

Dated: 16th October 2025

**REQUEST FOR INFORMATION (RFI) / EXPRESSION OF INTREST (EOI) FOR
DEVELOPMENT OF PROPERTY AT NIRANJANPUR, DEHRADUN**

Uttarakhand State Cooperative Federation Ltd. (UCF) invites Request for Information (RFI) / Expression of Intrest (EOI) for development of its property at Niranjanpur, Dehradun through Joint Ventures from Consulting Firms, Developers, Financers and Investors.

A pre-submission meeting is scheduled at **3.00 PM on 30th October 2025** at the above address. Participation through **Video Conference (VC)** will also be facilitated, details for which will be shared on request.

Interested parties may also seek clarification through above e-mail.

Based on the suggestions and inputs from the interested parties an appropriate transparent selection process through e procurement will be initiated.

Please submit RFI / EOI addressed to Managing Director through above e-mail **before 5:00 PM on 13th November 2025.**

1. UCF Background:

Uttarakhand State Co-operative Federation Ltd (UCF) is the multipurpose Federation of Uttarakhand. UCF was registered on 15th July 2002 after bifurcation from U.P. Co-operative Federation Ltd, (PCF) Lucknow as a result of formation of Uttarakhand State on 9 November 2000. The Federation made a humble start with 16 employees of PCF working on deputation with a share capital of 12,000.00 only. The present turnover of the Federation is Rs 20,123.00 lacs. The Federation is working in the following areas:

- (i) Distribution of Chemical Fertilizer, Bio fertilizer, certified seeds & pesticides to farmers through PACS
- (ii) Purchase of wheat & Paddy through PACS.
- (iii) Supply of Consumer Items to state offices/cooperative societies.
- (iv) Warehouse operation viz renting of godowns etc.
- (v) Supply of Ayurvedic medicines in the government hospitals all over India. UCF has its own drug manufacturing unit at Ranikhet (Almora).

2. Objective:

UCF wants to offer its property at Niranjanpur, Dehradun for development through Joint Venture under the mandate of Uttarakhand Co-operative Societies Act 2003 and Uttarakhand Co-operative Societies Rules 2004.

Total area of the plot is **3.11 acres** (equivalent to approximately 12,603 sq. mtrs. or 1.26 hectares). The site sketch for ready reference is annexed.

Now, UCF wants to monetize the property at present market value and generate maximum possible revenue for the organization. Hence, it intends to offer on long term lease (**minimum 30 years**) basis the entire plot for development including Design, Finance, Build, Operate, Manage, Maintain, and Transfer through joint venture.

UCF is looking for minimum **investment of Rs. 300 crores without land value**. The development shall be for commercial activities like **MICE convention center, shopping complex, mall, banquet hall and up-scale housing**.

For this purpose, interested parties including Consulting Firms, Developers, Financers and Investors are requested to suggest best use for the given land from view point of feasibility and maximization of revenue to UCF.

3. Site Inspection:

Guidance / assistance may be sought from Regional Manager (Sri. Sushil Tiwari) through email “sushiltiwari1984@gmail.com” or mobile 819 180 1919.

4. Details to be submitted:

- (i) Organisation profile
- (ii) Directors / Partners profile
- (iii) Profile of Key Personnel likely to be associated
- (iv) Similar projects executed / being executed in Uttarakhand / India / overseas.
- (v) Financial Turnover for last 3 to 5 years
- (vi) Similar information regarding other members of JV / Consortium, if planned
- (vii) Approach and Methodology for project execution including approximate budgetary estimate and suggestions / comments.
- (viii) Any other information relevant and useful.

Managing Director
Uttarakhand State Cooperative Federation Ltd.,
Dehradun

Site plan

