



Uttarakhand Housing & Urban Development Authority, Government of Uttarakhand

NOTICE FOR INVITING QUOTATIONS

UHUDA invites sealed quotations from reputed organizations for preparation of Management Information System (MIS) Dashboard, support, maintenance, re-registration & extension of project/promoter/agent under Real Estate Regulatory Authority for further changes/additions in the web based system for Real Estate Regulatory Authority. Address-Rajiv Gandhi Multipurpose Complex, Dispensary Road, Dehradun, Uttarakhand.

The detailed TOR document is annexed below, can be downloaded from the **notice** section of our websites - uhuda.org.in. Competent & experienced firms are hereby requested to submit their quote for this work at the above mentioned address in a sealed envelope super scribed "Quotation for MIS Dashboard for RERA online web application & re-registration & extension of project/promoter/agent in the web based system for RERA" by 05/January /2018 upto 04:00 PM".

(Joint Chief Administrator)



Terms of Reference
For
Preparation
Of Management Information System
(MIS) Dashboard, Support,
Maintenance,
Re-Registration & Extension of Project/Promoter/Agent
Under
Real Estate Regulatory
Authority

For

**Uttarakhand Housing & Urban Development Authority
Rajiv Gandhi Multipurpose Complex, Dispensary Road, Dehradun
Dehradun, Uttarakhand
www.uhuda.org.in**



1. TERMS OF REFERENCE

Overview

In respect to the Real Estate Regulatory Act (2016) implied by Government of India, the state government has adopted and regulated state rules & regulations for the housing projects to comply. In accordance to the RER Act it is required to develop an online application to be integrated with existing website of the organization, where-in all the rules and regulations laid down are to be incorporated in accordance to the Real Estate Regulatory Act (2016). Herein the Government of Uttarakhand has erstwhile delegated the charge to UHUDA to pursue the Real Estate Regulatory Authority responsibilities and actions within the state of Uttarakhand.

Objectives

To enhance the existing online web based RERA application, so that:

1. It will help to regulate and monitor the online registered Projects, Agents and Complaint's.
2. Enhance the search to create an effective MIS
3. Create a Transparent system so that any time, anyone can check the current status of registered project/agent and Complaint's.
4. E-Sign the certificates & documents to be delivered or submitted as the case may be.
5. Create a workflow with remarks capturing for all involved users.

Scope

- 1) **Agent re-registration:** For re-registration process system will send reminder email to the agent. From agent dashboard agent can apply for re-registration
- 2) **Project extension:** From Project owner dashboard user can apply for project extension with updated documents.
- 3) **Blacklist Agent or Project:** Authority can blacklist any agent or project.
- 4) **Maintain History:** Create a history table into the database so that we have a trace when, what and by whom the changes are done in Project, Agent and complaint.
- 5) **Current Status:** Create a view from where Applicant can view the latest updates on his application/complaint.
- 6) **Rate project or agent by the End User.**
- 7) **E-KYC & E-Signing** of documents using Aadhaar or integrating DSC for digital signing, or any other such valid digital signing mechanism.
- 8) **Search for MIS** (like LinkedIn search):
 1. For Project (keys to search):
 - Name of registered project/promoter/agents
 - By cities
 - Districts
 - Developers
 - Project cost
 - Project Area
 - Delivery Year/ Month
 - Delayed Projects
 - Not updated quarterly
 - Availability of property
 - Best/Worst Review/Delivery



- Location
 - Dwelling unit wise
 - Carpet area of dwelling unit
 - Registered Architect, Structural Engineer and Contractors
 - Mode of Payment received (Demand Draft, Banker's Cheque, Online payment)
2. For Agent (keys to search):
- By cities
 - Districts
 - Developers
 - Projects
 - Market Review
 - Blacklisted/Defaulters
 - Registration expired/active/revoked
 - Location
 - Payment received
3. For Complaint (keys to search):
- Name wise
 - Location wise
 - Complaint registered to authority or adjudicating officer
 - Payment received

9) Data migration of manually received & processed applications & there relative documents into the RERA web portal.

Assumptions

In case there are any further amendments in the Real Estate Regulatory Act or State Rules & Regulations during the development phase those needs to be considered and application to be delivered with those changes, though timeframe as needed, will be extended for incorporating those changes.

Roles and responsibilities

Uttarakhand Housing & Urban Development Authority (UHUDA) with is office at 4th Floor, Rajeev Gandhi Multi-Purpose Complex, Dispensary Road, Dehradun is the designated authority to adhere responsibilities of state RERA within Uttarakhand as delegated by Government of Uttarakhand. UHUDA will be the sole authority for the application and its processing, any query or concern in regard to the application development, deployment, implementation, maintenance or support needs to be addressed to UHUDA. UHUDA will delegate a dedicated IT resource from its end to coordinate and monitor the project development progress.

Expected from the consultant:

- Complete business process study & analysis
- Delegating a dedicated experienced project manager
- Submitting day-to-day project progress report
- Adhering to timelines
- Application development & issue resolution
- Issue reporting, tracking & resolution mechanism
- Application deployment, implementation & configuration in production & test environment
- Documentation



Deliverables

The application should be in accordance to the rules & regulations laid down by the state government in the Uttarakhand Real Estate (Regulations & Development) Rules, 2017. It's expected to be delivered completely within 1 month of award of work.

Delivery Scope

- Complete development design & code
- Application setup & implementation on production server and backup server as requested
- User Manual documentation & videos
- High Level Design document
- Technical requirements & specifications documentation
- Test scenario cases & there reports

Security Deposit: Rs.10,000.00 only in form of DD/FDR in favor of **Uttarakhand Housing and Urban Development Authority** and validity should be for six months. (To be submitted on award of Purchase Order).

Payment Terms

- | | | |
|---|-----|--------|
| ▪ After submission of SRS and system design | 50% | Day 10 |
| ▪ On Project delivery & Sign Off | 50% | Day 30 |

**Format for Financial Quote 1:****Item Rate BoQ**

Inviting Authority: UTTARAKHAND HOUSING & URBAN DEVELOPMENT AUTHORITY						
Name of Work: Bid for Selection of Agency for preparation of MIS Dashboard & Re-registration under RERA for UHUDA						
Contract No: /UHUDA-222(क)/2017-18						
Name of the Bidder/ Bidding Firm / Company :						
<u>PRICE SCHEDULE</u>						
NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER #	NUMBER #	TEXT #
Sl. No.	Item Description	Quantity	Units	RATE inclusive of all applicable taxes/charges In Figures To be entered by the Bidder Rs. P	TOTAL AMOUNT With Taxes in Rs. P	TOTAL AMOUNT In Words
1	Preparing MIS Dashboard & Re-registration and extension of Project/Promoter/Agent under RERA and support for 3 months after go live (as per scope mentioned above)	1	No			

Note: Both Items/works are different and will be compared separately for individual work.

(Signature)

Name of Firm: