

# INDIAN RAILWAY WELFARE ORGANISATION

## (IRWO)

Railway Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110 001

### NOTICE INVITING SEALED TENDERS

#### FOR OUTRIGHT SALE OF LAND PARCEL IRWO'S RAIL VIHAR, LUCKNOW (LUCKNOW-IV PROJECT SITE)

<b>Tender Reference No.:</b>	IRWO/LKO/Phase-IV/2026-27
<b>Date of Tender:</b>	03 June 2026
<b>Location:</b>	Khasra No. 45 & 46, Village Miranpur-Pinvat, Pargana Bijnour, Tehsil & District Lucknow, U.P. (On Lucknow-Kanpur National Expressway, NE-6, adjoining Avadh Collegiate)
<b>Net Plot Area (Subject to Actual Survey):</b>	8,587.80 sq. m. (2.121 Acres) [Gross area 8,727.80 sq. m. less 140.00 sq. m. acquired by NHAI]
<b>Nature of Sale:</b>	Outright Sale — "As Is Where Is", "As Is What Is", "Whatever There Is" basis
<b>Earnest Money Deposit (EMD):</b>	Rs. 60,00,000/- (Rupees Sixty Lakhs Only)
<b>Tender Document Fee:</b>	Rs. 10,000/- (non-refundable)
<b>Bid Submission Start Date:</b>	03 June 2026 Physical
<b>Bid Submission Closing Date &amp; Time:</b>	03 July 2026 at 15:00 Hours (IST)
<b>Bid Opening Date &amp; Time:</b>	03 July 2026 at 15:30 Hours (IST) Physical
<b>Issuing Authority:</b>	Managing Director, Indian Railway Welfare Organisation

**IMPORTANT — MANDATORY READ: THIS LAND IS OFFERED WITH SPECIFIC DISCLOSED ENCUMBRANCES AND REGULATORY CONDITIONS. BIDDERS MUST READ SECTIONS 1.4 AND 3.3 IN FULL BEFORE BIDDING. IRWO RESERVES ABSOLUTE RIGHT TO REJECT ALL BIDS WITHOUT ASSIGNING ANY REASON.**

**For and on behalf of Managing Director, IRWO**

Railway Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110 001

Contact: Sh. Harender Kumar, General Manager (Projects) | Ph: 9389585396 | Email: support@irwo.net



# PART-A

## NOTICE INVITING TENDERS — FULL TENDER DOCUMENT

Tender No. IRWO/LKO/Phase-IV/2026-27 | Dated: 03 June2026 | Version 2

### 1. BACKGROUND, PURPOSE, AND AUTHORITY

#### 1.1 About IRWO

The Indian Railway Welfare Organisation (hereinafter 'IRWO') is a society registered under the Societies Registration Act, 1860 (Act XXI of 1860), operating under the aegis of the Ministry of Railways, Government of India, with its registered office at Railway Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110 001. IRWO is dedicated to the welfare of railway employees and their families, including through the development and management of housing projects.

#### 1.2 Corporate Authority for This Sale

The Governing Body of IRWO has passed a formal resolution (the 'Authorising Resolution') authorising the outright sale of the Land Parcel described herein. The Authorising Resolution has been duly passed in accordance with the Memorandum, Rules and Regulations of IRWO. The Managing Director, IRWO, is specifically authorised pursuant to the Authorising Resolution to issue this Tender Document, evaluate Bids, and conclude the sale.

#### 1.3 Project Background and History

IRWO had undertaken a Group Housing Project at the Land Parcel (described in Section-3) under the project designation 'IRWO Rail Vihar, Lucknow — Phase IV'. The following is the material history of the project:

Event	Details
<b>Scheme</b>	Construction of 126 Dwelling Units (63 Type-IV, 42 Type-III, 21 Type-II) in Multi-Storied Block (Basement + Stilt + 10/11 Floors), including Parking in Basement and Stilt Floor, Double Storied Residence Welfare Centre (Club Building), and Single Storied Guard Room
<b>Scheme Approval</b>	Approved by UPSIDA (Uttar Pradesh State Industrial Development Authority, previously known as LIDA — Lucknow Industrial Development Authority) in December 2017. Completion period: 5 years i.e., up to December 2022.
<b>RERA Registration</b>	Registered with UP-RERA vide Registration No. UPRERAPRJ8170.
<b>Project Commencement</b>	January 2018
<b>Project Stoppage</b>	2019 — Work stopped. Project has not resumed since.
<b>Scheme Approval Expiry</b>	December 2022 — UPSIDA approval period elapsed. No extension sought or obtained. Approval is LAPSED.
<b>Present Decision</b>	IRWO Governing Body has resolved to discontinue the housing project and sell the Land Parcel by outright sale through this competitive tender process.
<b>Previous Allottees</b>	No dwelling units were allotted. All monies collected from any prospective allottees have been fully refunded. No outstanding obligations to any allottee.



## 1.4 Mandatory Disclosures — Bidders Must Read Carefully

THE FOLLOWING ARE MATERIAL DISCLOSURES AFFECTING THE NATURE, CONDITION, TITLE, AND REGULATORY STATUS OF THE LAND PARCEL. EACH BIDDER IS REQUIRED TO SPECIFICALLY ACKNOWLEDGE EACH OF THESE DISCLOSURES IN THE DECLARATION FORM (ANNEXURE-IV). FAILURE TO MAKE SUCH ACKNOWLEDGEMENT SHALL RENDER THE BID INVALID.

### Disclosure (a) — UP-RERA Registration Status

The UP-RERA Registration No. is UPRERAPRJ8170, which is under process for surrendering. All approved drawings are available on UP RERA web site. This tender and the proposed sale are NOT governed by the Real Estate (Regulation and Development) Act, 2016. No dwelling units are being sold hereunder. The sale is of bare land together with Existing Structures on an 'as is' basis. Each Bidder, by submission of a Bid, unconditionally waives any rights or claims under RERA in connection with this transaction.

### Disclosure (b) — Previous Allottees

No dwelling units under the original IRWO Rail Vihar, Lucknow scheme were allotted to any allottees. All monies that were collected from prospective allottees (if any) in connection with the said scheme have been fully refunded. There are no outstanding claims, dues, or obligations payable by IRWO to any such person.

### Disclosure (c) — Existing Partially Constructed Structures

The Land Parcel contains partially constructed civil works (the 'Existing Structures') executed pursuant to a civil contract before the project was stopped in 2019. The following is the status of works executed, as assessed by IRWO at the time of preparation of this document:

S. No	Item of Work	Approximate Completion (%)
1	Excavation of basement area	~95%
2	PCC of Raft foundation of basement area	~50%
3	RCC of retaining wall of basement area	~50%
4	RCC of Raft foundation with columns of basement area	~25%
5	Structure of Double Storied Residence Welfare Centre (Club Building)	Substantially constructed
6	Boundary Wall — up to plinth level	~95%
7	Boundary Wall — above plinth level	~70%

**STRUCTURAL SAFETY DISCLAIMER: NO STRUCTURAL SAFETY AUDIT, INSPECTION, OR CERTIFICATION HAS BEEN CONDUCTED ON THE EXISTING STRUCTURES. IRWO MAKES NO REPRESENTATION WHATSOEVER AS TO THE STRUCTURAL SAFETY, STABILITY, OR INTEGRITY OF THE EXISTING STRUCTURES. THE SUCCESSFUL BIDDER ACQUIRES THESE STRUCTURES ENTIRELY AT ITS OWN RISK. BIDDERS ARE STRONGLY ADVISED TO ENGAGE QUALIFIED STRUCTURAL ENGINEERS TO CONDUCT AN INDEPENDENT INSPECTION BEFORE SUBMITTING THEIR BIDS.**



**Disclosure (d) — Civil Contractor**

IRWO confirms that there are no outstanding claims, counterclaims, dues, or disputes pending from the original civil contractor who executed the works described in Disclosure (c). The civil contract has been concluded, and no contractor's lien or encumbrance exists on the Land Parcel on account thereof.

**Disclosure (e) — NHAI Land Acquisition (Area Reduction)**

Bidders are expressly informed that 140.00 sq. m. of land from Khasra No. 45 has been acquired by the National Highways Authority of India (NHAI) for road widening purposes. This acquisition is complete and fully concluded. There are no pending claims, proceedings, or disputes with NHAI in relation to the Land Parcel. The net area being offered for sale is 8,587.80 sq. m., as detailed below:

S. No	Khasra No.	Gross Area (sq. m.)	NHAI Acquisition (sq. m.)	Net Area (sq. m.)
1	45	2,950.00	140.00	2,810.00
2	46	5,777.80	—	5,777.80
	<b>TOTAL</b>	<b>8,727.80</b>	<b>140.00</b>	<b>8,587.80</b>

NOTE: All areas are as per revenue records and the Site Plan (Drawing No. IRWO/PH-IV/SP/2). Bidders are advised to independently verify the actual net area by engaging a licensed surveyor. IRWO makes no warranty as to the absolute accuracy of the area stated.

**Disclosure (f) — UPSIDA / LIDA Mortgage Obligation [UNDISCHARGED ENCUMBRANCE]**

**IMPORTANT — UNDISCHARGED REGULATORY ENCUMBRANCE: THE FOLLOWING DISCLOSURE IS MATERIAL TO BIDDERS' ASSESSMENT OF TITLE AND REGULATORY STATUS OF THE LAND PARCEL. IRWO DOES NOT REPRESENT THE LAND PARCEL AS FULLY ENCUMBRANCE-FREE IN RESPECT OF THIS UPSIDA/LIDA OBLIGATION.**

As a condition of the scheme approval granted by UPSIDA (previously LIDA) in December 2017 for the IRWO Rail Vihar housing project, IRWO was contractually obligated to mortgage 26 Dwelling Units (specifically, 17 units of Type-II and 9 units of Type-III) in favour of UPSIDA upon their construction. This was recorded in the UPSIDA-approved plan (reference: Annexure-9, Item [A], S. No. 8 of this document).

Since the project was stopped in 2019 and no dwelling units were ever constructed, no physical mortgage of flats was registered. However, the underlying contractual/regulatory obligation to UPSIDA under the scheme approval has NOT been formally discharged. IRWO has not obtained a No-Objection Certificate, Release Letter, or Discharge Certificate from UPSIDA/LIDA confirming that this obligation has been extinguished.

Bidders are expressly put on notice of the following:

- The UPSIDA/LIDA mortgage obligation of 26 DUs exists on the scheme approval record and has not been formally discharged;
- IRWO cannot, at the date of this Tender Document, confirm that the Land Parcel is fully free from this UPSIDA/LIDA regulatory obligation;



- The Successful Bidder may be required to seek a formal NOC, Release, or Discharge from UPSIDA/LIDA as part of any fresh development approval process;
- The cost, time, and effort involved in obtaining such NOC/Discharge shall be entirely at the Successful Bidder's risk and cost;
- IRWO shall not be liable to the Successful Bidder for any claim, cost, loss, delay, or inconvenience arising from this UPSIDA/LIDA obligation or any demand made by UPSIDA/LIDA in connection therewith;
- Bidders are strongly advised to conduct independent legal due diligence with UPSIDA regarding the status of this obligation before submitting their Bids.

IRWO CONFIRMS: As of the date of this Tender Document, IRWO has no knowledge of any active demand, notice, or legal proceeding initiated by UPSIDA/LIDA in respect of the aforesaid mortgage obligation. IRWO's disclosure is proactive and made in the interest of full transparency.

### **Disclosure (g) — Lapse of UPSIDA Scheme Approval**

The UPSIDA scheme approval dated December 2017 for construction of 126 Dwelling Units at IRWO Rail Vihar, Lucknow, was granted for a completion period of 5 (five) years, i.e., up to December 2022. Since the construction was not completed by December 2022 and no application for extension of time was made to UPSIDA, the scheme approval has lapsed by efflux of time.

Bidders are expressly informed that:

- The existing UPSIDA scheme approval is LAPSED and cannot be relied upon as a valid development permission;
- The Successful Bidder will be required to obtain entirely fresh planning permissions, layout approvals, and building sanctions from UPSIDA and the relevant local development authority (as applicable under UP law) before undertaking any development on the Land Parcel;
- IRWO makes no representation that fresh approvals will be granted or that the existing scheme dimensions, FAR, or development parameters will be approved by UPSIDA in any future fresh application;
- All costs, time, effort, and risk associated with obtaining fresh development permissions shall be entirely at the Successful Bidder's cost and risk;
- The technical drawings listed in Annexure-9 (78+ drawings) are available with IRWO and may be inspected and utilised by the Successful Bidder, but their current regulatory validity is not confirmed;
- The land is duly diverted for residential use. Any change of land use from residential to any other purpose shall require separate permissions from the competent authorities, entirely at the Successful Bidder's initiative and cost.

### **Disclosure (h) — Title Position (Qualified Statement)**

IRWO holds a freehold, clear, and marketable title to the Land Parcel as supported by the Sale Deed and Mutation records available for inspection (Annexures-4A and 4B). The land is free from encroachments, litigation, registered mortgages, and financial charges, save and except for the UPSIDA/LIDA mortgage obligation disclosed at Disclosure (f) above. Bidders are advised to conduct their own independent title search and due diligence. IRWO's representation of clear title is made subject to and without prejudice to the disclosure at Disclosure (f).



## 2. DEFINITIONS AND INTERPRETATION

### 2.1 Definitions

Unless the context otherwise requires, the following expressions have the meanings set out below:

Defined Term	Meaning
"Acceptance Letter" / "LOA"	The formal Letter of Award issued by the Managing Director, IRWO, to the Successful Bidder communicating IRWO's acceptance of the Bid Amount.
"Authorising Resolution"	The resolution of the Governing Body of IRWO authorising the outright sale of the Land Parcel.
"Bid"	The complete submission by a Bidder comprising the Bid Form, EMD, Declarations, and all supporting documents as specified in Section 8.
"Bid Amount"	The total lump sum consideration (in INR) offered by a Bidder for purchase of the entire Land Parcel, as stated in the Financial Bid Form (Annexure-I).
"Bid Submission Deadline"	03 July 2026 at 15:00 Hours (IST), or such other date/time as may be notified by IRWO by corrigendum.
"Bid Validity Period"	90 (Ninety) calendar days from the Bid Submission Deadline, during which a Bid shall remain irrevocable and binding.
"Bidder"	Any individual (Indian citizen), proprietorship firm, company, LLP, partnership firm, consortium, or JV that submits a Bid in response to this Tender Document.
"Business Day"	Any day other than a Saturday, Sunday or gazetted public holiday at New Delhi.
"Completion Date"	The date on which the final (fourth) instalment of the Bid Amount is due and paid in full, being 180 days from the date of the Acceptance Letter.
"EMD"	Earnest Money Deposit of Rs. 60,00,000/- (Rupees Sixty Lakhs Only).
"Existing Structures"	The partially constructed civil works on the Land Parcel as described in Disclosure (c) of Section 1.4, sold strictly on an 'as is where is' basis.
"Final Sale Deed"	The registered Sale Deed to be executed between IRWO and the Successful Bidder upon full payment of the Bid Amount.
"Land Parcel"	The immovable property described in Section 3.1, comprising Khasra No. 45 (net 2,810.00 sq. m.) and Khasra No. 46 (5,777.80 sq. m.), Village Miranpur-Pinvat, Pargana Bijnour, Tehsil & District Lucknow, U.P., together with the Existing Structures.
"Managing Director"	The Managing Director of IRWO, or any officer of IRWO specifically authorised in writing to act in his place.
"Performance Bank Guarantee" / "PBG"	An unconditional, irrevocable bank guarantee from a Scheduled Commercial Bank, in favour of IRWO, for 25% of the Bid Amount, as described in Section 9.3.
"Sale Price"	The Bid Amount as accepted by IRWO per the Acceptance Letter.



<b>"Successful Bidder"</b>	The Bidder whose Bid is accepted by IRWO and to whom an Acceptance Letter is issued.
<b>"Tender Document"</b>	This document together with all Schedules, Annexures, and Corrigenda issued by IRWO.
<b>"UPSIDA"</b>	Uttar Pradesh State Industrial Development Authority (previously known as LIDA — Lucknow Industrial Development Authority).

## 2.2 Interpretation

- References to statutes and regulations include amendments thereto from time to time.
- Words importing the singular include the plural and vice versa.
- Headings are for convenience only and shall not affect interpretation.
- In case of conflict between the body of this document and any Annexure, the body shall prevail unless expressly stated otherwise.
- Any obligation on a Bidder shall be construed as a joint and several obligations where the Bidder is a consortium or JV.
- Any reference to 'days' means calendar days unless stated to be 'Business Days'.

## 3. DESCRIPTION OF THE LAND PARCEL

### 3.1 Property Details

<b>Project Name:</b>	IRWO Rail Vihar, Lucknow (Phase-IV)
<b>Revenue Address:</b>	Khasra No. 45 & 46, Village Miranpur-Pinvat, Pargana-Bijnour, Tehsil & District Lucknow, Uttar Pradesh – 226 001
<b>Nearest Road:</b>	Lucknow–Kanpur National Expressway (NE-6)
<b>Landmark:</b>	Adjoining Avadh Collegiate, Lucknow
<b>Khasra No. 45 — Net Area:</b>	2,810.00 sq. m. (Gross: 2,950.00 sq. m. less 140.00 sq. m. acquired by NHAI)
<b>Khasra No. 46 — Area:</b>	5,777.80 sq. m.
<b>Total Net Plot Area:</b>	8,587.80 sq. m. (Approx. 2.121 Acres) — subject to actual survey
<b>Nature of Title:</b>	Freehold — Sale Deed and Mutation available (Annexures-4A & 4B)
<b>Land Use / Diversion:</b>	Duly diverted for Residential Use by UPSIDA (December 2017)
<b>Former Scheme:</b>	126 DUs (63 Type-IV, 42 Type-III, 21 Type-II); Basement+Stilt+10/11 Floors; Residence Welfare Centre; Guard Room
<b>UPSIDA Scheme Approval:</b>	LAPSED (approved December 2017; 5-year completion period expired December 2022; no extension obtained)
<b>RERA Registration:</b>	Registration No. UPRERAPRJ8170 (Applied for surrender and under process)
<b>Existing Structures:</b>	Partial civil works as described in Section 1.4 (c) — no structural safety audit conducted



<b>NHAI Acquisition:</b>	140.00 sq. m. from Khasra No. 45 acquired — acquisition COMPLETE and CONCLUDED
<b>Drawings Available:</b>	78+ drawings (Approved + Working) — see Annexure-9
<b>Layout Plan Reference:</b>	Site Plan— Drg. No. IRWO/PH-IV/SP/2,

### 3.2 Documents Available for Inspection

The following documents are available for inspection at the IRWO Headquarters, New Delhi, during business hours by prior appointment with the Authority's Representative (Sh. Harendra Kumar GM-Projects):

S. No	Document	Reference
1	Sale Deed of Land in favour of IRWO	Annexure-4A
2	Mutation of Land in favour of IRWO	Annexure-4B
3	UPSIDA/LIDA Scheme Approval (December-2017) — Lapsed	Available at IRWO HQ
4	Approved Drawings — 7 Nos. (as approved by UPSIDA/LIDA)	Annexure-9, Part [A]
5	Working Drawings — 71+ Nos. (structural, architectural, MEP)	Annexure-9, Part [B]
6	Site Plan (Drg. IRWO/PH-IV/SP/2)	Annexure-I to this Tender
7	IRWO Governing Body Authorising Resolution	Available at IRWO HQ
8	UP-RERA Registration Certificate	Available at IRWO HQ

No additional documents beyond those listed above shall be provided by IRWO after the award. Bidders must examine all available documents and visit the site before submitting their Bids. No queries or complaints regarding documents or site conditions will be entertained after award of the contract.

### 3.3 Title Disclaimer and Regulatory Disclaimer

(a) LAPSED UPSIDA APPROVAL: THE UPSIDA SCHEME APPROVAL FOR 126 DUS HAS LAPSED. THE SUCCESSFUL BIDDER MUST OBTAIN FRESH DEVELOPMENT APPROVALS FROM UPSIDA AND RELEVANT AUTHORITIES ENTIRELY AT ITS OWN COST AND RISK. IRWO MAKES NO REPRESENTATION THAT SUCH APPROVALS WILL BE GRANTED OR THAT EXISTING FAR/SCHEME PARAMETERS WILL BE APPROVED. (b) UPSIDA/LIDA MORTGAGE OBLIGATION: THE CONTRACTUAL OBLIGATION TO MORTGAGE 26 DUS (17 TYPE-II + 9 TYPE-III) TO UPSIDA/LIDA HAS NOT BEEN FORMALLY DISCHARGED. BIDDERS MUST FACTOR THIS INTO THEIR DUE DILIGENCE. IRWO SHALL BEAR NO LIABILITY IN THIS REGARD. (c) AS IS WHERE IS: ALL INFORMATION IN CLAUSE 3.1 IS FOR GENERAL REFERENCE ONLY. THE LAND PARCEL IS SOLD STRICTLY ON 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' BASIS.



## 4. NATURE OF SALE — 'AS IS WHERE IS' BASIS

### 4.1 Absolute 'As Is' Sale

The Land Parcel, together with the Existing Structures, all appurtenances, easements, fixtures, and civil works, is offered for outright sale strictly on an 'As Is Where Is', 'As Is What Is', and 'Whatever There Is' basis. This sale is unconditional and absolute. IRWO is selling the Land Parcel as it currently stands, in its present condition, together with all disclosed encumbrances, regulatory conditions, and deficiencies.

### 4.2 No Warranties by IRWO

IRWO expressly excludes and disclaims, to the fullest extent permitted by applicable law, all representations, warranties, conditions, and obligations, whether express, implied, statutory or otherwise, including but not limited to:

- Any warranty as to title free of all encumbrances — the UPSIDA/LIDA mortgage obligation disclosed at Section 1.4(f) is specifically excluded from any title warranty;
- Any warranty as to the validity, subsistence, or transferability of any regulatory approval, including the UPSIDA scheme approval which has lapsed;
- Any warranty as to the structural integrity, safety, or fitness of the Existing Structures — no structural safety audit has been conducted;
- Any warranty as to permissible FAR, FSI, setback, or any other development parameter;
- Any warranty as to soil conditions, sub-soil conditions, environmental conditions, or drainage;
- Any warranty as to the accuracy of measurements, areas, or boundaries;
- Any warranty as to the absence of any encumbrance, regulatory obligation, or government notice.

### 4.3 Bidder's Acknowledgement of Independent Assessment

Each Bidder irrevocably acknowledges and agrees that:

- It has conducted or shall conduct its own independent physical, legal, structural, technical, and commercial due diligence — including as to the UPSIDA/LIDA mortgage obligation and the lapsed scheme approval — before submitting its Bid;
- The Bid Amount is based solely on the Bidder's own independent assessment, and not on any representation by IRWO;
- It shall have no right to reduction in Sale Price, refund, damages, or rescission on account of any condition, defect, encumbrance, or regulatory restriction, whether discovered before or after Bid submission.



## 5. TENDER PROCESS AND SCHEDULE

### 5.1 Key Information Table

S.No	Particular	Details
1	Tender Reference Number	IRWO/LKO/Phase-IV/2026-27
2	Date of Tender	03 June 2026
3	Name of Project	Outright Sale of Land Parcel — IRWO Rail Vihar, Lucknow (Phase-IV) at Khasra No. 45 & 46, Village Miranpur-Pinvat, Pargana Bijour, Tehsil & District Lucknow, on NE-6 (Lucknow-Kanpur National Expressway), adjoining Avadh Collegiate
4	Tender Document Fee	Rs. 10,000/- (Rupees Ten Thousand Only) — Non-Refundable
5	Bid Submission Start Date	03 June 2026 Physical
6	Bid Submission Closing Date & Time	03 July 2026 at 15:00 Hours (IST)
7	Bid Opening Date & Time	03 July 2026 at 15:30 Hours (IST) — Physical Opening at IRWO HQ, New Delhi
8	Mode of Bidding	Single Stage, Single Packet — Physical Submission
9	Consortiums / JVs	Allowed — See Section 6.3
10	Earnest Money Deposit (EMD)	Rs. 60,00,000/- (Rupees Sixty Lakhs Only)
11	Performance Bank Guarantee (PBG)	25% of Bid Amount — See Section 9.3
12	PBG Submission Deadline	Within 15 days of issuance of Acceptance Letter
13	Bid Validity Period	90 days from Bid Submission Deadline
14	Payment Period	180 days from date of Acceptance Letter (in 4 equal instalments)
15	Issuing Authority	Managing Director, Indian Railway Welfare Organisation
16	Authority's Representative	Sh. Harendra Kumar, General Manager (Projects) Phone: 9389585396   Email: support@irwo.net
17	IRWO Website	<a href="https://www.irwo.net">https://www.irwo.net</a>
18	Reserve Price	NIL — No reserve price fixed. IRWO is not bound to accept the highest Bid.

### 5.2 Tender Document and Availability

The Tender Document is available for download from IRWO's website (<https://www.irwo.net>). The non-refundable Tender Document Fee of Rs. 10,000/- (Rupees Ten Thousand Only) shall be deposited directly in the following IRWO bank account, and proof of payment (UTR number/transaction receipt) shall be enclosed with the Bid:



<b>Beneficiary Name:</b>	Indian Railway Welfare Organisation
<b>Bank:</b>	Indian Overseas Bank
<b>Branch:</b>	Gole Market, Sahib Ganj, New Delhi – 110 001
<b>Account No.:</b>	084001000015910
<b>IFSC Code:</b>	IOBA0000840
<b>Payment Reference:</b>	'Tender Doc Fee — IRWO/LKO/Phase-IV/2026-27'

SAME BANK ACCOUNT to be used for deposit of EMD. Bidders must use separate transactions for Tender Document Fee and EMD, with distinct payment references.

### 5.3 Corrigenda

IRWO may issue corrigenda to this Tender Document at any time before the Bid Submission Deadline. All corrigenda shall be published on IRWO's website (<https://www.irwo.net>) and shall form part of the Tender Document. Bidders are advised to check the website regularly. No Bidder shall have any claim arising from failure to note a corrigendum published on the website.

## 6. ELIGIBILITY, QUALIFICATION, AND DUE DILIGENCE

### 6.1 Eligible Categories

The following categories of Indian entities are eligible to submit Bids:

- Indian citizens — individuals, major and competent to contract under the Indian Contract Act, 1872;
- Sole Proprietorship Firms registered in India;
- Hindu Undivided Families (HUFs), represented by the Karta;
- Companies incorporated in India under the Companies Act, 2013 or 1956;
- Limited Liability Partnerships (LLPs) registered under the LLP Act, 2008;
- Partnership firms (registered or unregistered) under the Indian Partnership Act, 1932;
- Consortiums or Joint Ventures of two or more of the above entities, subject to Section 6.3.

Entities from countries sharing a land border with India are NOT eligible to participate unless registered with the competent authority under the applicable government order. Each Bidder must certify compliance with this requirement in the Declaration Form (Annexure-IV).

### 6.2 Minimum Eligibility — Turnover Criterion

The minimum financial eligibility criterion for participation in this tender is as follows:

<b>Minimum Annual Turnover:</b>	Rs. 10,00,00,000/- (Rupees Ten Crores Only) per year
<b>Qualifying Period:</b>	Last three consecutive financial years: 2023-24, 2024-25, and 2025-26
<b>How Calculated (JV/Consortium):</b>	Turnover of each member calculated in proportion to its participating interest (%) in the JV/Consortium
<b>Documentation Required:</b>	Balance Sheet and Profit & Loss Account for each of the 3



	years, certified by a Chartered Accountant (Annexure-V)
<b>Certification:</b>	Must be CA-certified. Self-certification is not accepted.

IRWO reserves the right to independently verify turnover figures through publicly available records or by calling for additional documents. Misrepresentation of turnover shall result in immediate disqualification, forfeiture of EMD, and blacklisting for five years.

**6.3 Consortium / Joint Venture Conditions**

- A Consortium/JV Bid must be supported by a duly notarised Consortium/JV Agreement executed before the Bid Submission Deadline.
- The Lead Member must hold more than 50% (fifty percent) participating interest in the Consortium/JV.
- The Lead Member shall be the sole point of contact with IRWO and shall be authorised to bind all members.
- All members of the Consortium/JV shall be jointly and severally liable for all obligations under this Tender Document and the Final Sale Deed.
- Change in Consortium/JV composition after Bid submission is not permitted without IRWO's prior written consent, which may be withheld at IRWO's absolute discretion.

**6.4 Disqualification Criteria**

A Bidder shall be summarily disqualified, with forfeiture of EMD and blacklisting for five (5) years from future IRWO tenders, if:

- It is blacklisted or debarred by any Central/State Government department, PSU, Railway, or IRWO;
- It is subject to insolvency, winding-up, or liquidation proceedings under the IBC 2016 or any other law;
- Its directors, partners, or key persons have been convicted of criminal offences involving moral turpitude or economic offences;
- It has submitted forged, false, or materially misleading documents;
- It has engaged in canvassing in connection with this tender — canvassing is **STRICTLY PROHIBITED** and renders the Bid liable to rejection;
- It has colluded with any other Bidder (see Section 10.6).

**6.5 Site Inspection**

IRWO shall facilitate inspection of the Land Parcel during the Bid submission period. Bidders wishing to inspect the site shall submit a written request (email to support@irwo.net) at least two Business Days in advance. Inspections are conducted at the Bidder's own risk and cost. Each Bidder may send a maximum of three representatives.

Bidders are specifically urged to engage independent qualified structural engineers to inspect the Existing Structures on site. IRWO shall not be responsible for any accident, injury, or loss during site visits.



## 7. EARNEST MONEY DEPOSIT (EMD)

### 7.1 Requirement

Each Bidder shall deposit an EMD of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) as a mandatory condition for participation. Bids not accompanied by the prescribed EMD shall be summarily rejected without any further consideration.

### 7.2 Acceptable Forms of EMD

- Demand Draft (DD) drawn in favour of 'Indian Railway Welfare Organisation', payable at New Delhi, from a Nationalised/Scheduled Commercial Bank;
- Banker's Cheque drawn in favour of 'Indian Railway Welfare Organisation', payable at New Delhi;
- NEFT/RTGS transfer to IRWO's designated account (details at Section 5.2), with UTR number and bank-stamped receipt enclosed with the Bid.

Cash, personal cheques, outstation cheques, cooperative bank instruments, or any other form shall NOT be accepted as EMD.

### 7.3 Refund of EMD

- Unsuccessful Bidders (other than the Second Highest Bidder) shall receive refund of EMD, without interest, within 90 days of Bid opening.
- EMD of the Second Highest Bidder shall be retained until the Successful Bidder has paid the full Sale Price and the Final Sale Deed has been registered, or until expiry of the Bid Validity Period, whichever is earlier. It shall then be refunded without interest.
- EMD of the Successful Bidder shall be adjusted against the Sale Price upon issuance of the Acceptance Letter.
- No interest shall be payable on the EMD under any circumstances.

### 7.4 Forfeiture of EMD

**EMD SHALL BE FORFEITED WITHOUT NOTICE, WITHOUT RESORT TO LEGAL PROCEEDINGS, AND WITHOUT PREJUDICE TO ANY OTHER REMEDY OF IRWO, IN THE FOLLOWING EVENTS (AGREED AS GENUINE PRE-ESTIMATES OF IRWO'S LOSS):**

- Withdrawal, modification, or rescission of Bid after the Bid Submission Deadline and during the Bid Validity Period;
- Failure of the Successful Bidder to pay the First Instalment within 60 days of the Acceptance Letter;
- Failure of the Successful Bidder to furnish the PBG within 15 days of the Acceptance Letter;
- Submission of false, forged, or misleading documents;
- Any default as described in Section 9.4;
- Blacklisting upon discovery of canvassing, collusion, or fraud.



## 8. BID PREPARATION AND SUBMISSION

### 8.1 Mode of Submission

Bids shall be submitted physically in a single sealed envelope, placed in the Tender Box available at the office of the Managing Director, IRWO, Railway Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110 001, on or before 03 July 2026 at 15:00 Hours (IST). No electronic submission shall be accepted. IRWO shall not accept delay in transit as a valid excuse for late submission.

### 8.2 Envelope Marking

The sealed envelope shall be super-scribed as: To: The Managing Director, IRWO, Railway Complex, Shivaji Bridge, New Delhi-110001 Bid for: 'IRWO/LKO/Phase-IV/2026-27 — Outright Sale of Land Parcel at Khasra No. 45 & 46, Village Miranpur-Pinvat, Lucknow 'Do NOT Open Before: 03 July 2026 at 15:30 Hours (IST) Name of Bidder: \_\_\_\_\_

### 8.3 Mandatory Documents to be Enclosed

Item	Document	Requirement
1	Covering / Forwarding Letter (Section-3)	Signed and stamped by authorised signatory
2	Financial Bid Form (Annexure-I)	Lump sum total in figures AND words; overwriting initialled
3	EMD (Rs. 60 Lakhs)	DD / Banker's Cheque / NEFT-RTGS receipt — as per Section 7.2
4	Tender Document Fee Receipt	UTR / DD copy for Rs. 10,000/-
5	Bidder's Declaration Form (Annexure-IV)	On Rs. 100/- stamp paper; notarised
6	KYC — Individual	PAN, Aadhaar / Passport, Address Proof
7	KYC — Company / LLP / Firm	Certificate of Incorporation/Registration, MoA, AoA / LLP Agreement / Partnership Deed, Board Resolution / POA authorising Bid submission
8	Annual Turnover Certificate (Annexure-V)	CA-certified; last 3 years: 2023-24, 2024-25, 2025-26
9	General Information of Bidder (Annexure-VIII)	Fully completed and signed
10	Beneficiary Bank Details (Annexure-VII)	For EMD refund
11	Consortium / JV Agreement	If applicable — notarized
12	Declaration for Land-Border Countries (if applicable)	Part of Annexure-IV
13	Acknowledgement of Reviewed Drawings	Bidder to confirm in Covering Letter which drawings were reviewed
14	All pages of Tender Document signed	Every page signed and stamped in right-hand bottom corner



**REJECTION: A BID SHALL BE SUMMARILY REJECTED IF: (a) EMD IS ABSENT OR DEFICIENT; (b) TENDER DOCUMENT FEE IS NOT PAID; (c) BID AMOUNT IS NOT STATED IN BOTH FIGURES AND WORDS; (d) DECLARATION FORM IS UNSIGNED OR NON-NOTARISED; (e) OVERWRITING IS NOT INITIALLED; (f) ALL PAGES ARE NOT SIGNED AND STAMPED; (g) ANY CONDITION OR QUALIFICATION IS ATTACHED TO THE BID.**

#### 8.4 Financial Bid — Lump Sum

The Bid Amount shall be quoted as a single lump sum figure in Indian Rupees (INR), representing the total consideration offered for the purchase of the entire Land Parcel (net area 8,587.80 sq. m.) on an 'as is where is' basis. The lump sum shall be inclusive of all taxes, duties, and levies except stamp duty and registration charges (which are borne by the Successful Bidder).

- No conditional bids, qualifications, caveats, or counter-offers shall be entertained.
- No rebate or discount shall be offered or accepted.
- In case of discrepancy between figures and words, the amount in words shall prevail.
- Bids quoting a rate per sq. m. without a total lump sum shall be summarily rejected.

#### 8.5 Bid Validity

Each Bid shall remain valid, irrevocable, and binding for 90 (Ninety) calendar days from the Bid Submission Deadline. No Bidder may withdraw, vary, or qualify its Bid during this period. IRWO may request an extension of Bid Validity, to which Bidders may agree in writing, and the bid shall remain binding for the extended period.

#### 8.6 Bid Opening

Bids received by the Bid Submission Deadline shall be opened physically on 03 July 2026 at 15:30 Hours (IST) at IRWO Headquarters in the presence of authorised representatives of Bidders who choose to be present. IRWO shall record the names of Bidders and their quoted Bid Amounts. Bid opening is a ministerial act and does not constitute acceptance of any Bid.

## 9. PAYMENT TERMS, PERFORMANCE SECURITY, AND REGISTRATION

### 9.1 No Reserve Price

IRWO has not fixed any reserve price or floor price for this tender. IRWO is NOT bound to accept the highest Bid received or any Bid received. IRWO reserves the absolute right to reject all Bids or any Bid without assigning any reason, without any liability to any Bidder. The Letter of Award (Acceptance Letter / LOA) issued by IRWO shall be binding on the Successful Bidder immediately upon issuance.

### 9.2 Payment Schedule — Time is of the Essence

Upon issuance of the Acceptance Letter (LOA), the Successful Bidder shall pay the Sale Price (Bid Amount) to IRWO in the following instalments. TIME IS STRICTLY OF THE ESSENCE FOR EACH PAYMENT OBLIGATION:



S. No	Instalment Description	Amount	Due Date ('D' = Date of LOA)
1	Adjustment of EMD against Sale Price	Rs. 60,00,000/- credited	Upon LOA issuance
2	First Instalment (net of EMD credit)	25% of Sale Price less Rs. 60 Lakhs	D + 60 days
3	Second Instalment	25% of Sale Price	D + 90 days
4	Third Instalment	25% of Sale Price	D + 120 days
5	Fourth and Final Instalment	25% of Sale Price	D + 180 days

**TIME IS OF THE ESSENCE: ALL PAYMENT DATES ARE IRREVOCABLE. FAILURE TO PAY ANY INSTALMENT BY ITS DUE DATE CONSTITUTES AUTOMATIC DEFAULT. IRWO IS ENTITLED TO FORFEIT ALL MONIES PAID, ENCASH THE PBG, AND CANCEL THE LOA WITHOUT NOTICE. SEE SECTION 9.4.**

### 9.3 Performance Bank Guarantee (PBG)

Within 15 (fifteen) days of the date of the Acceptance Letter, the Successful Bidder shall furnish an unconditional and irrevocable PBG from a Scheduled Commercial Bank in India, in favour of the Managing Director, IRWO, in the format prescribed at Annexure-II, for an amount equivalent to 25% (twenty-five percent) of the Sale Price.

- The PBG shall be valid up to the Completion Date plus 90 (ninety) days.
- Failure to furnish the PBG within 15 days shall result in forfeiture of the EMD, cancellation of the LOA, and blacklisting for five years.
- The PBG shall be invocable by IRWO upon first demand in writing, without proof of default and without demur or protest.
- IRWO shall return the PBG within 30 days of full payment of Sale Price and registration of the Final Sale Deed.
- The PBG shall not be discharged by insolvency, winding-up, or dissolution of the Successful Bidder.

### 9.4 Default — Consequences

In the event the Successful Bidder fails to pay any instalment by the due date, fails to furnish the PBG in time, or communicates inability or unwillingness to complete the purchase, IRWO shall be entitled to:

1. Forfeit the EMD in its entirety — as liquidated damages, agreed as genuine pre-estimate;
2. Forfeit and retain all instalments paid to date — as additional liquidated damages;
3. Invoke and encash the PBG in full immediately on written demand;
4. Cancel the LOA and annul the sale without any refund obligation;
5. Blacklist the Successful Bidder for five (5) years from future IRWO tenders;
6. Proceed with the Second Highest Bidder or conduct a fresh tender;
7. Pursue any other legal remedy available under applicable law.

All remedies are cumulative, not alternative. No notice of default is required prior to invocation of any of the above. The Successful Bidder agrees that the forfeiture provisions represent a genuine pre-estimate of IRWO's loss and shall not challenge any forfeiture in any court or forum.



## 9.5 Penal Interest on Delayed Payments

Without prejudice to IRWO's right to declare default, any payment received after the due date that IRWO, at its sole discretion, elects to accept, shall carry penal interest at 18% (eighteen percent) per annum on a daily basis from the due date to the actual credit date. Acceptance of a late payment with or without penal interest shall not constitute a waiver of the time-of-essence obligation.

## 9.6 Mode of Payment

All payments shall be made by NEFT/RTGS to IRWO's designated bank account (details at Section 5.2). The payment is deemed received only upon actual credit and clearance in full. All transaction charges are the Successful Bidder's responsibility.

## 9.7 Registration of Final Sale Deed

- Upon receipt of the final instalment in full, IRWO shall, within 30 Business Days, execute the Final Sale Deed and present it for registration before the Sub-Registrar, Lucknow.
- All stamp duty, registration fees, and ancillary charges shall be borne solely by the Successful Bidder. The Agreement for this acceptance shall be executed on non-judicial stamp paper of requisite value.
- Physical possession of the Land Parcel shall be handed over to the Successful Bidder only at the time of registration of the Final Sale Deed. No prior possession shall be given under any circumstances.
- As a condition precedent to registration of the Final Sale Deed, the Successful Bidder shall execute and deliver a No-Claim Certificate in the form of Annexure-VI.
- IRWO's obligation to execute the Final Sale Deed is conditional on full payment, valid PBG, no breach by the Successful Bidder, and obtaining all requisite internal approvals.

## 10. KEY PROTECTIVE PROVISIONS

### 10.1 Time is of the Essence

Time shall be of the essence of this contract in relation to all dates, deadlines, and payment obligations. The failure of IRWO to enforce any time obligation on any occasion shall not constitute a waiver of IRWO's right to treat time as of the essence on any subsequent occasion.

### 10.2 IRWO's Absolute Right to Reject

IRWO reserves the absolute and unconditional right to: (i) reject any or all Bids for any or no reason; (ii) cancel or withdraw this tender process at any stage; (iii) accept a Bid other than the highest Bid; (iv) waive any technicality; (v) negotiate with any Bidder without creating any binding obligation. No Bidder shall have any claim for compensation, damages, or costs on account of IRWO exercising any of these rights.

### 10.3 No Obligation to Accept Highest Bid

IRWO is not bound to award the work to the highest Bidder. IRWO reserves the right to accept or reject any or all Bids without assigning any reason. IRWO may consider factors beyond the Bid Amount in making its decision.

### 10.4 No Right of Bidder Against IRWO

No Bidder shall have any right, claim, or cause of action against IRWO, its officers, employees, or agents for: rejection of its Bid; conduct of the tender process; cancellation or modification of the tender; any delay in evaluation; or IRWO's exercise of discretion under any provision of this Tender Document.



## 10.5 Confidentiality

Each Bidder shall treat this Tender Document and all IRWO-provided information as strictly confidential. No disclosure to third parties is permitted without IRWO's prior written consent, except to professional advisers bound by equivalent obligations. This obligation survives the conclusion of the tender process.

## 10.6 Anti-Collusion, Canvassing, and Integrity

By submitting a Bid, each Bidder represents and warrants that:

- The Bid has been prepared independently without collusion, coordination, or agreement with any other Bidder or prospective Bidder;
- The Bid Amount has not been disclosed to any other Bidder before tender opening;
- No kickback, bribe, or improper payment has been offered to any IRWO officer, employee, or agent;
- No canvassing of any kind has been undertaken — canvassing is **STRICTLY PROHIBITED** and will result in immediate rejection and blacklisting;
- No conflict of interest exists with IRWO or its officers.

IRWO reserves the right to disqualify any Bidder, forfeit its EMD, and report to law enforcement and regulatory authorities any suspected collusion, fraud, or corrupt conduct. Any Bid found to be tainted shall be void.

## 10.7 Indemnification

The Successful Bidder shall indemnify and hold harmless IRWO and its officers from all claims, losses, costs, and liabilities arising from: (i) the Successful Bidder's use or development of the Land Parcel post-registration; (ii) any third-party claims arising from the Successful Bidder's acts; (iii) any breach of the Successful Bidder's representations; (iv) any demand or claim by UPSIDA/LIDA in connection with the mortgage obligation or scheme approval, post-registration.

## 10.8 No-Claim Certificate

As a condition precedent to registration of the Final Sale Deed, the Successful Bidder shall execute and deliver to IRWO a comprehensive No-Claim Certificate (Annexure-VI), confirming no claim of any nature against IRWO in relation to the Land Parcel, the Existing Structures, the UPSIDA/LIDA obligation, the lapsed scheme approval, the tender process, or any connected matter.

## 10.9 Entire Agreement / No Oral Representations

This Tender Document, together with the Acceptance Letter and the Final Sale Deed, constitutes the entire agreement. No Bidder may rely on any oral representation, statement, or assurance made by any officer or agent of IRWO. In case of any ambiguity in interpretation, the decision of the Managing Director, IRWO, shall be final and binding.

## 10.10 Extension and Postponement

IRWO reserves the right to extend any deadline or period prescribed in this Tender Document by written notice or corrigendum. No Bidder shall have any claim for compensation on account of any such extension.

## 11. FORCE MAJEURE

IRWO shall be excused from performance of any obligation to the extent prevented by a Force Majeure Event (meaning any event beyond IRWO's reasonable control, including acts of God, floods, epidemics, pandemics, wars, riots, government orders, or court orders restraining IRWO from proceeding). Force



Majeure shall not relieve the Successful Bidder of any payment obligation unless IRWO's own obligations are directly and materially prevented. No Bidder shall have any claim against IRWO arising from a Force Majeure Event.

## 12. GOVERNING LAW, JURISDICTION, AND DISPUTE RESOLUTION

### 12.1 Governing Law

This Tender Document, the Acceptance Letter, and the Final Sale Deed shall be governed by and construed in accordance with the laws of India.

### 12.2 Jurisdiction

The parties irrevocably submit to the exclusive jurisdiction of the Courts at Lucknow, Uttar Pradesh, India for all disputes arising out of or in connection with this Tender Document, the tender process, or the sale of the Land Parcel. The Successful Bidder irrevocably waives any objection to Lucknow as the venue and any claim that proceedings in Lucknow are brought in an inconvenient forum.

**NOTE TO BIDDERS:** The original IRWO draft document specified courts at Delhi as the jurisdiction. This has been corrected to Lucknow in this Tender Document, as the immovable property is situated in Lucknow and the applicable law for registration, title, and property disputes (UP stamp and registration acts) is administered through Lucknow courts. The correct jurisdiction for any property-related dispute in India is the court having territorial jurisdiction over the location of the immovable property.

### 12.3 Dispute Resolution — Conciliation and Arbitration

Any dispute between IRWO and the Successful Bidder shall first be attempted to be settled by mutual negotiation / conciliation. If unresolved within 30 days of written notice, either party may refer the dispute to arbitration under the Arbitration and Conciliation Act, 1996, before a sole arbitrator to be appointed by the Managing Director, IRWO. The seat and venue of arbitration shall be Lucknow. The language shall be English.

- Disputes relating to payment obligations of the Successful Bidder shall be resolved solely before the Courts at Lucknow and shall not be referred to arbitration.
- No Court proceedings shall be initiated without first attempting conciliation/arbitration.
- The Contractor's obligations shall not be suspended during pendency of conciliation or arbitration proceedings.
- The Award shall be reasoned, in writing, and in English.

## 13. GENERAL CONDITIONS

- **Severability:** If any provision is found illegal or unenforceable, it shall be severed and the remainder shall continue in full force.
- **Waiver:** No failure or delay by IRWO in exercising any right shall operate as a waiver.
- **Language:** All Bids and correspondence shall be in English.
- **Taxes:** All taxes, duties, and regulatory compliance obligations post-sale are the Successful Bidder's responsibility.
- **Independent Advice:** Each Bidder confirms it has had full opportunity to obtain independent legal, structural, financial, and commercial advice.



- Blacklisting: Any Bidder found to have submitted false documents, engaged in canvassing or collusion, or committed fraud shall be blacklisted by IRWO for five (5) years from future tender participation.

## 14. LIST OF ANNEXURES

Annexure	Description
Annexure-I	Financial Bid Form (Lump Sum Total) — Price Bid
Annexure-II	Format of Performance Bank Guarantee (PBG)
Annexure-III	Draft Sale Agreement (for reference)
Annexure-IV	Bidder's Declaration and Acknowledgement Form (Notarised)
Annexure-V	Annual Turnover Certificate — CA Certified (Last 3 Years)
Annexure-VI	Format of No-Claim Certificate
Annexure-VII	Beneficiary Bank Details of Bidder (for EMD Refund)
Annexure-VIII	General Information of Bidder
Annexure-IX	List of Available Drawings (78+ Nos. — Approved + Working)
Annexure-X	Copy of Sale Deed of Land in Favour of IRWO (for Bidder's Acknowledgement)
Annexure-XI	Copy of Mutation of Land in Favour of IRWO (for Bidder's Acknowledgement)



**COVERING / FORWARDING LETTER (FORMAT)**

**FROM:**

M/s. \_\_\_\_\_

Address: \_\_\_\_\_

**To,**

The Managing Director,  
 Indian Railway Welfare Organisation (IRWO),  
 Railway Complex, Behind Shankar Market, Shivaji Bridge,  
 New Delhi – 110 001.

**Subject:** Bid for Outright Purchase of Land Parcel — Tender No. IRWO/LKO/Phase-IV/2026-27 — IRWO Rail Vihar, Lucknow (Khasra No. 45 & 46, Village Miranpur-Pinvat, Pargana Bijour, Tehsil & District Lucknow, U.P.)

Dear Sir / Ma'am,

With reference to the Bid invited under the above reference, I/We hereby offer to purchase the above-described Land Parcel in conformity with the Conditions of the Tender Document.

- 1 I/We have physically visited the site and have satisfied myself/ourselves asto the location, condition of the land, condition of the Existing Structures, and all other relevant conditions. I/We fully understand that time is of the essence of this contract.
- 2 I/We enclose the EMD of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) vide Instrument No./UTR No. \_\_\_\_\_ dated \_\_\_\_\_ drawn on \_\_\_\_\_ Bank, payable at New Delhi in favour of Indian Railway Welfare Organisation. I/We understand this shall carry no interest.
- 3 I/We have read and understood all Mandatory Disclosures in Section 1.4, including specifically: (a) the lapsed UP-RERA registration; (b) the UPSIDA/LIDA mortgage obligation on 26 DUs (not discharged); (c) the lapsed UPSIDA scheme approval; (d) the NHAI acquisition of 140 sq. m. from Khasra No. 45; (e) the absence of a structural safety audit on the Existing Structures. I/We accept all these conditions unconditionally.
- 4 I/We agree to keep this offer valid for 90 (Ninety) days from the Bid Submission Deadline.
- 5 I/We have reviewed the following drawings from Annexure-IX: \_\_\_\_\_ (list drawing numbers reviewed by the Bidder).
- 6 I/We accept all terms and conditions unconditionally. No conditional Bid is being submitted.

<b>Name of Bidder:</b>	
<b>Signature:</b>	
<b>Designation:</b>	
<b>Official Stamp:</b>	
<b>Date:</b>	



<b>Place:</b>	
<b>Witness Name:</b>	
<b>Witness Signature:</b>	
<b>Witness Address:</b>	



## ANNEXURE-I — FINANCIAL BID FORM (PRICE BID)

To,  
The Managing Director, IRWO, New Delhi – 110 001.

**INSTRUCTIONS:** (1) Quote a SINGLE LUMP SUM amount for the entire Land Parcel. (2) Write amount in BOTH figures AND words. (3) No conditional quotes, per-sq.m. rates, or qualifications shall be accepted. (4) In case of discrepancy between figures and words, amount in words shall prevail. (5) No overwriting — corrections must be initialled.

S. No	Description	Bid Amount
<b>1</b>	<p><b>Outright purchase of Land Parcel being IRWO Rail Vihar, Lucknow</b>                      Khasra No. 45 &amp; 46, Village Miranpur-Pinvat, Pargana Bijour, Tehsil &amp; District Lucknow, U.P.                      On NE-6 (Lucknow-Kanpur National Expressway), adjoining Avadh Collegiate  <b>Net Plot Area: 8,587.80 sq. m. (subject to actual survey)</b>  <b>Basis: 'As Is Where Is', 'As Is What Is', 'Whatever There Is'</b></p>	<p><b>In Figures (Rs.):</b>                      Rs. _____ /-</p> <p><b>In Words:</b>                      Rupees _____                      _____                      _____ Only</p>

**I / WE CONFIRM THAT THIS IS AN UNCONDITIONAL, LUMP SUM BID FOR THE ENTIRE LAND PARCEL. THIS BID HAS BEEN PREPARED INDEPENDENTLY AND HAS NOT BEEN DISCLOSED TO ANY OTHER BIDDER.**

<b>Signature of Bidder:</b>	
<b>Name:</b>	
<b>Designation / Capacity:</b>	
<b>Official Stamp / Seal:</b>	
<b>Date:</b>	
<b>Place:</b>	



**ANNEXURE-II — FORMAT OF PERFORMANCE BANK GUARANTEE**

To,  
 The Managing Director,  
 Indian Railway Welfare Organisation (IRWO),  
 Railway Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110 001.

<b>Bank Guarantee No.:</b>	_____ Date: _____
<b>Guarantee Amount:</b>	Rs. _____/- (Rupees _____ Only) [= 25% of Sale Price]
<b>Valid Upto:</b>	_____ [Completion Date + 90 days]

WHEREAS the Managing Director, IRWO, has issued a Letter of Award (LOA) No. \_\_\_\_\_ dated \_\_\_\_\_ to \_\_\_\_\_ [Successful Bidder] (hereinafter 'the Principal') for the outright purchase of the Land Parcel at Khasra No. 45 & 46, Village Miranpur-Pinvat, Lucknow, for a Sale Price of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), and the Principal is required under Section 9.3 of the Tender Document to furnish a Performance Bank Guarantee;

AND WHEREAS \_\_\_\_\_ [Bank Name], a Scheduled Commercial Bank (hereinafter 'the Guarantor Bank'), has agreed to provide this guarantee;

NOW THEREFORE the Guarantor Bank hereby unconditionally and irrevocably undertakes to pay to IRWO, without any demur, reservation, contest, recourse, or protest, and without reference to the Principal, on first written demand by IRWO, any sum or sums not exceeding Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only), being 25% of the Sale Price, upon IRWO's written demand stating that the Principal has defaulted in its obligations under the LOA / Tender Document.

The Guarantor Bank confirms that: (i) this guarantee shall remain in full force until the stated validity date; (ii) it shall not be discharged by any change in the Principal's constitution, insolvency, or winding-up; (iii) it shall not be revoked without IRWO's prior written consent; (iv) any demand made by IRWO shall be conclusive as to the amount due; (v) the Guarantor Bank shall renew this guarantee if called upon to do so before expiry.

This guarantee is governed by Indian law. Disputes shall be subject to the exclusive jurisdiction of Courts at Lucknow.

<b>Bank Name:</b>	_____
<b>Branch Name &amp; Address:</b>	_____
<b>Authorised Signatory Name:</b>	_____
<b>Designation:</b>	_____
<b>Date:</b>	_____
<b>Bank Stamp &amp; Seal:</b>	_____



**ANNEXURE-III — DRAFT SALE AGREEMENT**

Articles of agreement made this day \_\_\_\_\_ of \_\_\_\_\_ 2026 between Indian Railway Welfare Organisation, registered under the Societies Act XXI of 1860 and having its registered office at Railway Offices Complex, (Behind Shankar Market), Shivaji Bridge. New Delhi - 110001 hereinafter referred to as "IRWO" which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor in office, executor, administrator, assignees of the one part.

AND

Expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successor in office, executor, administrator, or assignees of another part.

IRWO and Developer are hereinafter individually referred to as "Party" and collectively as "Parties".

**WHEREAS**

IRWO is desirous Outright sale of the land parcel with approved scheme owned by IRWO at Lucknow-Kanpur National Expressway (NE-6) (adjoining with Avadh Collegiate) Village Miranpur-Pinvat, Pargana-Bijnour, Tehsil & District Lucknow (U.P). The scheme for Construction of 126 DU's on 8587.80 sqm area of land was approved by Uttar Pradesh State Industrial Development Authority (UPSIDA) previously known as LIDA in December-2017. Notice inviting bids for same was floated by IRWO. Bid of the Developer has been accepted by IRWO

Developer has deposited Performance Guarantee (PG) of Rs. ....../- (Rupees ..... Lacs) favoring "Indian Railway Welfare Organisation" payable at New Delhi in following two forms.

In the form of FD/BG/ No. \_\_\_\_\_ dated \_\_\_\_\_, issued by (bank) \_\_\_\_\_ far a value of Rs. ....../- (Rs. .... lacs)

In form of already submitted bid security of Rs. 60,00,000/- (Rs. Sixty Lakh) at the time of bidding by the developer, available with IRWO and same has been adjusted against performance Guarantee.

IRWO affirms that it holds freehold, clear, and marketable Title of aforesaid property, under possession of IRWO and duly diverted to residential use. It has concrete posts on boundary, is free from encroachments, dues, lien, any encumbrances, and devoid of any dispute or litigation. IRWO shall provide undisputed demarcation of land boundaries and declares that there are no hindrances for commencement of development works and sale of plots.

Details of land parcels are as stated hereunder: -

S.L.	KHASRA NO.	AREA (Sqm.)
1.	45	2950.0-140.0 = 2810.00
2.	46	5777.80
		8587.80 Sqm.

Note: 140.0 Sqm. land acquired by NHAI. is excluded from the above scope of the work under reference.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED AS FOLLOWS:

1. Purchaser shall pay Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_) of the land area to IRWO within 180 days from date \_\_\_\_\_ of acceptance of his Bid as per para 9.2 (Payment Schedule).
2. Purchaser is hereby given a moratorium period of 180 (One Hundred Eighty) Days from date of acceptance of his Bid i.e., issuance of L.OA. If purchaser fails to pay as per given para 9.2 a panel interest @ 18% per month of accepted value shall be charged.

Parties hereto respectively abide by submitting themselves to aforesaid clauses and conditions and comply with performance of this Agreement on their parts respectively in such clauses and conditions stated hereinabove.

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the date first written above at New Delhi.

Signature

Authorized Signatory of the IRWO

Signature

Authorized Signatory of the Purchaser



## ANNEXURE-IV — BIDDER'S DECLARATION AND ACKNOWLEDGEMENT FORM

(To be executed on non-judicial stamp paper of Rs. 100/- and duly notarised)

I/We, \_\_\_\_\_ [Full Name], \_\_\_\_\_  
[Designation/Capacity], representing \_\_\_\_\_ [Entity Name], having registered  
address at \_\_\_\_\_, do hereby solemnly affirm, declare, and undertake as  
follows:

- 1 I/We have carefully read and understood the entire Tender Document No. IRWO/LKO/Phase-IV/2026-27 including all Sections, Annexures, and Corrigenda, and accept all terms and conditions unconditionally without any qualification.
- 2 I/We have physically inspected (or have had the full opportunity to inspect) the Land Parcel including all Existing Structures and am/are fully satisfied with the condition of the land and structures.
- 3 I/We SPECIFICALLY ACKNOWLEDGE and ACCEPT the following material disclosures made in Section 1.4:(a) The UP-RERA Registration No. UPRERAPRJ8170 has applied for surrender and under process and I/We unconditionally waive any rights under RERA.(b) No dwelling units were allotted and all allottee monies have been refunded.(c) The Existing Structures (partial basement, retaining walls, club building, boundary wall) have NO structural safety audit. I/We have engaged / shall engage independent structural engineers and accept these structures at my/our own risk, with no claim against IRWO. (d) 140.00 sq. m. from Khasra No. 45 has been acquired by NHAI. The acquisition is COMPLETE. The net area being purchased is 8,587.80 sq. m.(e) There are NO outstanding claims from the original civil contractor.
- 4 I/We SPECIFICALLY ACKNOWLEDGE the UPSIDA/LIDA Mortgage Obligation disclosed at Section 1.4(f): that the contractual obligation to mortgage 26 DUs (17 Type-II + 9 Type-III) to UPSIDA/LIDA under the December 2017 scheme approval has NOT been formally discharged. I/We have independently investigated this obligation, am/are fully aware of its implications, and accept the Land Parcel subject to this obligation entirely at my/our own risk. I/We shall not hold IRWO liable for any claim, cost, loss, or inconvenience arising from this obligation. I/We undertake to seek a fresh NOC/Discharge from UPSIDA/LIDA as part of my/our development planning.
- 5 I/We SPECIFICALLY ACKNOWLEDGE the lapse of the UPSIDA Scheme Approval disclosed at Section 1.4(g): that the scheme approval for 126 DUs (December 2017) has LAPSED as of December 2022. I/We understand that I/We must obtain entirely fresh planning permissions and development approvals from UPSIDA and the relevant local authority. I/We do not rely on and shall not claim the benefit of the lapsed UPSIDA approval. I/We accept all risks associated with obtaining fresh approvals.
- 6 I/We confirm that the entity I/We represent: (a) is not blacklisted or debarred by any Central/State Government, PSU, Railway, or IRWO; (b) is not subject to insolvency, winding-up, or liquidation proceedings; (c) has no criminal convictions involving moral turpitude or economic offences against its directors/partners.
- 7 I/We declare that this Bid has been prepared independently, without collusion with any other Bidder, and the Bid Amount has not been communicated to any other Bidder. I/We have not engaged in canvassing of any kind.
- 8 I/We declare that I/We am/are not from a country sharing a land border with India, OR that I/We are from such a country and am/are duly registered with the competent authority (evidence of registration enclosed).
- 9 I/We undertake to keep this Bid valid for 90 days from the Bid Submission Deadline and not to withdraw or vary it during this period.



- 10 I/We understand that all information and documents submitted are true, accurate, and complete. I/We understand that any misrepresentation shall result in disqualification, forfeiture of EMD, and blacklisting for five years.
- 11 I/We undertake to pay the Bid Amount in the instalments and by the due dates specified in Section 9.2, time being strictly of the essence. I/We accept all consequences of default as specified in Section 9.4.
- 12 I/We have downloaded the Tender Document from IRWO's website (<https://www.irwo.net>), have verified its contents, and confirm there has been no addition, deletion, or alteration. In case of any discrepancy, the master copy with IRWO shall prevail.

<b>Signature:</b>	
<b>Name:</b>	
<b>Designation:</b>	
<b>Date:</b>	
<b>Place:</b>	
<b>Official Stamp / Seal:</b>	

<b>Notary's Signature, Stamp &amp; Registration No.:</b>	
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## ANNEXURE-V — ANNUAL TURNOVER CERTIFICATE

(To be certified by a Chartered Accountant — Self-certification not accepted)

S. No	Financial Year	Turnover (Rs.)	Remarks
1	2023-2024		
2	2024-2025		
3	2025-2026		

Minimum required: Rs. 10,00,00,000/- (Rs. Ten Crores) per year for each of the three years. For JV/Consortium: turnover of each member calculated proportionate to its participating interest. Attach certified Balance Sheet and P&L for each year.

**Certified by Chartered Accountant:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Membership No.: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 CA Stamp & Seal:

**Signature of Bidder:**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Official Stamp & Seal:



**ANNEXURE-VI — FORMAT OF NO-CLAIM CERTIFICATE**

**(To be executed on non-judicial stamp paper of Rs. 100/- and notarised — Condition precedent to Final Sale Deed registration)**

I/We, \_\_\_\_\_ [Successful Bidder / Authorised Signatory], hereby unconditionally and irrevocably confirm and declare that:

- 1 I/We have paid the full Sale Price of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ Only) for the Land Parcel (Khasra No. 45 & 46, Village Miranpur-Pinvat, Lucknow) accepted vide LOA No. \_\_\_\_\_ dated \_\_\_\_\_.
- 2 I/We have inspected the Land Parcel and the Existing Structures and am/are fully satisfied with their condition.
- 3 I/We have been fully informed of, and have independently assessed and accepted: (a) the undischarged UPSIDA/LIDA mortgage obligation on 26 DUs; (b) the lapsed UPSIDA scheme approval; (c) the NHAI acquisition of 140 sq. m.; (d) the absence of any structural safety audit; (e) the lapsed UP-RERA registration.
- 4 I/We have NO claim, demand, dispute, grievance, or cause of action of any nature whatsoever against IRWO, its officers, employees, or agents, in relation to: (a) the Land Parcel or Existing Structures; (b) the tender process or LOA; (c) the UPSIDA/LIDA obligation or lapsed scheme approval; (d) the NHAI acquisition; (e) the condition, area, title, or regulatory status of the Land Parcel; (f) any disclosure or non-disclosure by IRWO; (g) any other connected matter.
- 5 I/We unconditionally release and discharge IRWO from all past, present, and future claims and liabilities in connection with the above matters.

<b>Signature:</b>	
<b>Name:</b>	
<b>Designation:</b>	
<b>Date:</b>	
<b>Place:</b>	

<b>Notary's Signature, Stamp &amp; Registration No.:</b>	
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**ANNEXURE-VII — DETAILS OF BIDDER BENEFICIARY FOR ELECTRONIC  
TRANSFER OF FUNDS**

1	Beneficiary Name	
2	Beneficiary Address	
3	Bank Name	
4	Branch Address	
5	IFSC Code	
6	MICR Code	
7	Account Type	
8	Account Number	
9	City	
10	Tel./Fax No. (if any)	
11	PAN No.	
12	Service Tax Registration number linked with PAN No.	
13	GSTIN No.	
14	Signature of Beneficiary	

Signature of the bidder  
Seal

**ANNEXURE-VIII- GENERAL INFORMATION OF THE BIDDER**

1.	Name of the Bidder	
2.	Constitution of Tenderer (Tick as applicable)	Sole Proprietor/ Partnership Firm/ JV/ LLP/ Other
3.	Act under which Bidder is Registered	
4.	Registration details	
5.	PAN No.	
6.	GSTIN No.	
7.	Registered Address	
8.	Communication Address Along with Telephone, and Email address	
9.	In case of Joint Venture (JV), MoU and other details	
10.	Details of Bank account on which payment/deposits shall be released	
(i)	Name of Bank, branch	
(ii)	Address of branch	
(iii)	Account type, Account No.	
(iv)	IFSC code	
(v)	MICR No.	
(vi)	Partners of accounts in the bank	



**ANNEXURE-IX — LIST OF AVAILABLE DRAWINGS**

The following drawings are available with IRWO and may be inspected at IRWO HQ, New Delhi, by prior appointment. Other drawings required to complete any future project are to be arranged by the Bidder/Developer.

**[A] APPROVED DRAWINGS (Approved by UPSIDA/LIDA) — NOTE: APPROVAL LAPSED**

IMPORTANT: The UPSIDA/LIDA scheme approval under which these drawings were sanctioned has lapsed as of December 2022. These drawings are provided for information only. The Successful Bidder must obtain fresh approvals before using these drawings for any development purpose.

S. No	Description	Drawing No.
1	Site Plan (Area Calculation)	IRWO/PH-IV/SP/1/7 (SP/1)
2	Site Plan	IRWO/PH-IV/SP/2 (SP/2)
3	Site Plan (Fire Fighting)	IRWO/PH-IV/SP/3/7 (SP/3)
4	Main Block (Plan)	IRWO/PH-IV/MB/4/7 (MB/4)
5	Main Block (Area Calculation)	IRWO/PH-IV/MB/5/7 (MB/5)
6	Main Block (Elevation)	IRWO/PH-IV/MB/6/7 (MB/6)
7	Residence Welfare Centre (Plan & Elevation)	IRWO/PH-IV/A/7/7 (A/7)
8	LIDA/UPSIDA Mortgage of Flats (shown in approved plan): Type-II — 17 DUs, Type-III — 9 DUs; Total — 26 DUs [UNDISCHARGED OBLIGATION — see Section 1.4(f)]	(Ref. Approved Plan)

**[B] WORKING DRAWINGS**

S. No	Description	Drawing No.
1	Main Block — Reference Drg. for Level & Site Layout	IRWO/LKO/PH-IV/R
2	Main Block — Digging Plan	IRWO/LKO/PH-IV/MB/01
3	Main Block — Centre Line Plan	IRWO/LKO/PH-IV/MB/02
4	Main Block — Basement Plan	IRWO/LKO/PH-IV/MB/03
5	Main Block — Basement Section	IRWO/LKO/PH-IV/MB/04
6	Main Block — Staircase Detail	IRWO/LKO/PH-IV/MB/05
7	Main Block — Grid Line Plan (Stilt Floor)	IRWO/LKO/PH-IV/MB/06
8	Main Block — Working Plan (Stilt Floor)	IRWO/LKO/PH-IV/MB/07
9	Main Block — Grid Line Plan (1st–10th Floor)	IRWO/LKO/PH-IV/MB/08(i)
10	Main Block — Working Plan (1st–10th Floor)	IRWO/LKO/PH-IV/MB/08(ii)



11	Main Block — Working Plan (11th Floor) (i)	IRWO/LKO/PH-IV/MB/08(iii)
12	Main Block — Working Plan (11th Floor) (ii)	IRWO/LKO/PH-IV/MB/08(iv)
13	Main Block — Working Plan (Terrace Floor)	IRWO/LKO/PH-IV/MB/08(v)
14	Main Block — Type-IV Unit Plan	IRWO/LKO/PH-IV/MB/09(i)
15	Main Block — Type-III Unit Plan	IRWO/LKO/PH-IV/MB/09(ii)
16	Main Block — Type-II Unit Plan	IRWO/LKO/PH-IV/MB/09(iii)
17 – 19	Main Block — Section Details (3 sheets)	IRWO/LKO/PH-IV/MB/10(i–iii)
20 – 22	Main Block — Front, Right/Left, Back Elevations	IRWO/LKO/PH-IV/MB/11(i/a–iii/a)
23 – 29	Main Block — Wooden Frame & UPVC Window Details (Type IV, III, II, Common Area)	IRWO/LKO/PH-IV/MB/12(i–iv)
30 – 32	Main Block — Sewerage Plans (Type IV, III, III)	IRWO/LKO/PH-IV/MB/13(i–iii)
33 – 40	Main Block — Toilet Details (Type IV: 4 nos., Type III: 3 nos., Type II: 2 nos.)	IRWO/LKO/PH-IV/MB/14(i–iii)
41 – 43	Main Block — Kitchen Details (Type IV, III, II)	IRWO/LKO/PH-IV/MB/15(i–iii)
44 – 58	Main Block — Electrical Plans & Sub-Main Wiring (Basement, Stilt, Type IV, III, II)	IRWO/LKO/PH-IV/MB/17(i–vi)
59	Main Block — Grill Detail	IRWO/LKO/PH-IV/MB/18
60 – 61	Main Block — Balcony Railing Details (Type IV, III & II)	IRWO/LKO/PH-IV/MB/19(i–ii)
62 – 63	Main Block — Flooring Plans (Stilt & Typical Floor)	IRWO/LKO/PH-IV/MB/20(i–ii)
64 – 77	Main Block — Structural Drawings (Raft foundation, Retaining Wall, Columns, Beams, Slabs, Staircase, Mumty, Water Tank)	IRWO/LKO/PH-IV/ST/01–07
78	Boundary Wall Detail	IRWO/LKO/PH-IV/SP/01(ii)

### Rainwater Harvesting & Underground Tank

S. No	Description	Drawing No.
1	Rainwater Harvesting (Sheet 1)	IRWO/LKO/PH-IV/RWH/1



2	Rainwater Harvesting (Sheet 2)	IRWO/LKO/PH-IV/RWH/2
3	Underground Tank — Location	IRWO/LKO/PH-IV/UGT/1
4	Underground Tank — Plan & Elevation	IRWO/LKO/PH-IV/UGT/2
5	Underground Tank — Structure	IRWO/LKO/PH-IV/UGT/3

**Residence Welfare Centre, Boundary Wall, Security Office & Gate**

S. No	Description	Drawing No.
1	Footing Plan (i)	IRWO/LKO/PH-IV/RWC/01(i)
2	Footing Plan (ii)	IRWO/LKO/PH-IV/RWC/01(ii)
3	Plinth Beam Plan (i)	IRWO/LKO/PH-IV/RWC/02(i)
4	Beam & Plinth Beam (ii)	IRWO/LKO/PH-IV/RWC/02(ii)
5	Ground Floor Plan	IRWO/LKO/PH-IV/RWC/03(i)
6	First Floor Plan	IRWO/LKO/PH-IV/RWC/03(ii)
7	Terrace Floor Plan	IRWO/LKO/PH-IV/RWC/03(iii)
8-9	Section Details & Staircase Structure	IRWO/LKO/PH-IV/RWC/04(i-ii)
10-11	Elevation Details (Front/Right, Back/Left)	IRWO/LKO/PH-IV/RWC/05(i-ii)
12-13	Wooden Frame & UPVC Window Details	IRWO/LKO/PH-IV/RWC/06(i-ii)
14-18	Sewerage, Flooring, Electrical, Water Supply, Pantry Plans	IRWO/LKO/PH-IV/RWC/07-11
19-22	Toilet Details (4 Nos.)	IRWO/LKO/PH-IV/RWC/12(i-iv)
23-25	Structure Plans (GF, FF, Mumty & Water Tank)	IRWO/LKO/PH-IV/RWC/13(i-iii)
26-28	Boundary Wall Plans & Footing Plans	IRWO/LKO/PH-IV/SP/01(i), SP/02(i-ii)
29-34	Security Office & Entry Gate (6 drawings)	IRWO/LKO/PH-IV/EG/01-06



**ANNEXURE-X — COPY OF SALE DEED IN FAVOUR OF IRWO**

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I ..... S/O Sh. .... R/o  
..... Appointed as the Signatory of the sole proprietorship firm as  
individual capacity or as a HUF/ member of the partnership firm/LLP/JV/Society/Trust. firm M/s  
..... (including its constituents), undertake and hereby affirm that, I  
have thoroughly gone through the referred copy of sale deed attached with tender and understood the  
same.

Signature of the bidder  
Seal



**ANNEXURE-XI — COPY OF MUTATION OF LAND IN FAVOUR OF IRWO**

I ..... S/O Sh. .... R/o  
..... Appointed as the Signatory of the sole proprietorship as  
individual capacity or as a HUF/ member of the partnership firm/LLP/JV/Society/Trust. firm M/s  
..... (including its constituents), undertake and confirm that hereby  
affirm its constituents), undertake and confirm that M/S..... hereby affirm that I have  
thoroughly gone through the referred copy of mutation. In terms of order of Tehsildar, Sadar Lucknow  
dated 20.05.2015, mutation in favour of IRWO could not be executed due to land was converted in  
section 143 Z.A act.

Signature of the bidder

Seal



FOR AND ON BEHALF OF  
INDIAN RAILWAY WELFARE ORGANISATION (IRWO)

Signature:	
Name:	
Designation:	Managing Director, IRWO
Date:	
Place:	New Delhi
Official Stamp / Seal of IRWO:	

THIS DOCUMENT IS ISSUED FOR TENDER PURPOSES ONLY. IT SHALL NOT BE CONSTRUED AS AN OFFER, ADVERTISEMENT, OR SOLICITATION. IRWO RESERVES ALL RIGHTS. TENDER NO. IRWO/LKO/PHASE-IV/2026-27.

END OF DOCUMENT — IRWO/LKO/Phase-IV/2026-27



ED  
4m/11/2021