

## INDIAN RAILWAY WELFARE ORGANISATION

### Requirement of Land at Bhubaneswar

Indian Railway Welfare Organisation (IRWO) requires about 3 to 4 Acre freehold land duly approved by Bhubaneswar Development Authority (B.D.A.) for setting up a Group Housing Scheme in Bhubaneswar in area under the jurisdiction of B.D.A.. Offers are invited from land owners/agencies for sale of land as above having approved land use for residential complex.

The owner/agency offering the land for sale shall be required to obtain approval for IRWO's Building plans for group housing scheme as well as obtain commencement certificate and other clearances from the B.D.A and other statutory authorities.

Interested parties may apply giving details of location, Khasra Numbers, land use information as per B.D.A's sanctioned plan, proof of ownership, dimensioned sketch showing size and area of the piece of land offered and price per acre , inclusive of all expenses to IRWO.

The land owner shall have to transfer and get the land registered in favour of IRWO.

#### Indicative payment terms:

Item	% payment
Advance on signing of agreement against irrevocable BG from a Scheduled Bank (validity shall be till fulfilling of all terms and conditions of the agreement).	10
Upon registration and handing over physical possession of land approved for residential group housing by B.D.A (10% advance shall be adjusted). Before handing over, land should be duly demarcated and fenced with barbed wire fencing on MS angle posts at 3 m intervals, 1 m above ground level.	65 (Cumulative)
On mutation of land in favour of IRWO.	5
On obtaining environment clearance & other clearances as per requirement of central/ local sanctioning authorities.	10
On obtaining approval of IRWO's building drawings from local sanctioning authority for commencement of execution of work.	20

The offer should reach Managing Director, Indian Railway Welfare Organisation (IRWO), Railway Office Complex, Shivaji Bridge (Behind Shankar Market), New Delhi-110 001 by **14-11-2011** super-scribing **"Offer for Land at Bhubaneswar."**