



PUNJAB CRICKET ASSOCIATION



I.S. BINDRA STADIUM, SECTOR-63, SAS NAGAR (MOHALI)

The Punjab Cricket Association (PCA) invites applications for engagement of Real Estate Consultancy Firm/Company for providing services for **Due diligence and Consolidation/procurement of Land** for the Punjab Cricket Association in different Districts of Punjab.

a. Scope of Work:

- Identification/earmarking of suitable land in the City/Town earmarked by PCA
- Due diligence of land
- Checking/ Verification of land legal documents
- Approval and permissions of local laws
- Title of property
- Valuation of land
- Title report
- Zoning/ Nature of land
- Consolidation and purchase of land

b. Eligibility Criteria

- 10 years' experience for consolidation/procurement and due-diligence of land for Government Department/ Companies
- Minimum aggregation of twenty (20) acres of land for one single Project in last 2 years.
- Preference to Companies/Firms having their Branch/Head Office in Punjab or Chandigarh.

Date: 10.05.2024

**sd/-
Manager, Corporate Affairs**

1. The Firm should have experience in consolidation/procurement and due-diligence of land for Government Departments/ Companies for a minimum period of 10 years and executing the similar works with High Professional standards.
2. The Firm may have Branch/Head office in the State of Punjab or Chandigarh.
3. The applicant shall submit the copy of Registration Certificate with GST and PAN No.
4. The interested firms must submit documents as mentioned in **Annexure – ‘A’**
5. The Applicant must submit the proposal in a main envelope with title “Application for Real Estate Consultancy”. Any non- submission of documents/date/information/billing process by the applicant would render it as Ineligible.
6. Multiple applications are not allowed.
7. The Service provider shall have ‘No Conflict of Interest’, as enshrined in the Punjab Cricket Association (PCA) Memorandum and Rules & Regulations (**Annexure – ‘B’**)
8. The detailed Terms and Conditions will be discussed and finalized by PCA with the successful eligible applicant and a contract/agreement will be signed.

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Manager, Corporate Affairs**

Documents to be submitted

The Interested parties must submit the following documents:

- a) Profile of the firm/company.
- b) The copy of self-attested GST Certificate and PAN number must be provided.
- c) The copy of 10 years' experience for consolidation/procurement and due-diligence of land for Government Department/ Companies
- d) The copy of minimum aggregation of twenty (20) acres of land for one single Project in last 2 years.
- e) The copy of Companies/Firms having their Branch/Head Office in Punjab or Chandigarh.

CONFLICT OF INTEREST:

- (1) A Conflict Of Interest may take any of the following forms as far as any individual associated with the PCA is concerned:
- (i) *Direct or Indirect Interest:* When the BCCI, a Member, the IPL or a Franchisee enter into contractual arrangements with entities in which the individual concerned or his/her relative, partner or close associate has an interest. This is to include cases where family members, partners or close associates are in positions that may, or may be seen to compromise an individual's participation, performance and discharge of roles.

Illustration 1: A is an Office Bearer of the BCCI when it enters into a broadcast contract with a company where A's son B is employed. A is hit by Direct Conflict of Interest.

Illustration 2: C is a Member of the IPL Governing Council. The IPL enters into a contract with a new franchisee, the Managing Director of which is C's partner in an independent commercial venture. C is hit by Indirect Conflict of Interest.

Illustration 3: D is the Office Bearer of a State Association. D's wife E has shares in an IPL Franchisee which enters into a stadium contract with the State Association. D is hit by Indirect Conflict of Interest.

Illustration 4: F is President of the BCCI. His son-in-law is a Team Official of a Franchisee. F is hit by Conflict of Interest.

Illustration 5: G is an employee of the BCCI. His wife runs a catering agency that is engaged by the BCCI. G is hit by Conflict of Interest.

- (ii) *Roles compromise:* When the individual holds two separate or distinct posts or positions under the BCCI, a Member, the IPL or the Franchisee, the functions of which would require the one to be beholden to the other, or in opposition thereof

Illustration 1: A is the Coach of a team. He is also Coach of an IPL Franchisee. A is hit by Conflict of Interest.

Illustration 2: B is Secretary of the BCCI. He is also President of a State Association. B is hit by Conflict of Interest.

Illustration 3: C is the Vice President of the BCCI. He is also President of a State Association and member of a Standing Committee. C is hit by Conflict of Interest.

Illustration 4: D is a Selector. He is also coach of an IPL franchisee. D is hit by Conflict of Interest.

- (iii) *Commercial conflicts:* When the individual enters into endorsement contracts or other professional engagements with third parties, the discharge of which would compromise the individual's primary obligation to the game or allow for a perception that the purity of the game stands compromised.

Illustration 1: A runs a cricket academy. He is appointed as a selector. A is hit by Conflict of Interest.

Illustration 2: B is a BCCI commentator. He also runs a sports management company which contracts members of the team. B is hit by Conflict of Interest.

Illustration 3: C is a selector. He is contracted to write a column on a tour that the national team is on. C is hit by Conflict of Interest.

Illustration 4: D is a team captain. He is also co-owner of a sports management agency which is contracted to manage other team members. D is hit by Conflict of Interest.

Illustration 5: E is a member of the IPL Governing Council: He is engaged by a cricket broadcaster to act as an IPL commentator. He is hit by Conflict of Interest.

(iv) *Prior relationship*: When the individual has a direct or indirect independent commercial engagement with a vendor or service provider in the past, which is now to be engaged by or on behalf of the BCCI, its Member, the IPL or the Franchisee.

Illustration 1: A is President of the BCCI. Prior to his services by a firm B. After A becomes President, B is appointed as the official consultants of the BCCI. A is hit by Conflict of Interest.

Illustration 2: B is the Secretary of a State Association. Prior to his election, he ran a firm C, specializing in electronic boundary hoardings. Upon becoming Secretary, the contract for the Association's stadium hoardings is granted to C. B is hit by Conflict of Interest.

Illustration 3: D is the Commissioner of the IPL. Before he came into this office, he used to engage E as his auditor for his business. After becoming Commissioner, E is appointed as auditor to the IPL. D is hit by Conflict of Interest.

Illustration 4: F is the Captain of an IPL team, and G is the team's manager. When F is made Captain of the national team, G is appointed as the national team's manager. F is hit by Conflict of Interest.

- (v) *Position of influence*: When the individual occupies a post that calls for decisions of governance, management or selection to be made, and where a friend, relative or close affiliate is in the zone of consideration or subject to such decision-making, control or management. Also, when the individual holds any stake, voting rights or power to influence the decisions of a franchisee/club/team that participates in the commercial league(s) under BCCI;

Illustration 1: A is a selector. His son is in the zone of consideration for selection. A is hit by Conflict of Interest.

Illustration 2: B is the Secretary of a State Association. He also runs a cricket academy in the State. B is hit by Conflict of Interest.

Illustration 3: C is an umpire. His daughter D is a member of a team which is playing a match in which C officiates. C is hit by Conflict of Interest.

Illustration 4: E is the President of a State Association and his company F owns 12 cricket clubs in the State from which probables are selected for the State team. E is hit by Conflict of Interest.

EXPLANATION: The Illustrations which refer to a President/Secretary/Vice-President may be read as illustrations referring to any other Office Bearer, and also to the members of the Apex Council and the Committees.

- (2) Within a period of 15 days of taking any office under the PCA, every individual shall disclose in writing to the Apex Council any existing or potential event that may be deemed to cause a Conflict of Interest, and the same shall be uploaded on the website of the PCA. The failure to issue a complete disclosure, or any partial or total suppression thereof

would render the individual open to disciplinary action which may include termination and removal without benefits. It is clarified that a declaration does not lead to a presumption that in fact a questionable situation exists, but is merely for information and transparency.

- (3) A Conflict of Interest may be either Tractable or Intractable:
- a) Tractable conflicts are those that are resolvable or permissible or excusable through recusal of the individual concerned and/or with full disclosure of the interest involved.
 - b) Intractable conflicts are those that cannot be resolved through disclosure and recusal, and would necessitate the removal of the individual from a post or position occupied so that the conflict can cease to exist. Explanation: In Illustration 3 to Rule 45(1)(i), if the wife held 51% shares, the conflict will be treated as intractable. If the wife holds 3% shares, whether the conflict is tractable or intractable will have to be decided by the Ethics Officer on the facts of the case if the wife holds only 100 shares out of 1 crore shares, a disclosure of the same may be sufficient.
- (4) It is clarified that no individual may occupy more than one of the following posts at a single point of time except where prescribed under these Rules:
- a) Player (Current)
 - b) Selector/Member of Cricket Committee
 - c) Team Official
 - d) Commentator
 - e) Match Official
 - f) Administrator/ Office-Bearer
 - g) Electoral Officer
 - h) Ombudsman & Ethics Officer
 - i) Auditor
 - j) Any person who is in governance, management or employment of a Franchisee
 - k) Member of a Standing Committee
 - l) CEO & Managers
 - m) Office Bearer of a Member
 - n) Service Provider (Legal, Financial, etc.)
 - o) Contractual entity (Broadcast, Security, Contractor, etc.)
 - p) Owner of a Cricket Academy
- (5) As far as incumbents are concerned, every disclosure mandated under Sub-Rule (3) may be made within 90 days of the Effective Date.