



Providing Total Solution for Development of Waqf Properties

MODELS FOR **PROJECT** **DEVELOPMENT** **& MANAGEMENT** **OF WAQF** **PROPERTIES**

National Waqf Development Corporation Limited
New Delhi

1 Waqf Properties

"Waqf" is a permanent Charity/ Endowment of any movable or immovable property by any person or society or institution etc. for the purpose recognized by the Muslim law as pious, religious or charitable for the benefit of the minority community and nation as a whole.

Waqf properties in India are managed by respective State Waqf Boards (SWBs) as per the Rules, Provisions and Procedures mentioned in the Waqf Act and Waqf Properties Lease Rules (WPLR) as amended from time to time.

As per study by a high-level committee constituted by the Government of India to study on the socio-economic and educational conditions of the Muslim community in India:

- There are more than 6 Lakh Acres of Waqf Land across India.
- Most of it are located in prime urban areas.

These waqf properties have the potential to be developed as commercial, educational, healthcare and agricultural projects which can enhance the income of Waqf Boards leading to socio- economic and educational empowerment of the minority community.

2 Incorporation & Mandate of NAWADCO

National Waqf Development Corporation Limited (NAWADCO) was established as a Company under the Companies Act, 1956 by the Government of India, Ministry of Minority Affairs for development of Waqf properties across India to enhance the income of Waqf Boards.

As per Memorandum of Association of the Company (MOA), the main objectives are as under:

- To act as a specialized financial and developmental institution to develop and provide financial services for the development of waqf properties, identify, develop and implement projects directly or indirectly for commercial viability in order to enhance the income of waqf or achieving their objectives in the country by entering into joint venture or together with Mutawallis, Waqf Boards, Trusts and Associations registered under the Waqf Act;
- To arrange financial assistance independently or in association with any person, Government or any other agency whether incorporated or in the form of advances, equity, refinance or in any other form to the Waqf institution;
- To run a consultancy service for the development of the waqf properties and would include providing consultancy to the Waqf Boards, Mutawallis, Trusts and Associations registered with the Waqf Board in designing commercial complex, housing projects and to undertake execution of such projects either by the Corporation or in collaboration with other agencies engaged in development of such projects;
- To provide consultancy, both financial and engineering, to the individual Waqf Institutions for investing their surplus income in Sharia based financial institutions or by designing financial instrument on Sharia principle and to take suitable steps for development of such institutions and instruments;
- To build educational infrastructure like school, colleges, hospitals, training institutions either on lease or in a joint venture with the Waqf Boards;

- To improve, manage, develop or exchange the undertaking(s), property(ies) or rights of the company or any part thereof.

3 Scope of NAWADCO

Following diversified activities are covered for achievement of its objectives:

- **Transaction Advisory Services to Waqf Boards:**
To support Waqf Boards, Waqf Institutions/ Mutawallis, NAWADCO has empaneled Five (5) reputed Real Estate Agencies including M/s JLL, Darashaw & Company, Anarock, PWC and CBRE to provide Transaction Advisory Services for development of Waqf lands across India.
As per requirement, NAWADCO provides consultancy to Waqf Boards, Waqf Institutions/ Mutawallis in the areas of project conceptualization, feasibility, execution and supervisory services. NAWADCO also arranges to provide Quality Control and Quality Assurance Certificates (QC&AC) from renowned agencies, pursue and completes online tendering process through Tender Evaluation Committee (TEC).
- **Feasibility Studies & Detailed Project Reports (DPRs):**
For development of Waqf lands, NAWADCO provides technical and engineering consultancy for preparation of feasibility reports to utilize Waqf lands optimally for generation of maximum revenue to enhance the income of Waqf Boards.
Considering possible needs of Waqf Boards/ Waqf Institutions/ Mutawallis, NAWADCO analyses and empanels experts, construction executing agencies, consultants, advisors etc. from time to time through open tendering process by issue of Request for Empanelment (RFE) and Request for Qualification (RFQ) documents on the web portals of the Government of India by maintaining transparency.
- **Creation of Potential Land Bank using available data of WAMSI:**
NAWADCO analyses data of Waqf Properties entered in WAMSI Portal to identify suitable Waqf lands free from encroachment and encumbrances which can be taken up for development. An in-house database on potential Waqf land has been created to convert the same into a valuable land bank.
- **Implementation of Projects directly or indirectly:**
NAWADCO has empaneled Nine (9) Construction Executing Agencies from different parts of the country to execute small, medium and large projects as per requirement of Waqf Boards/ Waqf Institutions/ Mutawallis. The information of empaneled agencies have been shared on the website of the company.

4 Development Models

- **PPP-DBFOT Model-Public Private Partnership- Design, Built, Finance, Operate & Transfer Model**
Under PPP-DBFOT Development Model, State Waqf Boards/Waqf Institutions/Mutawallis are not required to contribute any funds in the project, all funds will be contributed by the selected Developer. NAWADCO to select Developer from open market through online tendering process by floating Request for Proposal

(RFP) Document on the e-procurement portals of the Government of India for development of Waqf Lands. Feasibility studies and transaction advisory services are provided by NAWADCO.

Capital contribution for construction of project is to be done 100% by the selected Developer i.e. H1 Bidder. Construction of project is to be executed by the said Developer against Long Term Lease contract. NAWADCO would facilitate in supervision of all construction related activities ensuring quality construction and timely completion of project.

The built-up assets is to be managed by the Developer till contract period as per lease agreement to be executed by and between the Waqf Board/Waqf Institution/Mutawalli and the Developer. The built-up Assets shall be managed and operated by the Developer or as decided mutually. Annual Lease Rent (ALR) shall be paid to Waqf Board/ Waqf Institution till lease period. After lease agreement is over, the Assets will be vacated by Developer unconditionally and transferred to respective Waqf Board/ Waqf Institution/ Mutawalli to be used by them. NAWADCO will remain in the project until Assets is transferred to the Waqf Board/ Waqf Institution/ Mutawalli.

• **Consultancy Services Model**

If Waqf Board/ Waqf Institution/Mutawalli want to develop project by themselves, NAWADCO shall provide consultancy services including preparation of feasibility, detailed project reports (DPR), transaction advisory services including bid process management etc.

Execution and Management of project is to be done either by Waqf Board/ Waqf Institution/Mutawalli or by NAWADCO or jointly by both. 100% Project cost is to be contributed by Waqf Board/Waqf Institution/Mutawalli and 100% revenue to be retained by them. NAWADCO shall charge its fee as agreed mutually.

Note: Summary of above listed Waqf Property Development Models is annexed on last page.

Other Activities of NAWADCO for Management of WAQF Properties.

On the request of Waqf Boards/ Waqf Institutions/ Mutawallis, NAWADCO may appoint Construction Executing Agencies (CEAs) out of its Empaneled CEAs, through Limited Tendering Process and will also act as a supervisor for construction of project timely ensuring quality control and to provide Quality Control & Quality Assurance Certificate (QC&AC) through expert agency.

5 Steps in Project Development and Execution

5.1 Project proposal

NAWADCO identifies most viable business activities along with suitable development models to be taken for development of waqf property through assessment and evaluation of documents provided by Waqf Board/ Waqf Institution/ Mutawalli etc. (As per Checklist) alongwith, land free from encumbrance and encroachment.

5.2 Seeking Regulatory approval

Guiding and providing full assistance to Waqf Board/ Waqf Institution/ Mutawalli in obtaining statutory

approvals like building plan, FAR as per DCR guidelines, fire department, CLU and environmental clearances etc.

5.3 Capital contribution

After thorough assessment of documents and financial viability of project, arrangement of capital contribution for construction of project shall be made by NAWADCO through third party either under PPP-DBFOT Model or PPP-DBFOT-VGF Model as per mutually agreed terms and conditions.

5.4 Project execution

Irrespective of waqf property development models, NAWADCO ensures highest quality construction as per prevailing market standards and arranges to provide Quality Control and Quality Assurance Certificate (QC&QA).

5.5 Management of Asset

NAWADCO also guides and manages Assets of Waqf Boards/Waqf Institutions/Mutawallis as per requirement for optimum revenue generation.

6 Actionable Points by Waqf Board/ Waqf Institution/ Mutawalli:

Pursuing for development of waqf property, following actions are required to be taken up by Waqf Board/ Waqf Institution/ Mutawalli:

i) **Providing Expression of Interest (EOI) along with required documents:**

Once the Waqf Board/ Waqf Institution identifies Waqf Property to be developed by NAWADCO then its willingness as per the format of Expression of Interest (EOI) and relevant documents as per Checklist needs to be provided to NAWADCO to initiate the development process.

ii) **Signing of General Power of Attorney (GPA) and possession of land:**

Subsequent to receipt of documents, as per mutual discussions, a General Power of Attorney (GPA) is to be executed by Waqf Board/ Waqf Institution/Mutawalli in favor of NAWADCO along with clear land title of respective Waqf land free from encumbrances and encroachment for starting the development process.

iii) **Approval of site plan by local authorities as per applicable FAR/ FSI:**

Approval of site plan as per local Development Control Regulations (DCRs) Guidelines needs to be provided by Waqf Board/Waqf Institution/ Mutawalli to NAWADCO, if available or the same has to be applied by Waqf Board/ Waqf Institution/ Mutawalli.

iv) **Approval of State Government:**

The concerned Waqf Board/ Waqf Institution/ Mutawalli is to apply with the State Government for obtaining necessary approvals (as per provisions of WPLR for long term lease), to sign Lease Agreement with the third party and to provide same to NAWADCO for records and reference.

Please contact NAWADCO for Expression of Interest (Eoi) format and Check-list of Documents. These documents are also available on the website of the company at www.nawadco.org.in under the Menu "Projects".

Summary of Waqf Properties Development & Management Models

S. No.	Name of Development Model	Project Cost Contribution	Execution of Project	Management of Project & Built-up space	Opening and Operation Escrow A/c	Project Revenue Sharing
1	PPP-DBFOT: Public, Private Partnership - Design, Built, Finance, Operate & Transfer (Long Term Contract)	100% Project Cost Contribution by Developer, (Selected through Tendering Process).	by Developer under Supervision of NAWADCO.	by Developer under Supervision of NAWADCO.	To be Operated by Developer.	Annual Lease Rent (ALR) to be paid by Developer to Waqf Board/Waqf Institution/ Mutawalli during contract period along with security deposit as per WPLRs.
		Waqf Board/ Waqf Institution/Mutawalli need not to contribute any fund.	NAWADCO to supervise construction and other activities up-to contract period.	After contract period, Assets will be transferred unconditionally to Waqf Board/Waqf Institution/Mutawalli.		NAWADCO's service charges as agreed mutually.*
2	Consultancy Services Model (Consulancy will be provided by NAWADCO)	100% Project Cost Contribution by Waqf Board/Waqf Institution/Mutawalli.	Either by Waqf Board/ Waqf Institution/ Mutawalli or;	by NAWADCO or;	Escrow A/c is not required.	100% Annual Lease Rent (ALR) shall go to Waqf Board/ Waqf Institution/Mutawalli.
			by NAWADCO as decided mutually.	by NAWADCO & Waqf Board/ Waqf Institution/Mutawalli jointly or;		By Waqf Board/ Waqf Institution/Mutawalli.
3	Development of Social Projects (Healthcare & Educational Projects) under VGF Scheme (Long Term Contract)	Required Project Cost Contribution by Developer (Selected through Bidding Process)	by Developer under Supervision of NAWADCO.	by Developer under Supervision of NAWADCO.	Management of Assets by Developer and "Operation & Maintenance" by Developer or by third Party (including Waqf Board/ Waqf Institution/ Mutawalli) or as per Mutual Agreement .	Revenue sharing or Space Sharing as per mutually agreed terms and conditions between Developer and Waqf Board/ Waqf Institution/Mutawalli.
		Waqf Board/ Waqf Institution/ Mutawalli need not to contribute any fund.	NAWADCO to supervise construction and other activities up-to contract period.	After contract period, Assets will be transferred unconditionally to Waqf Board/ Waqf Institution/Mutawalli.		NAWADCO's service charges as agreed mutually. *



Providing Total Solution for Development of Waqf Properties

National Waqf Development Corporation Limited (NAWADCO)

(Under the Aegis of Ministry of Minority Affairs, Government of India)

Registered Office:

Corporate Office: Central Waqf Bhawan, 3rd Floor, Plot No.: 13 & 14, Sector-6, Pushp Vihar, Saket, New Delhi-110017 Phone:011-29565618

Website: www.nawadco.org.in, **Email:** support-nawadco@gov.in

Twitter: @_nawadco, LinkedIn: NAWADCO Delhi