

**INVITATION OF BIDS FOR CONSTRUCTION AND OPERATION OF  
A SENIOR SECONDARY SCHOOL**

1. A total of approx 95.78 acres of land was leased to AWHO in 2001 at Greater Noida with a stipulation to construct DU's and central amenities including Secondary School.

2. Accordingly, a total of 2822 Dwelling Units and central amenities except Secondary School had been constructed in phased manner.

3. AWHO invites bids from reputed education Societies / Trusts for Construction and Operation of a Senior Secondary School at AWHO, Gurjinder Vihar, Greater Noida project on Built, Operate & Transfer (BOT) model as per the following terms and conditions:-

(a) The party shall construct the school building under its own resources and subsequently operate the same on a 30 years revenue sharing agreement.

(b) Plot Size. 20,000 Sqm (approx 05 Acres) plot as part of Housing Society built over approx 95.78 acres.

(c) Details of Construction as per the GNIDA Lease Agreement.

(i)	Permissible FAR	-	1.2
(ii)	Ground Coverage	-	30%
(iii)	Max Height	-	15 meters

(d) The built-up area of the school shall be limited to any size between the maximum permissible as per GNIDA approved plans or the minimum required by GNIDA for obtaining completion certificate as per latest regulations of GNIDA on the subject.

(e) The agreement for Operation of the school shall be for a period of 30 years from the date of commencement of academic session post construction. The terms of agreement shall be discussed once expression of interest is received from the education Societies / Trusts.

4. Educational Societies / Trusts fulfilling the following eligibility criteria may apply:-

- (a) **Average annual financial turnover** during the **last five years** should not be less than **Rs 50 Cr.**
- (b) **Bank solvency** for an amount of **Rs 30 Cr** or financially sound for **engagement upto Rs 50 Cr and above.**
- (c) Total **movable and immovable property** not less than **Rs 75 Cr.**
- (d) Should be a profit making society / Trust with **no losses during the last five financial years.**
- (e) Should be running **minimum three Senior Secondary Schools.**

5. Applicants shall submit their applications alongwith Certified True Copies of the following details / certificates: -

- (a) Copy of Constitution Deed of Education Society / Trust.
- (b) Complete antecedents including experience in operation of Senior Secondary schools.
- (c) Audited balance sheets for the last five years.
- (d) Financial turnover during the last five years duly signed by the Chartered Accountant alongwith copy of income tax return.
- (e) Details of Movable and Immovable property assets in the name of Society / Trust (alongwith its valuation report by registered valuer) Affidavit (duly notarized) in respect of any disputes and encumbrances.

6. AWHO reserves the right not to accept and / or reject all the applications without assigning any reason.

7. The shortlisted applicants shall be subsequently asked to submit the year wise revenue model for the 30 year operation of the school.

8. The applications may be addressed to the Managing Director, AWHO and be submitted at the following address by speed-post latest by **31 Oct 2021** (Private couriers are not allowed at this address):-

**Managing Director**

Army Welfare Housing Organisation

South Hutments, Kashmir House, Rajaji Marg

New Delhi – 110011

Kind Attention : Director (Planning)

9. Any queries if required may be sought from Director (Planning), AWHO on Tel : **011-23019294**.