

TENDER DOCUMENTS FOR SALE OF LAND SITUATED AT BRIJGHAT DISTRICT HAPUR

TENDER DOCUMENT:

- (1) **ELIGIBILITY FOR BIDDING:** Individuals, firms, companies, trusts, or associations not declared insolvent.
- (2) **BIDDER INFORMATION AND DECLARATIONS:**
 - Identity and Address Proof: Self-attested copies of the bidder's identification and address proof, such as Aadhar Card, PAN Card, passport, etc.
 - Financial Capacity: Documents showcasing the bidder's financial soundness and capacity to meet the bid price i.e. proof of having a minimum of 20% liquid assets of the bidding price. This amount should be available in a bank account, FD, or bank credit limit as on the tender submission date.
 - Authority Letter/Power of Attorney (if applicable): If a representative is submitting the bid, an authorization letter or Power of Attorney is required.
 - Undertaking on Blacklisting: A declaration stating that the bidder has not been blacklisted by any government/semi-government organization or authority.
- (3) **EARNEST MONEY DEPOSIT (EMD):** ₹15,000 (Rupees Fifteen Thousand Only) via Cash/Demand Draft payable at Meerut in the name of Manish Govil Memorial Trust/Cash Receipt as earnest money issued by Manish Govil Memorial Trust. In the event of failure to honour the bid by successful bidder, the earnest money will be forfeited.
- (4) **REQUIRED DOCUMENTS:** (a) Self-attested copy of PAN Card, Address proof, and proof of registration for business identities or nonprofit organization, Aadhar Card (In case of an individual).
(b) Proof of financial capability.
- (5) **HOW TO GET TENDER DOCUMENTS:** Tender Documents can be obtained from the office of Manish Govil Memorial Trust free of cost through the following methods:
 - (i) By sending email to : info@mgmtonline.org
 - (ii) Collection of Tender documents in person (Free of Cost) from the following address:
Manish Govil Memorial Trust
Abha Manav Mandir Complex, Panchvati Colony,
Kaseru Buxar, Mawana Road, Meerut – [250001]
Phone: +91 70172 12065 / 9458999906
- (6) **CONTACT PERSON FOR ANY QUERY OR CLARIFICATION:**
Contact Person: Mr. S.C. Govil, Managing Trustee, Manish Govil Memorial Trust
Phone: +91 70172 52325, E-mail: info@mgmtonline.org

(7) PLOT DESCRIPTION:

The land comprises two adjoining plots:

- (1) 0.1892 hectares (2262.81 sq yards, Khasra No. 1589, Khata Nos. 469 & 00042) within Brijghat municipal limits, Tehsil Garhmukteshwar, District Hapur.

(2) 0.252 hectares (3013.89 sq yards, Khasra No. 1586, Khata No. 547) situated outside municipal limits in village Alamgirpur, Pargana & Tehsil Garhmukteshwar, District Hapur.

(3) Total area of the plot combining the above two plots is 5,276.70 sq. yards.

Although legally distinct but the two plots form a single contiguous parcel. The plot S.N. (1) is enclosed by a 34.5 cms wide, 6 ft high brickwork above-ground-level boundary wall, also soil filled up to 6 ft above natural ground level. Municipal sewerage infrastructure is available near the plot.

(8) Property Highlights

(i) Total Area: 5,276.70 sq. yards

(ii) Location:

- 120 km from Delhi on NH-24 between Delhi & Moradabad
- 1.8 km from NH-24
- 3 km from Garhmukteshwar bridge Railway Station
- 100 m from Brijghat-Palwara 40 m wide road
- 400 m from the Ganga riverbank

(iii) Access: Two approaches (a) Approx 100 meter away directly connected to Brijghat-Palwara road.

(b) Rear access via a chauk road beside Gaushala

(iv) Surroundings: Active development of houses, ashrams, and shops. Nearby amenities include schools, markets, dharamshalas, and religious centers

(v) Land Zoning & Use

Zoning:

- 2,262.81 sq. yards within Brijghat municipal limits
- 3,013.89 sq. yards outside, but adjoining, municipal boundaries

(vi) Plot Suitability for Uses (subject to government approvals): Residential houses and villas, residential society, commercial establishments, school, hospital, ashram, dharamshala, hotel, Godown etc.

(vii) Images & Plot Details

Photographs, dimensions and further details are available at trust's website : www.mgmtonline.org

(viii) The Present Circle Rate of Plots in the Area is Rs. 7700.00 Per Sq. Yard

(9) LEGAL & OWNERSHIP DETAILS:

Hassle-free, clear title and non-disputed possession of Manish Govil Memorial Trust

(10) Payment terms: (a) 20% advance at the time of agreement to sale

(b) Balance 80% at the time of Registry of the plot which will be not later than three months from the date of acceptance of bid.

(11) The plot map surveyed and prepared by a Total station is attached herewith.

(12) OTHER TERMS: Bid offer can be submitted on the tender documents supplied by Manish

Govil Memorial Trust only and the bid should be:

- (1) The bid must be unconditional and conform to the terms of the invitation.
- (2) Thorough Inspection: Bidders should thoroughly inspect the property and understand its physical condition before submitting a tender.
- (3) Transparency and Due Diligence: Manish Govil Memorial Trust is open to transparency in the process, and the buyer should conduct thorough due diligence to verify the property and the seller's credentials. All the original documents will remain available for inspection at the trust office. The bidders can request an appointment 3 days before their visit.
- (4) If the Bidder wants to inspect Property documents through any Consultant or lawyer to ensure all documents are in order, they can fix an appointment at least three days before their inspection.
- (5) All the expenditures of the registration and stamp charges are to be borne by successful bidder.
- (6) The successful bidder will be required to get the land registered in his/her name within three months of acceptance of bid.
- (7) Physical possession will be given after full and final payment of the deal of the plot.
- (8) The Trust reserves the right to reject any or all tenders or to negotiate with any or all bidders. The decision of Board of Trustees of Manish Govil Memorial Trust will be final.
- (9) The Tender Bidding process will be conducted under the supervision of the Asset Disposal Committee.

(10) Table for quoting the rates and amount for purchasing the above-stated plot:

Name & Address of the Bidder	Plot area in Sq. Yard	Rates Quoted per Sq. yard	Total amount quoted as the cost of the plot	Total amount in words	Repeat the total amount in words
	5,276.70 sq. yards				

I/We(Name & address of the bidder) hereby declare that I/we have physically inspected the documents and the site of the plot, and I/we are satisfied with the documents and the physical plot location.

Signature & Seal (of the bidder)

Date:

Place:

Table for Quoting the Rates and amount for purchasing the plot

Name & Address of the Bidder	Plot area in Sq. Yard	Rates Quoted per Sq. yard	Total amount quoted as the cost of the plot	Total amount in words	Repeat the total amount in words
	5,276.70 sq. yards				