashi Gat No./Sr.No. 98/99/101/A/7	13565.17	5,08,63,300/-	25,43,165/-	Primary School + Secondary School

Note:

- The PMRDA reserves the right to alter/ modify permissible use mentioned in the above tables as per the provision of MRTP act -1966.
- Plot area might undergo minor changes after demarcation. However, the maximum permissible built up area for the purpose of this Bid will be the same as mentioned in Annexure.
- Any bid quoting a price lower than the reserve price mentioned above shall stand automatically rejected.

3. Use of the Land

The Land shall be utilized for Education Purpose Only.

4. Power Supply, Water supply, Drainage, Solar Water Heating systems and Rain Water Harvesting

The Allottee shall apply to the MSEDCL for electricity supply and to the concerned Grampanchayat or Municipal Corporation of respective areas, for water supply. The Allottee shall provide necessary pumping facilities for effective drainage in the basement of his building. The Lessee shall provide solar water heating system in accordance with the guidelines issued by the government from time to time in this regard. Further, the Lessee shall also provide the provisions for rainwater harvesting in accordance with the guidelines issued by the government from time to time.

5. Mode and Conditions of Disposal

Disposal of Plots by PMRDA is governed by the provisions of the PMRDA (Disposal of Lands) Regulations, 2023 and the policies decided by PMRDA under these Regulations, and the amendments or policies there under adopted in future by PMRDA. The plots are intended to be disposed of by inviting e-Auction from eligible bidders through Public Notice. The successful bidder would be required to enter into an Agreement and the Lease Deed with PMRDA.

6. Development Controls

The proposed development shall conform to Development Control and Promotion Regulation-2018 for plots mentioned in Annexure. which are enclosed as **Annexure-B**.

7. Approvals

The Lessee shall obtain statutory approval and pay all fees of PMRDA regarding premium, development charges, etc. (including GST, Cass, Stamp Duty and development Charges) for the entire development.

8. Taxes

- (i) The Lessee shall pay all municipal or panchayat taxes, rates, charges including NA Assessment, etc, during construction and thereafter.
- (ii) Payment of statutory Good & Service Tax (GST) shall be responsibility/ liability of the Bidder & further the successful bidder shall submit undertaking to that effect as per **Annexure-D**

9. Eligibility and Competency of Bidder:

Sr. No.	Eligibility Criteria	Documents to be submitted
1	The Applicant educational institution/ Trust should be registered under Bombay Public Trust Act and/or Society Registration Act 1860 or any other appropriate act in India.	Registration certificates, Trust Deed, By laws, Articles, MOA with amendments if any and Self Declaration, Institution/ Trust Authorization letter as regard appointment of representative.
2	The Applicant Educational Institution /Trust or Society should have minimum 10 years experience of running school.	Document of Recognition/ Latest Renewal order issued by Competent Authority in Educational Department and self declaration.
3	Students strength in one school (excluding pre-primary student) should not be less than 500 students.	Certificate of Competent Authority in Education Department and self declaration
4	Average passing percentage for last 3 years for SSC or equivalent exam should not be less than 85%. (i.e. Academic year 2023-2024, 2022-2023, 2021-2022)	Certificate of Competent Authority in Education Department and self declaration
5	Bidder shall submit Income Tax Returns for past preceding 3 years	Certified copies from Chartered Accountant

10. Reserve Price

The 'Reserve Price' or Bid Start Price (BSP) for each plot is mentioned in the 'Annexure' above. Any bid quoting a price lower than the reserve price (BSP) would stand automatically rejected.

11. Procedure for obtaining bids in e-Auction Process

PMRDA e-Auction Portal <https://eauction.gov.in>

Digitally signed & unconditional online bid is invited by the PMRDA from the eligible Bidder subject to the following:

- (i) Bids will be received online on the abovementioned PMRDA official e-Auction portal and will be opened by the Metropolitan Commissioner & Chief Executive Officer OR an officer duly authorized by him, on scheduled date & time.
- (ii) The Bidder should have valid appropriate class Digital Signature Certificate (DSC) obtained from any certified Authorities. In case of requirement of DSC, Bidder should go to the Web Site – <https://eauction.gov.in> and follow the procedure mentioned in the document procedure for application DSC.
- (iii) The Bidders who are participating in e-Auction for the first time shall have to obtain User ID & Password for each bid separately, from the above mentioned portal.
- (iv) Tender Document and supporting documents can be downloaded for reference purpose from the e-Auction Portal of PMRDA during the period mentioned in the tender Notice.

- (v) Interested Bidders who wants to submit a bid, will have to make online payment of Rs. **500** (Rupees five hundred only) as Participation fees and Rs.**10,000** (Rupees ten thousand only) as Auction form Fee for each plot separately and the EMD as mentioned against each plot as mentioned in **Annexure** above, through available e-payment options.
- (vi) Bidders failing to complete the payment of the EMD within the prescribed time limit, using the e-Payment facility will not be able to submit their bids.
- (vii) Registration Fee and Tender form Fee payment Receipt & EMD payment Receipt shall be uploaded on e-auction portal at time of Bid submission by the Bidder.
- (viii) The Bidder shall upload scanned self attested photocopies of all the required documents as mentioned in the Bid Document, on the above mentioned PMRDA official e-Auction Portal & shall produce them in original on request by PMRDA at any stage of the e-Auction process. PMRDA reserves the right to verify financial transaction of the Bidder in his Bank / Financial Institution. Bidder shall give authority to that effect along with his accounts number, Bank /Financial institution name, address and any other details required in this regard, as and when asked for.
- (ix) If there is any amendment in any of the e-Auction details, the same shall be Published on PMRDA's official e-Auction portal and PMRDA Website.
- (x) Any clarification regarding details of the Bid Documents and the process, may be sought by the Bidder during the Pre-Bid Meeting Scheduled on **28th July, 2025** at 11.00 PM.
- (xi) In case of any queries related to e-Auction process, Bidder may contact PMRDA's e-Auction **Service Desk** at **PMRDA e-Auction Portal** <https://eauction.gov.in> on any working day. They can also contact on Phone on the numbers for any help 020-27166000 regarding the uploading or downloading of documents. For any other information the Bidder may contact the Deputy Commissioner, Land & Estates Department, PMRDA on Telephone No. 020-27166000 OR through email on lnepmrda@gmail.com.

12. Guidelines for submission of the Bid:

The Bidder shall follow all the instructions on the e-Auction Portal for submission of Bid.

- (i) Financial Bid shall be submitted online on e-Auction Portal as prescribed within the prescribed time schedule as follows:-
- (ii) **e-Envelop-A:** The Bidder shall fill in the details in the Bid **Form-A** of the Tender Document and uploaded the same along with the scanned copies of the – (a) Receipt of e-Auction Form Fee as prescribed & (b) Receipt of EMD paid as prescribed.

- (iii) **e-Envelop - B (Eligibility Proposal)** : The Bidder shall fill in the details in the **Bid Form - B** of the Auction Document and upload the same along with scanned copies of the documents in support of the eligibility & competency stated **in Para - 11** of this tender document.

13. Evaluation of Tender

The Bids so received will be considered by PMRDA.

The **e-Envelop—A** shall be opened & after satisfying the receipt of the Process Fee & From Fee cost & the EMD duly verified.

The **e-Envelop - B (Eligibility Proposal)** shall be opened as per the schedule indicated in e - Auction Timeline in this Bid Document. The Eligibility shall be determined on the basis of the. Information provided and supported by the documents furnished by the Bidder in **e- Envelop —B (Eligibility Proposal)**. If necessary, additional document in support of the eligibility shall be called from the Bidders who have submitted the Bid.

After e-auction PMRDA will decide the acceptance or rejection of the Bid process. PMRDA reserves all the rights to accept or reject any or all the Bids at any stage without assigning any reason. If decided by the PMRDA, the Highest Acceptable Bidder shall deposit 25 (twenty five) per cent of the Bid Amount on the day as mentioned in the e-Auction Time Line. The Bidder shall deposit the remaining 75 (seventy five) per cent of the Bid Amount within the prescribed time period of 60 (Thirty) days as laid down in the Land Disposal Regulations annexed herewith, from the date of communication of the demand, after the approval of the Bid process by the Authority. The Authority reserves the right to cancel any or all of the Bids without assigning any reason and in such case the 25 (twenty five) percent of the Bid amount will be refunded without any interest thereon.

14. Validity of the offer & Earnest Money Deposit (EMD):

The offer shall remain valid for acceptance by the PMRDA for a period of 3 (three) months effective from the date of opening of e-Envelop -B and shall not be revocable by the Bidder during such period. Any revocation contrary to such condition will entail the forfeiture of the EMD paid by such Bidder. On receipt of the written request, PMRDA will refund the EMD of the ineligible Bidder, whose offer is not opened. The EMD of the eligible Bidder who Participated auction but not succeeded will be refunded after the process is completed or after expiry of 3 (three) months validity period, whichever is earlier.

The EMD will bear no interest. The payment of EMD by the Bidder as per the procedure stated in this Bid Document shall not be construed that he is eligible.

15. Extension of validity of offer:

In the exceptional circumstances, prior to expiry of the validity period, the PMRDA may extend the validity period for a specific period not exceeding 3 (three) months.

16. Interpretation:

In case of any dispute or differences of opinion in the matter of the interpretation of the terms of this document or anything which shall arise there from, such dispute or difference shall be decided finally by the Metropolitan Commissioner, PMRDA, and his decision shall be conclusive and binding upon the Bidder.

The PMRDA reserves to itself the liberty to reject all or any Bids including the highest Bid without assigning any reason. Nothing contained herein shall confer any right upon a Bidder or any obligation upon the PMRDA.

Nothing contained in this Bid document is intended to be a representation or promise enforceable at law against the PMRDA.

17. Reservation:

The PMRDA reserves the right:

- i) To discharge all Bids received and to re-invite offers; and
- ii) To modify marginally and not substantially the recitals; conditions and covenants of the Draft Lease Deed at any time before its execution.

18. Mode of Payment of Lease Premium

As per the Regulation 9 of the PMRDA (Disposal of Land) Regulations, 2023, (as annexed to this Bid Document) 25 (twenty five) per cent of the premium shall be paid within 15 (Fifteen) days mentioned in timetable, balance 75 (seventy five) per cent within 60 (Sixty) days from the date of demand as mentioned in the '*e - Auction Time Line*'. No any extension given for the payment of lease premium.

19. Payment of Other Charges:

In addition to the premium payable by the Allottee / Successful Bidder, the following charges shall have to be paid separately:

- a) Legal documentation charges.
- b) Stamp Duty leviable on each document under the Bombay Stamp Act.
- c) Charges for the registration of any document under the Indian Registration Act.

- d) Fees and charges including Development Charge payable to the Metropolitan Authority along with the application for permission to erect the intended buildings.
- e) Grampanchayat or Municipal taxes, non-agricultural assessment and any other taxes leviable on the tendered plot.
- f) All rates, taxes, chargeable against the lessee or occupier in Respect of the said land or any building erected thereon.
- g) The land revenue and cess assessed or which may be assessed on the said land.
- h) The Annual Rent payable by the successful bidder / Lessee shall be as laid down in the PMRDA Land Disposal Regulation 2016 annexed herewith.

20. Any other information

For further information required by the prospective bidders, they may contact the Deputy Commissioner, Land & Estates Department, PMRDA on any working day between (11.00 AM to 1.00 PM and 2.00 PM to 5.00 PM)

21. General Instructions

- a) Every bidder shall visit and inspect the specific plot and its surroundings before submission of his bid because the land is intended to be leased on as-is, where-is basis.
- b) The development of infrastructure will proceed in accordance with and subject to plans and programmers. No omission to accomplish such plans or non-availability of the infrastructural amenity will relieve the Lessee of the obligations of development upon it.

IV - ANNEXURES

Annexure A – Pune Metropolitan Region Development Authority (Land Disposal)

Regulations, 2023

Annexure B - Development Control and Promotion Regulations

Annexure C – Co ordinates & 7/12 extracts of the plots under e-Auction

Annexure D - Undertaking for Good & Service Tax (GST) Liability

Annexure A

PMRDA Land Disposal Regulations, 2023

Annexure B

Development Control and Promotion regulation 2018

Annexure C

7/12 extracts of the plots under e-Auction

Annexure – D
UNDERTAKING

(ON STAMP PAPER OF RS.500/- DULY NOTARIZED)

To,

The Metropolitan Commissioner & CEO,
Pune Metropolitan Region Development Authority
Land & Estate Department,
New Administrative Building, Akurdi, Pune – 411044.

Subject: Good & Service Tax (GST) Liability

I, _____ director/ partner/ member of
M/s. _____ PAN _____ having registered office at
_____ hereby agree and undertake as under:-

WHEREAS:-

1. I/We have entered into an agreement with Pune Metropolitan Region Development Authority (PMRDA) For _____

2. There is uncertainty regarding the applicability of Good & Service Tax (GST) to the transaction covered in the said agreement.
3. PMRDA wanted me/us to keep with PMRDA the amount of Good & Service Tax (GST) in regarding the said transaction, by way of deposit.
4. I/We have requested PMRDA not to insist on payment of the said deposit regarding the expected Good & Service Tax (GST) Liability.
5. PMRDA has agreed to my/our said request on the condition that I/We give an undertaking to meet the Good & Service Tax (GST) Liability in respect of the said transaction, including interest and penalty thereon, if any, as and when such liability arises.

NOW THEREFORE THIS UNDERTAKING WITNESSETH AS FOLLOWS :-

I/We, _____, hereby undertake to unconditionally pay to PMRDA an amount equivalent to the Good & Service Tax (GST) liability in respect of the said transaction, including interest and penalty if any, within 7 (seven) days of demand raised by PMRDA in this regard.

I/ We further undertake that in the event of my/our failure to make payment of the said sum within 7 (seven) days as stated above, I/We would become liable to liquidated damages equivalent to 3 (three) per cent per month on the said sum and that such liquidated damages would be in addition to any other claim that PMRDA may have against me/us under any agreement or law.

I/We expressly undertake not to raise any objections whatsoever with regard to the demand as may be raised PMRDA may have against me/us under any agreement or law.

I/We expressly undertake not to raise any objections whatsoever with regard to the demand as may be raised by PMRDA in this regard.

I/We further declare that I/ We have the authority to sign this undertaking and to bind M/s. _____ by this undertaking.

Dated this _____ day of _____, 2025

1. _____ (signature)

2. _____ (signature)

Before me

Stamp and Signature of Notary Public



FORMS FOR SUBMISSION

1. Bid Form No. A
2. Bid Form No. B
3. Bid Form No. C
4. Bid Form No. D
5. Bid Form No. E

Bid Form No. A

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

FORM 'A'

FORM OF OFFER (DETAILS OF AUCTION FEE & EMD PAYMENT)

(Lease of Plot No. Survey No. at Village – Maan, Taluka - Mulashi
District - Pune for Educational Use)

Instructions:

- a) Strike out whichever is not applicable.
- b) The applicant should initial all additions and alternations in this Form.
- c) Where necessary, information may be furnished on separate sheets, which should be signed, and
- d) All necessary supporting documents required for proving the eligibility, registration and turnover should be submitted.

1. Applicant's (Educational Institution / Trust) full name (use block letters)

1.
2.
3.

2.

Applicant's (Educational Institution / Trust) present address	
--	--

3. Details of Authorized Representative of Educational Institution / Trust

	1	2	3
Full name			
Designation			

4. The Details of the Payment made.

Payment Head	Amount	Details of payment made
Tender Cost	Rs	
EMD	Rs	

5. I/We agree to abide by the decision of the Metropolitan Commission of the Authority regarding my/our eligibility.

- (a) _____
- (b) _____
- (c) _____

(Authorized representative's full name, designation)

(Signatures)

Bid Form No. B

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY

FORM 'B'

ELIGIBILITY PROPOSAL

**(Lease of Plot No. Survey No. at Village – Maan, Taluka - Mulashi
District - Pune for Educational use)**

Instructions:

- e) Strike out whichever is not applicable.
 - f) The applicant should initial all additions and alternations in this Form.
 - g) Where necessary, information may be furnished on separate sheets, which should be signed, and
 - h) All necessary supporting documents required for proving the eligibility, registration and turnover should be submitted.
1. Applicant's (Educational Institution / Trust) full name (use block letters)

1.
2.
3.

2.

Applicant's (Educational Institution / Trust) present address	
---	--

3. Full Name, Designation & Address of the Authorized Representative

	1	2	3
Full name			
Designation			
Address			

4. Our Educational Institution / Trust have been registered under Bombay Public Trust Act and/or Society Registration Act 1860 or any other appropriate act in India & meet all the eligibility criteria's mentioned in the tender document & in support thereof the following relevant documents are enclosed.

- a) Authorization letter as regards appointment of representative of Educational Institution/ Trust.
 - b) A copy of Registration certificate, Trust Deed, By laws, Articles, MOA with amendments if any.
 - c) A copy of Recognition/ Latest Renewal order issued by Competent Authority of Educational Department and self declaration as regards the Applicant Educational Institution /Trust or Society having minimum 10 years experience of running school (for Indian curriculum 10 years experience, and 5 years experience for combination of Indian and International curriculum)
 - d) A copy of Certificate of Competent Authority of Education Department and self declaration as regards students strength in one school (excluding pre- primary student) not having less than 500 students.
 - e) A copy of Certificate of Competent Authority of Education Department and self declaration as regards average passing percentage for last 3 years for SSC or equivalent exam not be less than 85%. (i.e. Academic year 2023-2024, 2022-2023, 2021-2022)
 - f) A copy of ITR and balance sheets certified by Registered Chartered Accountant for preceding 3 years as regards financially sound to complete project.
5. I am/we are/My/Our principals are willing to pay the premium amount as mentioned in para 22 of the bid documents.
 6. I/We hereby enclose e-Chelan of Rs. _____/- (Rs. _____ only) being Earnest Money Deposit (in e-Envelop-A) towards our offer. No interest on this Earnest Money Deposit is payable to me/us; - arrange the statement.
 7. If my/our offer is not accepted by the PMRDA, the Earnest Money Deposit of Rs. _____/- (Rs. _____ only) paid by me/us under paragraph 8 here of shall be returned to me/us without interest.
 8. Any notice or letter of communication addressed to me/us at the address given below:

 Will be deemed a valid and proper notice of intimation to me/us.
 9. I/We agree to abide by the decision of the Metropolitan Commissioner of the Authority regarding my/our eligibility.
 - (a) _____
 - (b) _____
 - (c) _____

(Authorized representative's full name, designation,
the name of the company & seal, etc.)

(Signatures)

PUNE METROPOLITAN REGION DEVELOPMENT AUTHORITY
FORM 'D'
FORM FOR ATTENDING
PRE-BID MEETING

**(Lease of Plot No. Survey No. at Village – Maan Taluka Mulashi
District - Pune for Educational use)**

Instructions:

- (a) Only Two representatives of intending Bidders/Company are allowed to attend the meeting.
- (b) The intending Bidders must handover this Form-D in original duly filled-in to permit him entry to the pre-bid meeting.

1. Applicant's (Educational Institution / Trust) full name (Use block letters)

1.
2.
3.

2. Full Name of the representatives who are attending the pre-bid meeting (Use block letters)

1.
2.

(Authorized Representative's Signature,
Full name, designation
Along with Stamp/Seal of the Company)

Bid Form No. D

Letter comprising the Bid

Dated:

To,

The Metropolitan Commissioner & CEO,
Pune Metropolitan Region Development Authority
Land & Estate Department,
New Administrative Building, Akurdi, Pune - 411044

Sub: Bid for e-Auction for Lease of Plots for the Educational Purpose.

Dear Sir,

With reference to your Tender document no.____ dated *****, I/we, having examined the Bidding Documents and understood their contents, hereby submit my/our Bid for the aforesaid Project.

1. The Bid is unconditional and unqualified.
2. I/ We acknowledge that the PMRDA will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Bidder, and we certify that all information provided therein is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
3. I/ We shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Bid.
4. I/ We acknowledge the right of the Authority to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
5. I/ We certify that in the last three years, any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
7. I/ We declare that:
 - (a) I/ We have examined and have no reservations to the Bidding Documents, including any Addendum issued by the Authority; and
 - (b) I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any tender or request for proposal issued by or any agreement entered into with the PMRDA or any other public sector enterprise, or any government, Central or State; and
 - (c) I/ We hereby certify that we have taken steps to ensure that no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; and
 - (d) the information, undertakings and documents given by us were true and correct and I/we shall continue to abide by them.
8. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid, without incurring any liability to the Bidders.
9. I/ We certify that in regard to matters other than security and integrity of the country, we Member have not been convicted by a Court of Law or indicted or adverse orders passed by a

- regulatory authority which could cast a doubt on our ability to undertake the Tender or which relates to a grave offence that outrages the moral sense of the community.
10. I/ We further certify that in regard to matters relating to the security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.
 11. I/ We further certify that no investigation by a regulatory authority is pending either against us or against our CEO or any of our directors/ managers/ employees.
 12. I/ We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the PMRDA in connection with the selection of the Bidder, or in connection with the Bidding Process itself and the terms and implementation thereof.
 13. I/ We agree and understand that the Bid is subject to the provisions of the Tender document. In no case, I/we shall have any claim or right of whatsoever nature if the Tender is not awarded to me/us or our Bid is not opened or rejected.
 14. I/ We agree and undertake to abide by all the terms and conditions of the Tender document.

In witness thereof, I/we submit this Bid under and in accordance with the terms of the Tender document.

Yours faithfully,

Date: (Signature, name and designation of the Authorized signatory)

Place: Name and seal of Bidder