

# Expression of Interest (EoI)

For

Property Development at Nagar Nigam Dehradun  
premises for underground two level four wheeler parking  
and commercial complex on it

UTTARAKHAND STATE INFRASTRUCTURE DEVELOPMENT  
CORPORATION LIMITED

December 2016

Issued by:

Uttarakhand State Infrastructure Development Corporation Limited  
Opp. Govt. ITI Niranjanpur, Majra, Saharanpur Road, Dehradun-  
248001

**No. - USIDCL/HQ/2016-17/EoI-01**

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## **About USIDCL**

Uttarakhand State Infrastructure Development Corporation Limited (USIDCL) was incorporated in the year 2008 under the Companies Act, 1956. It is a Govt. of Uttarakhand Undertaking within the meaning of section 617 of Companies Act, 1956. The main objective and mandate of USIDCL is to develop infrastructure projects within the state of Uttarakhand, India and anywhere in the world.

## **Features of USIDCL**

To construct, execute, carryout, improve, work, develop, administer, manage, control or maintain all types of bridges, buildings, airports, roads, highways and other infrastructure projects.

To maintain a panel of independent experts, consultants, engineer, laboratories etc.

To plan, advice, execute, manage and examine the quality of the work being carried out by the Corporation or another agency.

## **Disclaimer**

This expression of interest (EoI) Document for “Property Development at Nagar Nigam Dehradun” contains brief information of the scope of work. While all efforts have been made to ensure the accuracy of information contained in this EoI Document, this Document does not purport to contain all the information required by the Applicants. The Applicants should conduct their own independent assessment, investigation and analysis and should check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their application/s. Uttarakhand State Infrastructure Development Corporation Limited (“USIDCL” or the “Company”) or any of its employees or advisors shall incur no liability under any law, statute, rules, or regulation as to the accuracy or completeness of the EoI Document.

USIDCL reserves the right to change any or all conditions/information set in this EoI Document by way of revision, deletion, updating or annulment through issuance of appropriate addendum as it may deem fit without assigning any reason thereof.

USIDCL reserves the right to accept or reject any or all applications without giving any reasons thereof, USIDCL will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the bid applications to be submitted in terms of this EoI Document.

## **1. Background**

- 1.1 Nagar Nigam of Dehradun, Uttarakhand has authorized USIDCL to develop the space in front of its office complex.
- 1.2 The proposed property development must include two levels of mechanized basement parking.
- 1.3 The developer can propose additional structure/commercial complexes on floor level and above complying to the bylaws of Mussooree Dehradun Development (MDDA).
- 1.4 In continuation of the same vision, development of a property (commercial) on PPP/License basis has been conceptualized.
- 1.5 In order to finalize the concept and other requirements to undertake property development, USIDCL invites Applicants (“Interested parties” or “Bidders”) to submit their EoIs. Based on the responses of EoIs received, USIDCL shall finalize and initiate the procedure in coordination with Nagar Nigam Authorities.
- 1.6 The issue of this EoI does not imply that USIDCL is bound to undertake the bidding process and select the Applicant.
- 1.7 The bidder shall be called to make powerpoint/video presentation on the concept plan.
- 1.8 The bidder shall prepare the project concept as per the provisions of “MDDA” and applicable building bylaws.
- 1.9 Details of Land parcel is: Area 5,000 sqm (approx).

## **2. Eligibility of Bidders**

Must be a registered partnership firm/LLP/Public Limited Company/Private Limited Company/Individual.

## **3. Technical Qualification**

To be eligible for qualification and short-listing, the bidders shall have to satisfy the following conditions of eligibility.

**(a) Technical Capacity:**

For demonstrating technical capacity and experience (the “Technical Capacity”), the applicant shall have, over the last 10 (ten) financial years preceding the bid due date completed at least one commercial/retail project as a Developer of at least 5,000 sqm built up area.

**(b) Financial Capacity:**

- i. Average Annual Turnover: Average Annual Turnover of at least Rs. 15 Crore (Rupees Fifteen Crore Only) and for the past 3 financial years (2013-14 and 2014-15, 2015-16) in Core Sector
- ii. Minimum Tangible Net worth: At least Rs. 10 Crore (Ten Crore Only) at the end of FY 2015-16.

**Note: Core Sector would be deemed to include Real Estate and Industrial parks/estates.**

**4. Selection Process**

- i. The EoI is issued only with a purpose of collection of information from interested parties and USIDCL reserves the right to proceed ahead with the Project on PPP/License basis. However, the application received shall be reviewed carefully and interactions with the applicants are likely to take place before finalization of Project terms and conditions.
- ii. A meeting shall be called for the qualified bidders on 10.02.2017 at 11:00 am at USIDCL office to present the concept plan. Any change in the mentioned date and time shall be communicated to the bidders vide email or through USIDCL’s website.

**5. Application Registration and Instructions**

- i. Applicants are advised to study all instructions, forms, terms, requirements and other information in the EoI carefully.
- ii. Applicant shall be deemed to have applied after careful study and examination of the EoI Document with full understanding of its implications.
- iii. The response to this EoI should be full and complete in all respects. Failure to furnish all information required by the EoI or submission of a proposal not substantially responsive to the EoI in every respect will be at the Applicants risk and may result in rejection of its eligibility.

## **6. Submission of EoI**

- i. Complete application process will be offline. All the notification & detailed terms and conditions regarding this EoI notice hereafter will be published on the USIDCL website.
- ii. The application should be submitted in the Hard Copy in a sealed envelope within the deadline as specified in point no. 8.
- iii. Applicant should fill in information in prescribed format for prequalification as mentioned in the EoI.
- iv. Applicant should submit all formats and suggested documentary evidence with EoI Documents.

## **7. Documents to be submitted**

The EoI to be submitted by the interested parties shall be interalia, include:

- i. Cover letter expressing interest to participate in the form and manner prescribed hereunder as Annexure-1.
- ii. Details of applicants in the form and manner as prescribed hereunder as Annexure-2 and the supporting documents stated in the Annexure.
- iii. Details of Technical capacity in the form and manner as prescribed hereunder as Annexure-3.
- iv. Details of the Financial Capacity in the form and manner as prescribed hereunder as Annexure 4, and the stated supporting documents in the Annexure.
- v. Project concept in the form and manner as prescribed hereunder as Annexure-5.

## **8. Date of submission**

- i. The interested parties shall submit their respective details in aforesaid format latest by 01.02.2017 by 3:00 pm at USIDCL herein below mentioned address:

Uttarakhand State Infrastructure Development Corporation Limited  
Opp. Govt. ITI Niranjanpur, Majra, Saharanpur Road,  
Dehradun – 248001.

**Email:** [usidcl@yahoo.co.in](mailto:usidcl@yahoo.co.in)

**Website:** [www.usidcl.com](http://www.usidcl.com)

- ii. Application received by the USIDCL after the specified time on the application due date shall not be eligible for consideration and shall be summarily rejected.

**9. Nodel officer for information about the project (EoI)**

For any additional information pertaining to this EoI, **Sh. Anup Kumar, General Manager, USIDCL** may be contacted at +91 8477000388.

**10. Language**

- i. The Applications prepared by the applicants and all correspondence and documents relating to the applicants exchanged by the applicant and USIDCL, shall be written in English language, provided that any printed literature furnished by the applicant in another language shall be accompanied by an English translation in which case, for purposes of interpretation of the application, the English translation shall govern.
- ii. If any supporting documents submitted are in any language other than in English, translation of the same in English language is to be duly attested by the applicant.

**Anup Kumar  
General Manager,  
Uttarkhand State Infrastructure  
Development Corporation Limited,  
Dehradun, Uttarakhand.**

Formats for  
Submission of  
Expression of  
Interest (EoI)



**Annexure – 1 (Format for Covering Letter)**

**Date:**

To,

General Manger  
Uttarakhand State Infrastructure Development Corporation Limited  
Opp. Govt. ITI Niranjanpur, Majra, Saharanpur Road,  
Dehradun, Uttarakhand.

**Sub: Expression of Interest (EoI) for Project Development at Nagar Nigam.**

Dear Sir,

1. With reference to your EoI document dated .....I/we the undersigned am/are hereby expressing our interest to develop property (commercial) in Nagar Nigam.
2. We understand that USIDCL undertakes the development of a property (commercial) on License basis and based on responses, USIDCL shall finalize the concept and other requirements. Further, the issue of this EoI does not imply that USIDCL is bound to appoint any applicant, as the case may be, for the project.
3. We have prepared our expression of interest for the captioned project as specified in EoI Document.

I/We hereby declare that all the information and statements made in this EoI are true.

**(Name and Title of the Signatory)**

**(In the capacity of company seal)**

**(Name of the Entity)**

**Annexure – 2: (Details of the Applicant)**

<b>S.No.</b>	<b>Particulars</b>	<b>Details</b>
1 (a)	Name of Entity	
(b)	Registered Address	
(c)	Postal Address	
(d)	Telephone/Mobile No.	
(e)	E-mail Address	
(f)	Type of firm/company	
(g)	Registration number of Entity	
(h)	Pan No.	
(i)	Service Tax Registration No.	
2.	Details of individuals (s) who shall serve as the point of contact/communication for USIDCL:	
(a)	Name	
(b)	Designation	
(c)	Company	
(d)	Address	
(e)	Telephone/Mobile No.	
(f)	Email address	

**Name of the Applicant**

.....

**Seal and Signature of Applicant**

\* Bidder needs to submit support relevant documents stating legal status of the bidder and brief profile of the company.

**Annexure 3 – (Technical Capacity)**

S.No.	Name of Project	Project				Date of		Project Description
		Location	Value Rs.(Cr.)	Total up (sqm)	Built area	Commencement	Completion	

I/We.....hereby solemnly confirm that the above details given in EoI are true to best of my/our knowledge.

**Name of the Applicant**

.....

**Seal and Signature of Applicant**

\*Bidder needs to submit supporting documents for the eligible project.

**Annexure 4: (Financial Capacity)**

<b>S.No.</b>	<b>Particulars</b>	<b>Details (Rs. Cr.)</b>
(a)	Turnover for last 3 FY: 2015-16 2014-15 2013-14	
	Average Annual turnover for last 3 FY	
(b)	Tangible Net Worth for last FY 2015-16	

**Name of the Applicant**

.....

**Seal and Signature of Applicant**

**Instructions:**

1. Tangible Net work shall mean (subscribed and paid up equity share capital + reserves & surplus – {Revaluation Reserves, Goodwill, Miscellaneous Expenses (to the extent not written off) and other intangible Assets } }.
2. For any currency other than INR, appropriate conversion to INR may be made at the prevailing exchange rate as on the date of publication of the EoI Advertisement.
3. The financial year would be the same as the one normally followed by the Bidder for its Annual Report.
4. The Bidder shall provide the audited annual financial statements are required. Failure to do so could result in the Proposal being considered as non-responsive.
5. A certificate from the Statutory Auditor should be provided as supporting document certifying the Financial Capacity submitted by the Bidder.
6. Copy of last filed IT return.

**Annexure 5 : (Project Concept)**

The project concept should include the following (but may not be limited to):

<b>S.No.</b>	<b>Heads</b>
1	Brief understanding of the Project
2	Project layout and conceptual/schematic plan
3	The area allocation and role of commercial space for viability of the Project
4	Any other point to explain the proposed plan and concept
5	Indicative project cost and broad assumptions for various revenue and cost heads.