

# **Real Estate Regulatory Authority (RERA), Bihar**

6<sup>th</sup> Floor, Bihar State Construction Corporation Building, Shastri Nagar, Patna-800023

**Tender No-3 –Phase 1: Hiring the Services of a professional agency or agencies for Survey of New and Ongoing Real Estate Projects (Residential, Commercial, Mixed or Plotted development/Sale of Plots), not yet registered or applied for registration with RERA, in the State of Bihar**

Government of India has enacted the Real Estate (Regulation and Development) Act 2016 to protect the interests of the consumers and regulate and promote the real estate sectors in the country. All the sections of the Act have come into force with effect from May 1, 2017 in the entire country except the state of Jammu and Kashmir. Government of Bihar has also notified Bihar Real Estate (Regulation and Development) Rules 2017 and constituted the Real Estate Regulatory authority for the state in March 2018..

Section 3 of the Act provides that no promoter can advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area within a State, **without registering the real estate project with the Real Estate Regulatory Authority (RERA)**. Under the first proviso of the Section 3 of the Act, all ongoing commercial and residential real estate projects which were ongoing as on 1<sup>st</sup> May 2017 and for which completion certificate had not been issued, were required to register by 31<sup>st</sup> July 2017 with the Real Estate Regulatory Authority, except in projects where area of land proposed to be developed does not exceed five hundred square metres or number of apartments proposed to be developed does not exceed eight inclusive of all phases.

However, it is felt that a number of Promoters/Developers of ongoing projects are not forthcoming for registration with the Authority. The Authority has therefore decided to get a survey of the new and ongoing unregistered projects in the urban and rural areas done by an independent

professional agency so as ensure compliance with the law.

Accordingly, sealed quotations are invited from reputed professional companies/consultancy firms/NGOs/other organizations/group of individuals /consultants for survey of the ongoing projects in the urban and rural areas, **not yet registered or applied for registration with RERA**, in various districts of the State.

**Essential Qualifications:** 1. The Agency must be either a company incorporated under the companies Act 2013/1956 or a society registered under the Society registration act 1860 or an entity incorporated in any other central/state laws.

2. It should have atleast a turnover of Rs one crore annually in the last three years and have atleast five years of work experience in the relevant field.

**Scope of work:** - 1. The firm will survey the new and on-going real estate projects (Residential, Commercial, Mixed or Plotted development), that have not received completion certificate from the competent authority as of 01.05.2017 in the different districts of Bihar and have not registered with the RERA. The Agency will collect evidences (documents/photographs /visual presentations through videography etc) to back their findings which will stand legal scrutiny.

2. They are also required to approach the local Authorities like Municipal Corporations, Nagar Nigams, Nagar Parishad, Nagar Panchayats/ Gram-Panchyats to find out the details of Builders/ Developers, who have got their maps of Real estate Projects approved by the local authorities in the last five years along with location of the projects and then link with present physical progress of the projects to determine whether the concerned project is required to be registered. For approaching the local authorities to get the required information, they will be provided authority letter from this office.

3. The tenderer will also have to do a detailed on-line search of real estate projects being advertised by Real estate portals like 99acres.com,

magickbricks.com, housing.com etc, online promotion/advertisement being undertaken by the Promoters/Developers/Builders of real estate projects etc and then co-relate with the present physical status of the project so as to determine whether the concerned project is required to be registered.

4.The tenderer may also identify the unauthorized works, if any, going on in different districts of Bihar without approval of Maps by the competent authorities.

5. The work also includes giving the live location of such unauthorized works going on in different districts of Bihar using GPS/Google Map.

6. The tenderer may conduct a preliminary survey of a district or group of districts for which they plan to submit the bid, to determine and assess the scale of unregistered real estate projects in the concerned districts and submit their findings along with their technical bids to enable us to understand the magnitude of the situation in any particular district.

7.The entire work is planned to be done in two phases. In the First phase of survey, the following districts are to be covered:

1. Patna 2. Bhojpur 3. Muzaffarpur 4. Bhagalpur 5. Purnea 6. Vaishali 7. Rohtas 8. Dharbhanga 9. Madhubani 10. Gaya 11. Samastipur 12. Saran 13. Nalanda 14. Begusarai 15. Munger.

8. The first phase of the work is required to be covered within a period of 3 months.

9. The confidentiality of data collected is to be maintained at all cost. Hence no information or purpose of survey is to be made public.

10. A bidder can submit their bids for a district or more but can not bid for lesser unit than a district. They can submit their financial quote for each district separately or a consolidated sum for a group of districts or all districts.

11. The Bidders, having work experience in the survey of properties in the urban development and housing department of the Government, will be given preference.

## **Terms & Conditions:**

1. The tenderer will have to deposit EMD of Rs. 25,000/- in form of demand draft in favour of RERA, Bihar.
2. They will have to submit their offer in two different envelopes- first Technical and second financial bid.
3. The financial envelope/bid of only shortlisted bidders, who qualify in Technical bid, will be opened in presence of tenderer or their authorized representatives.
4. Preference will be given to those, who have done similar type of surveys for government/Semi Government Organizations. They should enclose their work orders/ experience certificates along with the technical bidding documents.
5. The tenderer has to be prepared to work with more than one team to survey different districts of Bihar simultaneously.
6. The tenderer has to submit both soft & hard copies of detailed survey report along with all back up documents, evidences, photographs, videographic presentation etc mentioned in their technical bid envelope.
7. Since it is a technical survey, the tenderer will be required to submit details of their organizational set-up viz. type of enterprise, its particular of registration ( whether Proprietorship, societies, partnership, companies including the bye- laws, memorandum of associations, articles of associations etc), authenticated copy of the PAN and Aadhar Card of the CEO/CFO etc along with the technical bid.
8. Format of Tender- The bids should be submitted during office hours to the Executive engineer, Real Estate Regulatory Authority (RERA), Bihar with the caption “ Tender No.- 3 –Phase 1 /2018-19”
  - (i) Last date of submission of technical and financial bid  
Date- 23<sup>rd</sup> July 2018 Time (3.00 P.M)

- (ii) Date of opening of Technical bid- Date 24<sup>th</sup> July 2018  
(Time 11.00 AM)
- (iii) Date of opening of Financial bid: Date 27<sup>th</sup> July 2018 (  
Time 3.30 pm)

9. The offer should be valid at least for six months from the date of submission of tender.
10. RERA, Bihar reserves the right to award the tender to a bidder or more bidders for a district or a group of districts. It also reserves the right to cancel the tender without citing any reasons.

Chairman