STATE URBAN DEVELOPMENT AGENCY, CHHATTISGARH
4TH FLOOR, 'D' BLOCK, INDRAVATI BHAVAN, NAVA RAIPUR ATAL NAGAR, CHHATTISGARH 492002
Phone 0771-2222401, Fax : 0771-2222409, Email ID : osd.suda@yahoo.com

Memo No./09/SUDA/HFA/741/2022/855 Nava Raipur Atal Nagar, Dated 06 /05/2022

EXPRESSION OF INTEREST

State Urban Development Agency, Chhattisgarh (SUDA) invites sealed Expression of Interest (EOI) from Only Reputed RBI regulated banking/Financial Institutions/Non Banking Finance Companies registered in India. The EOI Document containing the details of submission requirement, brief objective & scope of work and evaluation criteria etc. can be downloaded from departmental website: http://www.uad.cg.gov.in. Sealed envelope marked to the captioned address, containing EOI and Financial Quote mentioning **"Sanction of Term Loan for PMAY-U as State Share."** on the top cover shall be submitted at CEO, State Urban Development Agency, Chhattisgarh, 4th Floor, 'D' Block, Indravati Bhavan, Nava Raipur Atal Nagar, Chhattisgarh 492002 by RPAD/Speed Post only latest by **31/05/2022 up to 03.00 PM.**

All the amendment/ corrigendum or related information regarding this EOI process will be published on departmental website only, CEO, SUDA, reserves the right to reject any or all the proposals received at any state without assigning any reason thereof.

Addl. Chief executive officer
State Urban Development Agency
Nava Raipur Atal Nagar

Memo No./09/SUDA/HFA/**741**/2022/**855** Nava Raipur Atal Nagar, Dated **06/05/2022**

DETAILED EXPRESSION OF INTEREST – Sanction of Term Loan for PMAY-U as State Share – 2532 Cr.

State Urban Development Agency, Chhattisgarh

State Urban Development Agency Chhattisgarh
4th floor, D-Block, Indrawati Bhawan, Atal Nagar Naya Raipur – Phone-0771-2222405, Fax : 2222409
Email -osd.suda@yahoo.com

1. SUDA at a glance

State Urban Development Agency (SUDA), is a society constituted vide the order dated 25.01.2001 is an urban planning agency in the state of Chhattisgarh with the objective for formulating & implementing policies, preparation of perspective plan guidelines and to direct overall research and training etc.

Objects:

The main objects of SUDA are as under:

1. Nodal agency of State Govt. for central sponsored schemes.
2. Technical guidance to ULBs for preparation of scheme for integrated development of urban poor.
3. Appraisal of schemes for urban poor.
4. To advice State Govt. with finalization of zonal priorities under different schemes.
5. To assist ULBs for getting loan from financial institutions for implementation of scheme.

2. Governing Body:

S.No	Ex-Officio Position	Designation
1	Hon'ble Minister, Urban Admn. & Development	Chairman
2	Secretary, Urban Admn. & Development Deptt.	Vice- Chairman
3	Director, Urban Admn. & Development Deptt.	Chief Executive
4	Principal Secretary, Forest & Environment Deptt.	Member
5	Dy. Secy. GoI, Ministry of Housing & Urban	Member
6	Director, Institutional Finance	Member

SUDA is the Nodal Agency in the state of Chhattisgarh to help and assist Urban Development, by acting as facilitator for implementation of various Central & State Government Schemes. As, SUDA is the Nodal Agency for various Central & State Government Schemes, SUDA is floating this EOI for procurement of funds as State Share for HFA-Mission.

BRIEF ABOUT PRADHAN MANTRI AWAS YOJNA:

Housing for All by 2022 approved by Cabinet **on 17.06.2015.** Guidelines launched on 25.06.2015, Mission to cover all 4041 statutory towns and beneficiaries belonging to EWS, LIG categories.

Mission has four components:

1) **In-situ Slum Redevelopment:** "In situ" Rehabilitation of existing slum dwellers using land as a resource through private participation. Governments of India grant Rs. 1.00 lakh per house.
2) **Credit Linked Subsidy Scheme(CLSS):** Subsidy for EWS and LIGfor new house or incremental housing. Upfront subsidy @ 6.5% for EWS and LIG for loans upto Rs. 6 lakh, calculated at NPV basis.
3) **Affordable Housing in Partnership** - With private sector or public sector including Parastatal agencies. Central Assistance of Rs. 1.5 lakh per EWS **house** in projects where 35% houses for EWS category.

4) **Subsidy for beneficiary led individual house construction or enhancement:** For individuals of EWS category for new house orenhancement. Central assistance of **Rs.1.5** lakh per beneficiary.

Note :- Forany other information please refer PMAY-U guidelines or log on to the official website of PMAY.

3. Project Specifics

To implement three verticals other than CLSS under PMAY in the state of Chhattisgarh, SUDA is acting as a Nodal Agency for providing assistance to the beneficiaries.

According to the survey conducted by 168 Urban Local Bodies in Chhattisgarh almost 5.32 Lakh beneficiaries have been identified out of which almost 3 Lakh beneficiaries are eligible under the following Schemes:

1) In-situ Slum Redevelopment
2) Affordable Housing in Partnership
3) Subsidy for beneficiary-led individual house construction or enhancement

a) Financial Structure of Present Proposal

Rs. In Lakh

Sr.No	Vertical of PMAY	Central Assistance Per DU	State Assistance Per DU	Beneficiary Contribution Per DU	ULB/PPP Contribution Per DU	Total Per DU
1	In-situSlum Redevelopment	1.00	0.00	0.75	3.75	5.50
2	Affordable Housing in Partnership	1.50	2.50	0.75	0.00	4.75
3	Subsidy for beneficiary-led individual house construction or enhancement	1.50	0.85	0.86	0.00	3.21

b) Financial Assistance - State Government - Year wise*

Year	Amount (Rs. in Crore)
2022-23	1500.00
2023-24	1032.00
Total	**2532.00**

* Year wise drawdown may change as per actual requirement for implementation of scheme and SUDA will avail the project loan in installments.

** Though PMAY Mission is extended upto 31-09-22, due to impacts of pandemic arising out of COVID-19 which had been considered as a Force Majeure, by GOI the ongoing work might extend further.

Proposed Key Terms & Conditions:

<table>
<tr><td>Term Loan (2nd & 3rd Phase)</td><td>Rs. 2532.00 Crore</td></tr>
<tr><td>Security</td><td>
Primary Security: Assignment charge over Escrow Account.
Guarantee: State Government Guarantee to be released in proportion to the actual Drawdown.
Loan Repayment: Octroi compensation fund and State Government Budgetary Allocation.
Source of Income: Mandatory octroi compensation fund
The Urban Administration and Development department receives as a fixed income octroi compensation fund for infrastructure development.
<table>
<tr><th>Financial Year</th><th>Octroi compensation fund Received by Dept. (in Cr)</th></tr>
<tr><td>2013-14</td><td>858.60</td></tr>
<tr><td>2014-15</td><td>850.90</td></tr>
<tr><td>2015-16</td><td>883.69</td></tr>
<tr><td>2016-17</td><td>979.77</td></tr>
<tr><td>2017-18</td><td>1204.20</td></tr>
<tr><td>2018-19</td><td>1375.20</td></tr>
<tr><td>2019-20</td><td>1000.00</td></tr>
<tr><td>2020-21</td><td>1000.00</td></tr>
<tr><td>2021-22</td><td>968.00</td></tr>
<tr><td>2022-23</td><td>1000.00*</td></tr>
<tr><td>Total</td><td>10,120.36</td></tr>
</table>
*Budgeted figures
</td></tr>
<tr><td>*Expected Drawdown (*Year wise drawdown may change as per actual requirement for implementation of scheme and SUDA will avail the project loan in installments.)</td><td>
<table>
<tr><th>Year</th><th>Amount (Rs. in Crore)</th></tr>
<tr><td colspan="2">2022-23</td></tr>
<tr><td>Q-1</td><td>500.00</td></tr>
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<tr><td>Q-1</td><td>500.00</td></tr>
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<tr><td>Terms of Repayment</td><td>
<table>
<tr><th></th><th>Particulars</th><th>Timelines</th></tr>
<tr><td>1</td><td>Door to Door Tenure</td><td>20 Years</td></tr>
<tr><td>2</td><td>Moratorium period</td><td>1 Year</td></tr>
<tr><td>3</td><td>Repayment Period</td><td>19 Years</td></tr>
</table>
</td></tr>
<tr><td>Minimum Size of Loan</td><td>1.Minimum Share one individual bank/institution/NBFC will be required to take out of Rs 2532 Cr. is Rs. 250 Cr.</td></tr>
</table>

Processing & documentation charges/Fees, Pre-Payment penalty & Margin Money	SUDA would not pay any loan processing & Documentation fees, Renewal Charges (by whatever name called) nor any Pre-Payment Penalty to the Lending Agency nor any Margin Money (Only Reputed RBI regulated banking/Financial Institutions/Non-Banking Finance Companies registered in India are allowed to submit their bid)
Commitment Charges & Swapping of Loan	SUDA would not pay any commitment charges for the entire loan amount, and as it is an open tender, department retains right of swapping of loan during loan tenure.
Lending Agency	Participating agency which should be an Only Reputed RBI regulated banking/Financial Institutions/Non-Banking Finance Companies registered in India.
Execution of Agreement	Lending Agency (Only Reputed RBI regulated banking/Financial Institutions/Non-Banking Finance Companies registered in India) shall execute agreement within 07 days from the date of sanction letter.
Release of 1st Installment	As per requirement of scheme. (The lending agency will be required to provide for withdrawal of amount within 7 days of the release of the requirement)
Payment of Interest	The amount of interest will be payable since the date of actual withdrawal of amount only.
Changes in the Rate of Interest	The Rate of Interest offered by lending agency under the terms and conditions of this EoI can only be changed in case of changes in the benchmark rates.
Negotiation	The State Government reserves right to negotiate with the lending agency on the rate of interest, terms and conditions and other matter related thereto. In case the selected lending agency is not able to provide the whole amount as required by the government entity, the next Bank/ FI/ NBFC in line will be called for negotiation to provide the requisite loan at a rate of interest which is similar or comparable to the minimum rate of interest.
Guarantee	In case of Government Guarantee, the guarantee will be effective from the date of disbursement of loan to ensure smooth swapping of loans.
Other Charges	No other charges or fees shall be paid to the lender.

Pre-proposal Meeting	17.05.2022 at 15:00 hrs online . Topic : Pre-Bid Meeting - EOI Loan Start Time : 17-05-2022 15:00 Indian Standard Time Meeting URL : https://jiomeetpro.jio.com/shortener?meetingId=0690321245&pwd=wM3Zd Meeting ID : 069 032 1245 Meeting Password : wM3Zd Add to JioMeet: https://jiomeetpro.jio.com/addtojiomeet?meetingId=0690321245&pwd=wM3Zd&isWebinar=false
Final date of submission (By RPAD/Speed Post)	Up to 15:00 hrs dated 31.05.2022
Selection Criteria	Selection Criteria shall be the lowest rate of interest. Notwithstanding anything contained in this EOI, SUDA reserves the right to accept or reject any bid, and to annul the bidding process and reject all bids, at any time prior to the award, without thereby incurring any liability to the affected lending agency/agencies or any obligation to inform the affected lending agency/agencies of the grounds for its action; further reserving right to proceed with re-tendering for the EOI. Conditional bids and bids not confirming to the conditions as mentioned in EOI shall be outrightly rejected
Envelop I	Only Technical details are to be given in **annexure T-I** (financial clearances should not be given in this).
Envelop II	The lending agency has to submit detail as per the format F-I in this envelope. Please note that while filling this form lending agency may quote the minimum interest rate at which it can lend. Hence, if a lending agency is ready to lend at MCLR-3 months / 6 months, then it has to mention the present effective rate of interest of such MCLR and also the reset date. No other charges except interest Rates shall be quoted. The above Rate of Interest (ROI) must be all inclusive and shall be based upon either MCLR/ EBLR/ RLLR/T-Bill Linked/ Fixed/ Repo Rate Linked (benchmark rate shall be available on public domain without any registration etc.).
Note :	1. ROI must be all inclusive and shall be based upon MCLR/ EBLR/ RLLR/T-Bill Linked/ Fixed/ Repo Rate Linked. 2. No other hidden charges except above will be payable during the Tenure of the Loan. 3. No State Government Guarantee will be provided to Banks/Financial Institutions/NBFC not approved by RBI for loan disbursement.

The Benefits of the proposed Scheme are:

a. Providing homes to Slums/Economically Weaker Section.

b. By providing proper accommodation, the health and hygiene of the people would be better which would increase the standard of living as well as life expectancy.

c. Home provides financial as well as social Securities.

Procedure for Submission of EOI

EOI should be submitted by Lending Agency's (Reputed RBI regulated banking/Financial Institutions/Companies registered in India) in two envelopes.

In envelope I: Only Technical details are to be given in **annexure T-I** (financial clearances should not be given in this).

In envelope II: The Lending Agency has to submit detail as per the **format F-I** in this envelope. Please note that while filling this formBank may quote the minimum interest rate at which it can lend. Hence if a Lending Agencyis ready to lend at MCLR-3 months / 6 months, then it has to mention the present effective rate of interest of such MCLR and also the reset date. No other charges except interest Rates shall be quoted. The above ROI must be all inclusive and shall be based upon either MCLR/ EBLR/ RLLR/T-Bill Linked/ Fixed/ Repo Rate Linked (benchmark rate shall be available on public domain without any registration etc.).

Both the envelopes would be addressed to Chief Executive Officer of State Urban Development Agency as per details below:

Chief Executive Officer
State Urban Development Agency,
4th Floor, D Block,
Indrawati Bhawan, Nava Raipur Atal Nagar,
Chhattisgarh-492002

Date:

To,

Chief Executive Officer
State Urban Development Agency,
4th Floor, D Block,
Indrawati Bhawan, Nava Raipur Atal Nagar,
Chhattisgarh-492002

Reference: Expression of Interest for Term Loan of Rs. 2532 crore.

Dear Sir,

With reference to the above we are in-principle agreeable for taking exposure of Rs. 2532 crore in the Term Loan and in accordance with your advertisement for EoI we are hereby -submitting our Financial EoI in a separate sealed envelope.

We hereby declare that all the information and statements made in this EoI are true and correct that any misinterpretation contained in it may lead to our disqualification.

We agree not to charge any processing fees for the aforesaid loan by whatever name called.

We confirm that we have all necessary permission from Reserve Bank of India for carrying out Banking Operations including but not limiting to grant of aforesaid loan.[for institutions governed by RBI]

We confirm that we have sufficient human resources to process your loan application within a period of one month from the date of submission of documentsas per our checklist. The checklist would be shared after getting the clearance from State Urban Development Authority.

I confirm that I have the authority to submit this EoI and for attending any meeting which State Urban Development Authority may call.

Thanking you,
Yours faithfully,

FINANCIAL EOI

FORM- F-I

Date:

To,

Chief Executive Officer
State Urban Development Agency,
4th Floor, D Block,
Indrawati Bhawan, Nava Raipur Atal Nagar,
Chhattisgarh-492002

Dear Sir,

Sub : Expression of Interest for sanction Term loan for PMAY-U.

Ref: Advertisement for invitation of EOI.

This has reference to the Advertisement for invitation of EOI. The following terms indicated in the EOI note, are acceptable to us:

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Guarantee: State Government Guarantee to be released in proportion to the actual Drawdown.
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Commitment Charges& Swapping of Loan	SUDA would not pay any commitment charges for the entire loan amount, and as it is an open tender, department retains right of swapping of loan during loan tenure.
Execution of Agreement	Participating agency which should be a Reputed RBI regulated banking/Financial Institutions/Non-Banking Finance Companies registered in India.
Release of 1st Instalment	Lending Agency (Only Reputed RBI regulated banking/Financial Institutions/Non-Banking Finance Companies registered in India) shall execute agreement within 07 days from the date of sanction letter.

In this connection we are pleased to inform you that our bank is in-principally agreed to sanction Terms loan, to your organization on following key financial terms:

Sl. No.	Particulars	Terms
A.	Our Exposure in the total Project exposure of Rs. 2532 crore (Minimum 250Cr.)	____% i.e. Rs. _____Crore
B.	Rate of Interest (ROI)	**_____% per annum floating/fixed based on _____of_____ months.** (The benchmark rate is _____% + Spread (if applicable) is _____%) The reset date of the ROI shall be _____
Note: -	1. The above ROI must be all inclusive and shall be based upon MCLR/ EBLR/ RLLR/T-Bill Linked/ Fixed/ Repo Rate Linked. 2. No other hidden charges except above will be payable during the Tenure of the Loan. 3. No State Government Guarantee will be provided to Banks/Financial Institutions/NBFC not approved by RBI for loan disbursement.	

In Principle Approval is hereby given, we look forward for your detailed Credit Proposal, at the earliest.

Thanking You,

Your Faithfully,
(Authorized Signatory)