

**National Waqf Development Corporation Limited (NAWADCO)**  
**BUSINESS MODELS**

Business Model	Details
<p><b>1. Developer Model - “PPP-DBFOT” Model:</b></p> <p>General Power of Attorney (GPA) and Memorandum of Understanding (MoU) are to be signed by the respective State Waqf Board/ Waqf Institution in favour of NAWADCO for development of projects through appointment of Developer/ End User by NAWADCO under “Public Private Partnership-PPP” “Design Built Finance Operate and Transfer-DBFOT” Model.</p> <p><i>“State Waqf Board/ Institution to provide basic preliminary documents to NAWADCO including NOCs/ Board Resolution and Vacant Land free from encumbrance and encroachment for starting the activities related to implementation of the project”.</i></p>	<ul style="list-style-type: none"> <li>▪ NAWADCO shall act as the Agency for selection of the Developer/ End-user through “Bid Process Management” including competitive Online Bidding/ Tendering process by floating Request for Proposal (RFP) on the “Online Web Portals” of the Government of India through Tender Evaluation Committee (TEC).</li> <li>▪ TEC of NAWADCO to evaluate the Technical &amp; Financial bids for selection of the H1 Bidder quoting highest Annual Lease Rent (ALR) amount to be paid to Waqf Board/ Waqf Institution for developing the subject waqf property as a commercial venture on long-term lease basis (Maximum Period 30 Years).</li> <li>▪ The H1 bidder will design, finance, build and operate the building for a maximum period of 30 years and finally transfer the developed assets/ property to the respective State Waqf Board/ Waqf institution.</li> <li>▪ ALR will be subject to Waqf Properties Lease Rules (WPLR) with 5% Annual Increment and 12 Months (Non-interest bearing) Security Deposit with the Waqf Board/ Institution as per the provisions of WPLRs.</li> <li>▪ After completion of Lease Period the developed building will be vacated and handed over to the State Waqf Board/ Institution by the Developer/ End-user unconditionally without damages, losses or having any charge on it.</li> </ul>
<p><b>2. Joint Venture (JV) Revenue Sharing Model:</b></p> <p>NAWADCO to invest its own funds proportionately along with the funds invested by the Waqf Institution to develop the waqf property in joint venture with through Revenue Sharing on mutually agreed terms and conditions.</p>	<ul style="list-style-type: none"> <li>▪ NAWADCO shall act as the Project Management Consultancy (PMC) for selection of a Construction Agency from the “Empanelled Construction Agencies” through “Bid Process Management” including Tendering Process by floating Request for Proposal (RFP) on the Online Web Portals of the Government of India through Tender Evaluation Committee (TEC).</li> </ul>

General Power of Attorney (GPA) and Memorandum of Understanding (MoU) are to be signed by the respective State Waqf Board/ Waqf Institution in favour of NAWADCO for development of projects

*“State Waqf Board/ Institution to provide other basic preliminary documents to NAWADCO including NOCs/ Board Resolution and Vacant Land free from encumbrance and encroachment for starting the activities related to implementation of the project”.*

- TEC of NAWADCO to evaluate the Technical & Financial bids for selection of L1 (Lowest) Bidder for construction of the project considering all quality and prevailing standard parameters.
- NAWADCO to work as PMC during the construction period of the project, ensuring quality and timely completion of the project.
- Post construction, NAWADCO to take Revenue Share (ALR) as per mutually agreed terms and conditions.
- After completion of Revenue Sharing Period, Agreements/ MoUs etc. signed by and between NAWADCO and Waqf Institution cease to exist and built up Waqf property to remain at the disposal of Waqf Institution.