

**TENDER FOR PURCHASE OF  
NON-AGRICULTURAL LAND  
FOR  
MADURAI CHAPTER  
OF  
THE INSTITUTE OF COST ACCOUNTANTS OF INDIA  
FOR  
SETTING UP OF A NEW OFFICE BUILDING FOR  
EDUCATION AND ADMINISTRATIVE  
PURPOSES**

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## NOTICE INVITING TENDER

Tender Ref. No. : ICAI/INFRA/L&B/MADURAI/01

Date: 08.07.2026

**SUB: INVITING TENDER FOR PURCHASE OF NON-AGRICULTURAL LAND FOR MADURAI CHAPTER OF THE INSTITUTE OF COST ACCOUNTANTS OF INDIA FOR SETTING UP OF A NEW OFFICE BUILDING FOR EDUCATION AND ADMINISTRATIVE PURPOSES.**

The Madurai Chapter of “The Institute of Cost Accountants of India” (herein after Madurai Chapter of ICAI) invites Tender(S) on behalf of the Institute of Cost Accountants (Statutory Body under an Act of Parliament) in **Two Bid Tender System** from the interested land owners for sale of their LAND PARCEL in the city of Madurai, Tamil Nadu preferably in Palanganatham, Jaihindpuram, Kalavasal, Vasantha Nagar, Andapuram or else an area which is around five (5) kilometers from Periyar Bus Stand/Meenakshi Amman Temple, Madurai City.

| Sr. No | Description                         | Details                                                                                                       |
|--------|-------------------------------------|---------------------------------------------------------------------------------------------------------------|
| 1      | Name of Work                        | Purchase of Non –agricultural land for setting up of a new building for Educational & Administrative purposes |
| 2      | Tender No                           | ICAI/INFRA/L&B/MADURAI/01                                                                                     |
| 3      | Validity Of Offer                   | 180 days from. the date of opening of Bid                                                                     |
| 4      | Pre-bid Meeting                     | 18/07/2026.                                                                                                   |
| 5      | Place of pre-bid meeting            | Admin Office of Madurai Chapter at A. R. Plaza                                                                |
| 6      | EMD                                 | Rs.50,000/- ( Rupees Fifty thousand only)                                                                     |
| 7      | Required Documents                  | ID Proof of Ownership, TAX Receipts                                                                           |
| 8      | Evaluation Criteria                 | Quality Cum Cost Method                                                                                       |
| 5      | Downloading / Submission of Tender: |                                                                                                               |
|        | Starts on                           | 08/07/2026 at 10.00 A.M. (Wednesday)                                                                          |
|        | Ends on                             | 28/07/2026 at 4.00 P.M. (Tuesday)                                                                             |

The complete tender document is available on ICAI website in the **TENDER SECTION** of [www.icmai.in](http://www.icmai.in). ICAI reserves the right to have negotiations with any or all, accept or reject any or all the Bids at any time without assigning any reason thereof.

All the tenders should be strictly in compliance with the Indian Contract Act 1872, Transfer of Property Act 1882, Registration Act, 1908 and Tamilnadu Stamp Act in consonance with the Indian Stamp Act 1899.

The Tender document must be filled with clear description of the property with the details of Survey No, extent and boundaries. The type of land (Natham, Patta Land, Commercial and Residential Zoning).

ICMAI shall have the right to terminate the tender proceedings in the event of:

- Misrepresentation by Bidder
- Defect in title
- Failure to fulfil conditions precedent
- Delay beyond agreed timelines

Upon termination, the Bidder shall be refunded all amounts received by ICMAI i.e. EMD

**Force Majeure:**

Neither party shall be liable for failure to perform obligations due to events beyond reasonable control (Force Majeure), including natural disasters, government actions, or legal restrictions.

**TITLE AND OWNERSHIP:**

During the evaluation, the Bidder shall mandatorily submit an Encumbrance Certificate for a continuous period of not less than 30 (thirty) years immediately preceding the date of submission of bid, along with complete chain of title documents evidencing clear, valid, and marketable title, and tax receipts. The authority reserves the right to cancel the tender if the title is defective.

For the purpose of this Tender, 'Clear and Marketable Title' shall mean a title free from all reasonable doubts, encumbrances, claims, litigation, defects, or competing interests, and capable of being legally transferred without objection.

**ENCUMBRANCES & CHARGES:**

All encumbrances, charges, liens, mortgages, or third-party rights (if any) shall be fully discharged and documented prior to execution of the Sell deed.

The Bidder shall furnish documentary proof of such discharge to the satisfaction of ICMAI.

Disclosure of loans, charges, and third-party interests is required.

CERSAI report is mandated.

**INDEMNITY BOND:**

The Bidder shall indemnify and keep indemnified ICMAI, its officers and assigns, from and against any loss, claim, demand, liability, cost, or expense arising out of any defect in title or encumbrance, whether known or unknown, **for a period of 12 (twelve) years from execution of Sale Deed.**

**Disclaimer:** Tendering authority is not obligated to accept the highest or lowest bid. No claim for compensation can be made for bid preparation. Documents submitted with the authority is the property of the authority. Any false document may warrant the authority to reject the bid and further would entitle the authority to take legal action by way of criminal and civil proceedings.

### **TENDER SUBMISSION THROUGH PHYSICAL MODE**

- (1) Technical & Financial bids superscripted as **“Technical bid”** and **“Price Bid”** are to be put in two separate envelopes which are then put in an outer envelope, sealed and superscripted with **“Tender for requirement of non-agricultural land for Institutional Use”** and to be submitted within the due date and time at the address given in General Conditions.
- (2) All the pages of the bids should be signed and stamped by the authorized signatory. Bidders shall have to submit documents certifying the nominated Authorized Signatory (ies).

#### **Terms & Conditions of the Tender**

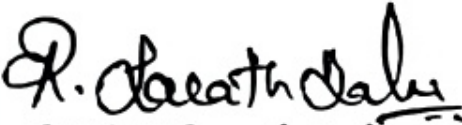
| <b>Sl. No.</b> | <b>Item.</b>            | <b>Remarks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a.             | Required size of land   | 3000 sq. ft to 4500 sq. ft approximately (free from all encumbrances)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| b.             | Required land should be | <p>(i) The land should have direct access to a City Main Road.</p> <p>(ii) The frontage should be of Minimum 50.00 ft.</p> <p>The land should be ideally functional in shape preferably plain and more or less at road level. The area of the Maximum. size rectangle (as it is the best type of shape of land) should be near to 80% of the total area of the land offered. The bidder Must prepare a plan showing this and submit it along with the documents</p> <p>(iii) The entire land being offered should be contiguous (Single Plot).</p> <p>(iv) The land should be non-agricultural and duly converted for institutional/ commercial use prior to submission of the bid, and all approvals, permissions, and zoning compliances shall be valid and subsisting.</p> <p>(v) Certificate confirming land falls within Master Plan permitting institutional use.</p> <p>(vi) Declaration that the land is not subject to any acquisition proceedings, notifications, or reservations by any statutory authority.</p> <p>(vii) Certificate from local authority confirming compliance with applicable development regulations.</p> <p>(viii) Availability of power and water is absolutely essential.</p> <p>(ix) The land should be free from. overhead power transmission lines, pipelines of any nature, drainage etc.,</p> <p>(x) The land should be out of notified and / or acquisition (present/proposed) by any statutory authority.</p> <p>(xi) The land should be free hold.</p> <p>(xii) Preferred shape of the plot either square, rectangular or functional.</p> <p>(xiii) The certificate of the Soil test report and Geotechnical investigation report for the property from a certified agency to be submitted by the Bidder.</p> <p>(xiv) The Bidder hereby represents and warrants that:</p> <ul style="list-style-type: none"> <li>• The Bidder has absolute ownership and authority to sell the property.</li> <li>• The property is free from litigation, acquisition, or governmental restrictions.</li> <li>• No third-party rights or interests exist.</li> <li>• All statutory dues, taxes, and charges have been paid</li> </ul> |

|    |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                          | <ul style="list-style-type: none"> <li>The property complies with all applicable laws.</li> </ul> <p>The Bidder shall also submit:</p> <ul style="list-style-type: none"> <li>Affidavit confirming no pending litigation (civil, criminal, revenue).</li> <li>Search report from competent authority.</li> <li>Certificate confirming no acquisition proceedings.</li> <li>Clearance of all municipal and statutory dues.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| c. | The Party should provide | <p>(i) Confirmed layout plan with all relevant details specifying the available width of the road from. where the plot is accessed.</p> <p>(ii) The distance from. the plot to the nearest city Main Road/state highway / national highway and mention the highway number.</p> <p>(iii) In the event the parcel of land does not belong to the bidder, copy(ies) of Power of Attorney signed by the landowner(s) on Stamp papers of Rs. 200/-(Minimum) in favour of the bidder to be provided to us to establish that the bidder is really in a position to register the land in our favour.</p> <p>(iv) Real Estate Agent can also participate in the Tender; however, no brokerage charges will be paid by the Institute.</p> <p>(v) The bidder should take care of all claims / disputes originating from. or raised by the landowner(s)/erstwhile landowners and should indemnify Madurai Chapter of ICMAI against all such actions.</p> <p>(vi) On finalization of the deal, before ICMAI effect any payment, the bidder has to fence the entire periphery with barbed-wire.</p> <p>(vii) All documentary evidences / identity proof and other related document(s), if any, to establish ownership of the land should be provided by the respective land owners.</p> <p>(viii) The Bidder shall mandatorily submit an Encumbrance certificate for a continuous period of not less than 30 (Thirty) years immediately preceding the date of submission of bid, along with complete chain of title documents evidencing clear, valid and marketable title. For the purpose of this Tender, 'Clear and Marketable Title' shall mean a title free from all reasonable doubts, encumbrances, claim litigation, defects or competing interests, and capable of being legally transferred without objection. Original Encumbrance certificate from the sub-Registrar / Registrar office for the last 30 years shall be submitted.</p> |
| d. | Pricing                  | <p>(i) Offered price of the land to be provided with a validity of at least 6 Months. Confirmation is also required, in case the deal Matures and the process of registration takes longer time for no fault of us, the price cannot be changed.</p> <p>(ii) The party has to provide necessary Statutory Clearances, Urban Ceiling, Non-agricultural Conversion, Non-Encumbrance Certificate, which will be free of charge of Madurai Chapter of ICMAI.</p> <p>(iii) The price schedule quoted in (d)(i) above should provide information of indicative stamp duty for registration.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| e. | Scope of Work            | <p>(i) The Bidder would take the responsibility of execution of Conveyance Deed.</p> <p>(ii) The bidder should take full responsibility in offering land to the Chapter in compliance with all the applicable statutory provisions as May be enumerated in</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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|----|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                         | <p>the relevant Laws / Acts / Provisions of the State. The Transfer Fees or any other charges or contributions and other expenses demanded by and/or payable for transfer of plot of land shall be borne by Madurai Chapter of ICMAI (like stamp duty, registration charges. etc.).</p> <p>(iii) No Employment or any other preference will be given to the landlords or their dependents relatives or any other person claiming as affected person.</p>                                                                                                                                                                                                                                             |
| f. | Payment terms           | <p>1. No payment shall be made unless:</p> <p>(a) Title due diligence is completed to the satisfaction of ICMAI;</p> <p>(b) All encumbrances are cleared;</p> <p>(c) Conditions precedent is fulfilled before execution of Sale deed.</p> <p>2. CONDITIONS PRECEDENT:</p> <ul style="list-style-type: none"> <li>• Verification of clear and marketable title;</li> <li>• Submission of all statutory approvals;</li> <li>• Clearance of encumbrances;</li> <li>• Verification of land use and zoning;</li> <li>• Submission of litigation-free certificate.</li> </ul> <p>ICMAI reserves the right to withdraw or cancel the tender without liability if conditions precedent is not fulfilled.</p> |
| g. | Measurement of the plot | <p>The actual plot area (net area) shall be jointly Measured by Madurai Chapter of ICMAI in presence of the bidder/representative by engaging a licensed surveyor, Technical Consultant &amp; Legal Consultant engaged by Madurai Chapter of ICMAI.</p> <p>Charges for the Licensed Surveyor to be borne by the successful Bidder.</p>                                                                                                                                                                                                                                                                                                                                                               |

In case of any queries, the interested party May contact or

write email to the Madurai Chapter of ICMAI (madurai@icmai.in). Contact Number :0452- 2343920). The queries will be responded within 48 hours' time.

  
CMA R.Sarath Babu

Membership No. 30779  
Convenor, Tender Committee  
Madurai Chapter of ICMAI

**NOTE:**

1. Bids of any tenderer may be rejected if a conflict of interest between the bidder and Madurai Chapter of ICMAI is detected at any stage.
2. The Institute reserves the right to cancel the tender/offers without assigning any reason whatsoever.
3. Received Bids are considered only as offers and will have no legal binding on Madurai Chapter of ICMAI.

### **IMPORTANT INSTRUCTIONS TO THE APPLICANT**

1. This EOI Document contains two Parts. Part - I **Technical Bid** (containing property details allied information) and Part - II **Price Bid**, which are to be duly filled in by the applicant.
2. Application forms can be downloaded from the website of the Institute of the Cost Accountants of India, i.e., [www.icmai.in](http://www.icmai.in) (under the head Tender). Application shall be accompanied with Demand Draft for an amount of Rs. 2000/- (**Rupees Two Thousand Only**) plus 18% GST (non- refundable) and EMD (refundable) of Rs. 50,000/- (**Rupees Fifty Thousand only**) in favour of **The Institute of Cost Accountants of India – Madurai Chapter payable at Madurai** towards cost of application form and EMD respectively. Without the demand drafts towards application fee & EMD amount the Bid shall be liable to be rejected.
3. Duly filled in applications shall be submitted in two separate sealed envelopes clearly mentioned as “Part -I: Open Offer Document I (Property Details)” and “Part – II: Open Offer Document II (Price Offer).” Both the sealed envelopes to be put into another envelope and it should be superscribed as **“Tender for requirement of non-agricultural land for Institutional Use”** and shall be sent either by registered post/speed post or may be dropped in the designated tender box at the address given below:

**The Chairman,  
The Institute of Cost Accountants of India,  
Madurai Chapter, A.R. Plaza,  
No. P (Basement), 16/17, North Veli Street,  
Madurai – 625 001.**

4. The last date of submission of duly filled in applications is on or before 28/07/2026 **up to 4:00 P.M.**
5. The Pre-Bid Queries (if any) shall be sent by the applicants on email ID [madurai@icmai.in](mailto:madurai@icmai.in) **on or before 15/07/2026**
6. **Pre-bid meetings for any clarifications will be held on 18/07/2026 at 3:00 P.M. in physical Mode at the office of Madurai Chapter of the Institute as per the address given above.**
7. The application shall be duly signed by the Owner / Authorized representative of the owner having necessary authorization/ Power of Attorney (as applicable) to do so. The Applicant shall sign each page of the application. (Copy of Power of Attorney/ Memorandum of Association/Partnership Deed/Board Resolution shall be furnished along with the application).
8. If the space in the proforma is insufficient for furnishing full details, such information shall be supplemented on separate sheets of paper stating therein the part for the proforma and serial number. Separate sheets may be used for each part of the Tender.
9. In case of joint ownership or where there is more than one owner, application should be made jointly or by authorizing any one person on behalf of all.
10. Where there is any charge created on the property, undertaking to the effect that any encumbrances on the property will be cleared at the time of execution of the said transaction.
11. All the letters / relevant documents accompanying this Expression of Interest application shall be submitted in duplicate.
12. Applications containing false and/or inadequate information are liable for rejection.



13. Applications received after the stipulated date and time shall not be entertained. The ICMAI shall not be liable for any postal delays whatsoever and applications received after the stipulated time/date are liable to be rejected summarily without giving any reason thereof.
14. In case of incomplete submissions, ICMAI shall be under no obligation to give the applicant an opportunity to make good such deficiencies and ICMAI shall at its discretion treat such applications as incomplete and shall not consider for further evaluation.
15. Conditional applications shall be summarily rejected.
16. ICMAI reserves the right to accept or reject any or all applications at any stage in part or full without assigning any reason therefor.
17. In case of any clarifications, the applicants may contact at Madurai Chapter of the Institute of Cost Accountants of India either through Contact No: 0452-234920 or e-mail: [madurai@icmai.in](mailto:madurai@icmai.in)
18. Representative of Applicant may attend the Opening of Technical Bids physically. Bids shall be opened even if bidders are not present. Date, time & venue for opening of bids will be intimated by publishing same on website of ICMAI under Tender/EOI section, same will be hosted after last date of submission of Tender i.e., 28/07/2026.
19. Representatives of ICMAI shall visit the Premises Offered by Applicants for inspection of Premises so as to ascertain its suitability for the Institutional purpose. In case, the premises are found unsuitable, Financial Bid for it shall not be opened.

ICMAI reserves its right for Shortlisting of Bids (based on Nos. of Bids received). The shortlisting shall be based on Location, Suitability, Approach, Neighborhood/Vicinity, Available Parking (in-House and on-street both), available Circulation space, arrangements of Power & Water of the Property Offered as per the requirements of ICMAI.

In case Shortlisting process is adopted, technical bids of Shortlisted Applicants only shall be considered and ICMAI shall communicate with the Shortlisted applicants only. Financial Bids of Shortlisted Applicant shall only be opened by ICMAI.

Otherwise, all the Bids shall be considered for Evaluation by ICMAI.

20. Financial offers of Shortlisted Bids shall be opened in the presence of representatives of applicants (if any). Bids shall be opened even if bidders are not present. Schedule of Opening of Financial Bids shall be communicated through e-mail to the Shortlisted applicants only.
21. The Applicants shall furnish certified photocopy of the Original Copy of Title Deed of property with proof of Identity of Ownership along with Photograph(s) to the Madurai Chapter of ICMAI.

Also, Applicants shall furnish copies of all the Originals of Supporting Documents which are required to be submitted by the Applicant as mentioned in this Document.

The Applicants shall be informed for furnishing original documents at any stage of evaluation process in writing by ICMAI.

If any Applicant fails/unable to furnish aforementioned original documents within 30 days of its intimation by ICMAI then Institute have the right to accept or reject such bids.

22. The Validity of Bid/offer shall be up to 180 days from the last date of submission of applications/bids.

23. In case Applicant intends to bid for multiple Properties, separate bid for each property shall be prepared & submitted in prescribed format with all supporting documents attached therewith.

The Land offered under this EOI Document should have Institutional use. (Supporting document in this regard is required to be submitted.)

24. The Property Offered under this EOI shall be free from any Mortgage / hypothecation and free from Encumbrances at the time of execution of agreement. (CERSAI report of the property in this regard is to be submitted along with the bid submission.)
25. In case of any dispute or difference arising in relation to meaning or interpretation of any of the clause of this EOI, the authorized official of the Institute and the seller will address the disputes/ differences for mutual resolution within one month from the date on which such dispute arose.
26. All disputes arising out of this EOI are subject to the jurisdiction of Courts in Tamil Nadu only.

### **GENERAL CONDITIONS**

1. **Submission of Tender bids through e-mail or Fax will not be accepted.**
2. The Tender Committee of Madurai Chapter of ICMAI will evaluate the suitability of land by providing due weightage to the proximity of the land to National Highway/ State Highway, development in the area, Guideline value of the property as fixed by the local government/ Authority, transportation facility and access to the plot, landscape of the plot etc., The decision of the Committee will be final and binding on the bidder(s).
3. The price bid(s) of such bidder(s) will be opened only who has cleared MQP and obtained qualifying marks in technical evaluation.
4. The successful bidder will not be allowed to alter / disturb land including cutting/ removing of trees/ structures/ Earth after finalization of the deal. Non-compliance of this condition will lead to disqualification of the bid.
5. As and when necessary, Madurai Chapter of ICMAI reserves the right to add/alter terms and conditions of the tender. It would be the sole responsibility of the bidder to get the same checked from the above addressee before submission of the Tender.
6. All the documents and the price bid should be signed and stamped by the authorized signatory.
7. In case of any dispute or difference arising out of this tender, the matter shall be referred for adjudication at Madurai to a sole arbitrator to be appointed mutually under the provisions of Arbitration and Reconciliation Act 1996 including any statutory modifications or enactment thereof shall apply to the arbitration proceedings. The fees of the arbitrator, if any, shall be paid equally by both the parties. The Arbitration proceedings shall be in English language and the award shall be a speaking award binding on both the parties.
8. ICMAI reserves the right to cancel the tender / offer(s) of any / all bidders without assigning any reason whatsoever.
9. This tender and matters related thereto are subject to exclusive jurisdiction of courts in Tamil Nadu.
10. It may be noted that bid of any bidder may be rejected if a conflict of interest between the bidder and the ICMAI is detected at any stage.
11. Interested parties are requested to submit their bids through physical documents only within the due date and time of the Tender.

12. An applicant can submit any number of Bids, but each bid must be in a separate envelope.
13. The rates offered by the landowner shall initially remain valid for a period of 180 days. The validity of offers may require extension of time with the consent of the landowner.
14. The owner of the land should preferably submit the bid directly; else, the bid must accompany an authorization letter duly issued by the landowner in favour of the person/agency submitting the bid.
15. If multiple companies / groups of individuals own the land then preferably all the authorized representatives of such companies/ individuals should sign the TENDER documents. An authorization letter in favour of the persons signing on behalf of a company/ individual must accompany the bid. In case only one person is signing on behalf of all the companies/individual then all such companies/individual shall issue an authorization letter in favour of person signing the TENDER dully attested by Notary Public.
16. The following are the technical specifications pertaining to land, and not the evaluation criteria. This shall be adopted for selecting the site(s)/location(s) for further negotiations for purchase of land parcel.
  - i. **The Location:** Madurai Chapter of ICMAI preferred locations are it should be 5 km radius from Madurai Center (Periyar Bus Stand/Madurai Meenakshi Amman Temple).
  - ii. **Size of the Land Parcel:** Minimum area of land required for outright purchase shall be between 3000 and 4500 Sq. Ft.
  - iii. **Current land use:** The land use of the offered land parcel must be Commercial cum Institutional in nature.
  - iv. **Accessibility:** The location of site offered should draw its access from major road and the site should be in proximity to the existing development and landmarks of similar nature.
  - v. **Shape:** The shape of the land parcel should be square, rectangle or functional. Irregular shapes would not be given preference.
  - vi. **Infrastructure:** Availability of requisite infrastructure shall be given preference. The availability of Basic Infrastructure i.e. Bituminous Tar Road, Water supply, Sewerage, Electricity & Storm Water Drainage etc.
  - vii. **Existence of permanent structures:** There should be no such permanent structures on the land parcel offered for sale.
  - viii. Status of land should be freehold
  - ix. Viability of the project based on cost input versus sales realization.
  - x. Development parameters such as Land use, permissible Floor Area Ratio (FAR), Ground Coverage, Permissible Density, Set Backs applicable to the Plot, Permissible height, Maximum Constructible Area etc.
  - xi. Status of likely support from local Govt. w.r.t. levy of various taxes /duties /cesses & approvals etc.
  - xii. Madurai Chapter of ICMAI subsequently may carry out due diligence or other verifications for its satisfaction, for which all assistance shall have to be provided by the applicant / Land owner(s) including ownership documents and chain of documents.
  - xiii. The application(s) not accompanied by the documents as per the check-list, is/are liable to be rejected.
  - xiv. The Institute reserves the right to accept or reject any or all the applications, without assigning any reason for whatsoever reasons.

- xv. The Tender Committee of Madurai Chapter of ICMAI is not bound to give reasons for rejection of any of the bid.
- xvi. The decision of Selection Committee in this matter shall be final & binding on all the applicants.

## **STEPS FOR SELECTION OF LAND PARCEL'S**

### **PART - A**

#### **Mandatory Prequalification Criteria**

- 1) The plot should be Freehold & There should be Clear title on Land. Relevant certified photocopies to be attached with a covering letter.
- 2) The party should furnish a clear and marketable Title Investigation Report (TIR) from a lawyer which should not more than Three Months old from the date of Notice of inviting Tender.
- 3) The Party should submit photocopies of Receipt of all taxes paid which are due for payment till 31/03/2026 in respect of the subject land parcel.
- 4) The Land should be non-agricultural Land. Proof of the same should be submitted.
- 5) The bidder must submit the valuation report to be obtained from a Govt. registered valuer with regard to the offered plot.
- 6) The bidder must submit **Encumbrance Certificate (EC)** (minimum 30 years).
- 7) The bidder must submit Revenue Records.
- 8) The bidder must submit approvals from DTCP (Directorate of Town & Country Planning) or Local planning authority.

All these documents should be submitted in a sealed cover marked as Part –A, “Mandatory Prequalification Criteria” and Tender Ref. No. **ICMAI/INFRA/LAND/MADURAI/01 dated 08.07.2026.**

Next stage in selection is bidder providing relevant details, for evaluation of the bid technically. Only the “Technical Bid” documents of those bidders who qualify in the “Mandatory Pre-Qualification Criteria” will be opened by The Tender Committee of Madurai Chapter of ICMAI.

## TECHNO COMMERCIAL EVALUATION

**WEIGHTAGE - TECHNICAL PARAMETERS – 60%, PRICE BID – 40%**

## TECHNICAL EVALUATION

**BRIEF TECHNICAL PARAMETER FOR EVALUATION BASED ON THE PARAMETERS REQUIRED FOR ELIGIBLE CRITERIA**

The Tender Committee of Madurai Chapter of ICMAI shall open & scrutinize the Bids submitted by the intending land owners taking into consideration the selection criteria. The selection here is based on the bidder obtaining the **minimum qualifying marks of at least 60**. The following are the parameters for technical evaluation.

| Parameters for Technical Evaluation                                                                                                                                                                                             | Maximum Marks |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Distance from Railway Station by shortest road route                                                                                                                                                                            |               |
| From 0 km up to 05 km. 30 Marks                                                                                                                                                                                                 | 30            |
| More than 05 km and up to 10 km. 15 Marks                                                                                                                                                                                       |               |
| More than 10 km. 0 Marks                                                                                                                                                                                                        |               |
| Property owner to provide the distance in kms.                                                                                                                                                                                  |               |
| Approach Road to the particular property                                                                                                                                                                                        |               |
| If 30 ft or more wide approach road 20 Marks                                                                                                                                                                                    | 20            |
| If less than 30 but up to 15 ft wide 5 Marks                                                                                                                                                                                    |               |
| Less than 15 ft wide 0 Marks                                                                                                                                                                                                    |               |
| Topography of the plot (Survey drawing showing the topography of the plot needs to be submitted (Undulated or Flat) –                                                                                                           |               |
| (i) Fairly levelled plot level (difference between highest level and lowest level of the plot should not be more than 1.00 Mtr. <b>(Full 10 Marks will be given)</b>                                                            | 10            |
| (ii) Fairly unlevelled plot level (difference between highest level and lowest level of the plot is more than 1.00 Mtr but less than 2.50 Mtr. <b>(0 Marks will be given)</b>                                                   |               |
| Availability of nearest electric sub-station for tapping of HT Connection Power Connection. A base distance of 100 Mtr is assumed for calculation.<br><b>(If Yes 10 Marks will be given otherwise Zero Marks will be given)</b> | 10            |
| Availability of Storm Water drainage system (Yes/ No).<br><b>(If Yes 10 Marks will be given otherwise Zero Marks will be given)</b>                                                                                             | 10            |
| Availability of Boundary Wall (Barbed wire fencing will not be assumed as boundary wall) (Yes / No).<br><b>(If Yes 10 Marks will be given otherwise Zero Marks will be given)</b>                                               | 10            |
| Shape of the Plot                                                                                                                                                                                                               |               |
| (i) If the plot is Regular Shape (Square OR Rectangular OR Functional) 20 Marks will be given                                                                                                                                   | 20            |
| (ii) If Irregular Shape - 5 marks will be given                                                                                                                                                                                 |               |
| <b>Total</b>                                                                                                                                                                                                                    | <b>100</b>    |

The above details should be submitted sent in a separate cover marked along with the Technical Bid in a sealed cover marked as Part –A referring the **Tender Ref. No.:** ICMAI/INFRA/L&B/MADURAI/01 dated 08/07/2026.

**Only those bidders who score more or equal to 60 will be considered for opening their price bid.**

## **B. Financial Evaluation**

Price bid will be opened only for those bidders who qualify in MQP & Technical Bid Evaluation,

### **Financial Evaluation Procedure**

**Marks in the price bid will be evaluated as under:**

The lowest offer shall be treated as base and shall be given 40 marks.

**Marks to be Obtained in price bid Out of 40 =  $[(L1/L) \times 40]$**

**Where L1 → Lowest Quoted Price    L → Price Quoted by the Respective bidder**

**Example** of calculation of marks for price bid will be as under: Financial bid quotes of four consultants are as follows

- (i)    A: Cost of Land @ Rs. 2000/- per Sq. ft.
- (ii)    B: Cost of Land @ Rs. 3000/- per Sq. ft.
- (iii)    C: Cost of Land @ Rs. 4000/- per Sq. ft.
- (iv)    D: Cost of Land @ Rs. 5000/- per Sq. ft.

The marks will be as under;

- (i)    A:  $2000 \times 40 / 2000 = 40$
- (ii)    B:  $2000 \times 40 / 3000 = 26.67$
- (iii)    C:  $2000 \times 40 / 4000 = 20$
- (iv)    D:  $2000 \times 40 / 5000 = 16$

**The bidder who scores maximum marks put together for technical bid and price bid shall be considered for selection.**

**i.e. 60% of the total marks obtained in Technical Bid plus Marks obtained in Price Bid**

### **Note:-**

- i)    The Tender Selection Committee will submit its recommendations for a particular land parcel(s) for approval to the competent authority of The Tender Committee of Madurai Chapter of ICMAI. The Tender Committee of Madurai Chapter of ICMAI shall issue LOI in the name of landowners on approval of proposal by the competent authority of The Tender Committee of Madurai Chapter of ICMAI.
- ii)    The Tender Committee of Madurai Chapter of ICMAI shall appoint an advocate in order to receive clear due diligence report in terms of the purchase policy of the Institute
- iii)    Subsequently a sale deed shall be executed post obtaining necessary legal clearance.
- iv)    All the pending statutory / other dues prior to purchase will be borne by the Land Owner(s).

v) **RISK AND POSSESSION:**

Risk in the property shall remain with the Bidder until:

- Execution of Sale Deed
- Full payment
- Physical possession handed over

Any damage prior to transfer shall be borne by the Bidder.

vi) **MISCELLANEOUS**

Entire Agreement Clause: This Tender and subsequent Agreement shall constitute the entire understanding between parties.

Amendment Clause: Any modification shall be in writing and signed by both parties

The price bid to be put in a separate cover marked Part B – **Price Bid – ICAI/INFRA/L&B/MADURAI/01, dated 08/07/2026.**

Price bid format given in the last page of this tender.

The Bidder who scores highest in Techo Commercial evaluation as per weighed process, as explained above, will be called for discussions to proceed further in the tender.

**Disclaimer Clause:**

The buyer (Madurai Chapter of the Institute of Cost Accountants of India) is not responsible for any failure of submission of bids due to failure of Internet or other connectivity problems or reasons thereof.

**Date:**

**Place:** Madurai

**Authorized Signatory  
Stamp:**

**PART – I**

**TECHNICAL BID**

Dear Sir,

**Sub: Your Advertisement in ‘.....’ News Paper Dated ..... for purchase of Land at Madurai, Tamil Nadu State for Madurai Chapter of the Institute of Cost Accountants of India (ICMAI) for Institutional Purposes.**

With reference to the above cited subject, I / We hereby offer My / our plot of Land under. The details of the property are here under.

**A. About the seller/s:**

| <b>Sr. No.</b> | <b>Required Information</b>                                                             | <b>Information to be filled in by landlord/s</b> |
|----------------|-----------------------------------------------------------------------------------------|--------------------------------------------------|
| 1.             | Name/s of seller/s and Address:                                                         |                                                  |
| 2.             | Seller’s organization: (Individual/HUF/AOP/partnership firm. /Company etc.)             |                                                  |
| 3.             | PAN No:                                                                                 |                                                  |
| 4.             | In case of Individual:<br>Name, Age, Occupation and Address.                            |                                                  |
| 5.             | In case of HUF:<br>Members name, Age, Occupation and Address.                           |                                                  |
| 6.             | In case of AOP –<br>Name, age, occupation and Address of Members of Association.        |                                                  |
| 7.             | In case of partnership firm.:<br>Name, Age, Occupation and Address of all the partners. |                                                  |
| 8.             | In case of company:<br>Name, Age, Occupation and Address of all the Directors.          |                                                  |
| 9.             | Details of contacts of the Owner:<br>Landline Nos.:<br>Mobile Nos.:<br>Email Address:   |                                                  |



**B. About the land:**

| Sr. No. | Required Information                                                                                              | Information to be filled in by landlord/s                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.      | Area in -                                                                                                         | ..... Sq. Mt.      Sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2.      | Length and Breadth and Shape -                                                                                    | <p>North ..... Mt. or ..... ft.<br/> South ..... Mt. or ..... ft.<br/> East ..... Mt. or .....ft.<br/> West ..... Mt. or ..... ft.</p> <p>Square / Rectangular / Irregular</p> <p>Facing of the land towards the approach road<br/> (East/West/South/North)</p> <p>Whether the plot is in the same level that of<br/> the approach road?<br/> (Yes / No)</p> <p>Whether the plot is encroached by any HT<br/> electricity line / Telephone / Cable lines/<br/> Sewerage lines / Mobile tower etc.?<br/> (Yes / No)</p> <p>Availability of Sewerage lines to be<br/> connected with existing waste disposal lines<br/> of local Municipal Corporation?<br/> (Yes / No)</p> <p>Whether the plot is free from water logging<br/> area of the city?<br/> (Yes / No)</p> |
| 3.      | Location: Detailed Address of the plot with old Survey No., New Survey No., City Survey No., Final Plot No., etc. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4.      | Nearby landmark/s to the plot of land.                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.      | Whether Non – Agricultural land, if yes, Collector’s NA Order Ref. and Date.                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6.      | Distance of the property from. City/ from. following:                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|         | (a) Bus stand                                                                                                     | ..... KMTs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|         | (b) Airport                                                                                                       | ..... KMTs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|         | (c) Railway Station                                                                                               | ..... KMTs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|         | (d) Main City                                                                                                     | ..... KMTs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|         | (e) Institute premises                                                                                            | ..... KMTs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|         | (f) Existing Chapter office                                                                                       | ..... KMTs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Sr. No. | Required Information                                                                                      | Information to be filled in by landlord/s               |
|---------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| 7.      | Location Boundary details –                                                                               | East: By<br>South: By<br>West: By<br>North: By          |
| 8.      | Approach Road width Type of Road:                                                                         | .....ft. (Metal Road / Non-metal Road / Non-pucca road) |
| 9.      | Whether the Educational/Institutional Activities are permitted on the said property                       |                                                         |
| 10.     | Details of Approved corporation Plan, sanction Ref. and Date (if applicable):                             |                                                         |
| 11.     | Availability/Source of basic facilities:<br>Water, Electricity, Drainage, Telephone/Internet connectivity | .....<br>.....<br>.....<br>.....                        |
| 12.     | Since when plot of land is owned by present seller/s :                                                    |                                                         |
| 13.     | Last date of payment of Non- Agricultural Tax and period:                                                 |                                                         |
| 14.     | Character of the land (freehold / leasehold)                                                              |                                                         |
| 15.     | Zone declared by Competent Authority with permissible FAR for construction of building:                   |                                                         |

### C. About the legal title of Land

| Sr. No. | Required Information                                                                                                                                                       | Information to be filled in by landlord/s |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 1.      | Owner/s Name as per 7/12 Extract<br><b>OR</b><br>City Survey Card /'B' Tenure Permission                                                                                   |                                           |
| 2.      | Registered Document Reference and its date, showing the land in the name of the present owner                                                                              |                                           |
| 3.      | Details of encumbrance on the plot of land, (if any)<br>If yes, the Name and Address of the lender Institution/<br>Bank Amount of loan outstanding as on ...../.... /..... |                                           |
| 4.      | With whom. the original property documents are lying                                                                                                                       |                                           |
| 5.      | Whether property is charged under Registered Document<br>If charged, details of Document, Registration No. ....<br>Dt. ....                                                |                                           |

| Sr. No. | Required Information                                                                                                                                        | Information to be filled in by landlord/s |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| 6.      | Time required to submit the original documents to ICMAI's Advocate and Legal Consultant for inspection and verification.                                    |                                           |
| 7.      | When the last Title Search was taken?<br>Brief remarks on Title Search with Lawyer's name and Address                                                       |                                           |
| 8.      | In case the Seller is a Company, whether sale of land is authorized by Board of Directors by a Resolution?<br>Give Date of Board Meeting and Resolution No. |                                           |

**D. Certified copies of the documents to be attached for the Land to be offered:**

| Sr. No. | Document                                                                                                                                                                                                                           | Remarks |
|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1.      | Pan Card/s of the Seller/s                                                                                                                                                                                                         |         |
| 2.      | Memorandum. and Articles of Association, in case of company,                                                                                                                                                                       |         |
|         | Partnership Deed and Registration Certificate in case of partnership firm.                                                                                                                                                         |         |
| 3.      | List of HUF Members as certified by Bankers along with partition deed, if any,                                                                                                                                                     |         |
| 4.      | Title document/s, Sale Deed, Gift Deed, Partition Deed, Lease Deed etc. in favour of Present Seller/s. - Index II Report. - Document Registration Receipt                                                                          |         |
| 5.      | Non-Agriculture use: Collector's Order                                                                                                                                                                                             |         |
| 6.      | Land demarcation plan                                                                                                                                                                                                              |         |
| 7.      | Zoning Certificate                                                                                                                                                                                                                 |         |
| 8.      | Land reservation for Educational Purpose Competent Authority's Certificate                                                                                                                                                         |         |
| 9.      | Copy of Approved plan by MADURAI Municipal Corporation                                                                                                                                                                             |         |
| 10.     | Copy of latest paid NA Tax Receipt.                                                                                                                                                                                                |         |
| 11.     | Copy of latest paid Property Tax to MADURAI Municipal Corporation                                                                                                                                                                  |         |
| 12.     | Handwritten and computerized Village Form. No. 7/12 Extract with all the 6D Mutations thereon along with Village Form. No. 8A Extract, City Survey Card with all the Mutations thereon, Form. B in Case of Final Plot in TP Scheme |         |

| Sr. No. | Document                                                                                                                                                                                                                                                                                                                                                                                                                              | Remarks |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 13.     | Encumbrance Certificate with outstanding dues of lending Institution                                                                                                                                                                                                                                                                                                                                                                  |         |
| 14.     | Copy of latest Title Search Report                                                                                                                                                                                                                                                                                                                                                                                                    |         |
| 15.     | Copy of Board Resolution in case of company,                                                                                                                                                                                                                                                                                                                                                                                          |         |
| 16.     | In case the seller is Company/Firm. /Society/Trust, certified true copy of the relevant resolution of taking decision for selling the land / building to ICMAI and authorizing a person, in terms of its bye laws, for executing and signing the deeds / documents / undertakings etc. in order to sell/transfer the said property together with certified copy of its Memorandum. & Articles of Association/Bye-laws, as applicable. |         |

I/We hereby confirm. that the above referred information and documents are true and correct and open for inspection and verification by the advocate and legal consultants appointed by the Institute of Cost Accountants of India, Madurai Chapter.

I/We are also aware that our offer May not be accepted by the Institute of Cost Accountants of India and May be rejected without assigning any reasons therefor.

I/We submit financial offer in a separate sealed envelope.

**Place:** .....

**Date:** ...../...../.....

**Signature of seller/s /Authorized Person  
with Designation and Stamp**

**Address with Phone No and E Mail:**

## DECLARATIONS

### Appendix -A

**Bidders are required to give declarations / undertaking in respect of the following:**

I/We, \_\_\_\_\_ S/o \_\_\_\_\_, and R/o \_\_\_\_\_) on behalf of \_\_\_\_\_ (Name of the company, if applicable), that have submitted its **TENDER FOR PURCHASE OF LAND** at \_\_\_\_\_ (Location) confirms that;

| Sl. No. | Item. of Declaration / Undertaking                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Whether provided |    |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|
|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Yes              | No |
| 1       | The offered land stand mutated in the name of me /us /said company.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |    |
| 2       | The offered land have a clear title and there is no dispute of any kind on this land.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |    |
| 3       | The said land fall under the approved Master Plan of local Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |    |
| 4       | The land is/are free from all kind of encumbrances.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |    |
| 5       | The property is freehold.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |    |
| 6       | We further confirm that;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |    |
| A)      | <p>We, have not taken any loan on the offered land.</p> <p style="text-align: center;">OR</p> <p>We had taken a loan, against the offered land, amounting to Rs. _____ from _____ (Name/address of the financial institution), which stands cleared as on date.</p> <p style="text-align: center;">OR</p> <p>We have taken a loan, against the offered land, amounting to Rs. _____ from _____ (Name/address of the financial institution), out of which an amount of Rs. _____ is outstanding as on date. (Please attach a certificate from the financial institution confirming the outstanding amount)</p> |                  |    |
| B)      | <p>No charge has been created on the said offered land through Registrar of Companies (ROC)/Court of law in anyone's favour.</p> <p style="text-align: center;">OR</p> <p>A charge amounting to Rs. _____ was created in favour of _____ through ROC/ Court of law, which stand cleared as on date.</p> <p style="text-align: center;">OR</p> <p>A charge amounting to Rs. _____ has been / was created in favour of _____ through ROC/ Court of law which is still in force.</p>                                                                                                                             |                  |    |
| C)      | <p>No third party lien or interest has been created on the offered premises.</p> <p style="text-align: center;">OR</p> <p>Third party lien or interest had been created on the offered premises which has been cleared as on date.</p>                                                                                                                                                                                                                                                                                                                                                                        |                  |    |

| Sl. No. | Item. of Declaration / Undertaking                                                                                                                                                                                                                                                              | Whether provided |    |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----|
|         |                                                                                                                                                                                                                                                                                                 | Yes              | No |
|         | OR<br>Third party lien or interest has been created on the offered premises which is still in force (submit details as applicable).                                                                                                                                                             |                  |    |
| 7       | In case the plot of land does not belong to the bidder, an undertaking is required to be submitted by the bidder confirming that the landowner would not claim. for any Money or Make any dispute pertaining to the land and also not claim. any job in the project as Project Affected People. |                  |    |
| 8       | Declaration regarding offer price to remain firm for a stipulated period of six months.                                                                                                                                                                                                         |                  |    |
| 9       | Bidder will take the responsibility of execution of Conveyance Deed.                                                                                                                                                                                                                            |                  |    |
| 10      | Proof of ownership of the landowner(s) in terms of Clause c(ii) of the NIT has been provided.                                                                                                                                                                                                   |                  |    |
| 11      | Availability of Power – High / Low tension, with / without substation.                                                                                                                                                                                                                          |                  |    |
| 12      | Availability of Water                                                                                                                                                                                                                                                                           |                  |    |
| 13      | Whether there is any overhead High Tension Electricity connection passing through the plot of land                                                                                                                                                                                              |                  |    |
| 14      | Valuation report of the plot from a Govt. registered valuer as per the standard format <b>(Mandatory)</b>                                                                                                                                                                                       |                  |    |

Date

Authorized Signatory

Stamp:

## PART - II

### PRICE BID

To  
The Chairman, Madurai Chapter,  
The Institute of Cost Accountants of India,  
No.13-14, Third Floor, S.F.I. Apartment,  
Sathyamoorthy Road, Ramnagar  
Madurai – 641009

Date: ---/---/---

Dear Sir,

**Sub: Your Advertisement in ‘.....’ Newspaper Dated..... for purchase of land for Madurai Chapter of “The Institute of Cost Accountants of India” (ICMAI) for Institutional Purposes at Madurai, Tamil Nadu.**

In continuation to my/our submission for Offer Document dated ...../.... / with reference to the above cited subject, I/We give the following financial offer for the sale of my/ our plot of land bearing Survey No. /CTS No..... admeasuring about .....sq. mts. or .....sq. ft. situated at -

..... (location details) owned by me/us, the details of which are given in Technical Bid along with date and signed by me/us.

| Sl. No. | Description                                                                                                                                                                | Area of the Plot offered<br>(In Sq. Ft.) | Rate Per sq. ft. of Land<br>(In Rupees) | Total Price<br>(In Rupees) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------|----------------------------|
| 1       | 2                                                                                                                                                                          | 3                                        | 4                                       | 5 = 3 X 4                  |
| 1       | NON- GRICULTURAL LAND FOR MADURAI CHAPTER OF THE INSTITUTE OF COST ACCOUNTANTS OF INDIA FOR SETTING UP OF A NEW OFFICE BUILDING FOR EDUCATION AND ADMINISTRATIVE PURPOSES. |                                          |                                         |                            |

**Total Sale Price offer:** Rs. .... inclusive of all charges.

[Rs. (In Words) ..... only]

#### **Terms of payment –**

**Rs. ....** On execution of sale deed and on handing over complete possession of the property to ICMAI

I/We are aware that our offer may not be accepted by The Institute of Cost Accountants of India and may be rejected without assigning any reasons therefor.

**NOTE:**

1. Above quoted rate /amount of the premises are inclusive of all charges/taxes whatsoever but excluding registration and stamp duty charges, which will be borne by the Institute.
2. Institute will not make payment for any other charges.
3. Applicable tax shall be deducted as per the applicable rules and norms, while making the payment. Thanking you,

Yours faithfully,

( ..... )

**Signature of seller/s /Authorized Person with  
Designation and stamp Address  
with Phone No and E Mail:**

**Place: .....**

**Date: ...../..... /.....**