

# BALASORE REGIONAL IMPROVEMENT TRUST

A. - STATION SQUARE, O.T. ROAD, BALASORE - 756001, TEL: (06782)263080



NO.....1203...../BRIT

DATE .....17-3-23.....

**NOTICE INVITING EXPRESSION OF INTEREST (EOI) FOR THE DEVELOPMENT OF INTEGRATED  
RESIDENTIAL APPARTMENT-CUM-COMMERCIAL COMPLEX AS AN EXTENSION TO  
BUS STAND AT GANESWARPUR, BALASORE.**

No...../BRIT,BlS.

Dt.....

Balasore Regional Improvement Trust, Balasore invites Expression of Interest from interested Individuals/Project Developers/Builders/Architects /Consultancy Firms for development of Integrated Residential Apartment-Cum-Commercial Complex as an extension to Bus Stand at Ganeswarpur, Balasore through Public Private Partnership (PPP) mode. The minimum criteria and scope of service for bidding expression shall be enumerated below.

Interested Individuals/ Project Developers/Builders/Architects/Consultancy Firms who meet the criteria can procure detailed draft EOI from this Office Cash Counter on payment of Rs.500/- in cash or may avail from the district [www.baleswar.nic.in](http://www.baleswar.nic.in) Website. Their Expression of Interest with all the requisite documents in respect to the aforesaid project should reach the undersigned on or before 31.03.2023 up to 4.00P.M. The details of the proposed project should be as per the scope of work detailed in the EOI.

Collector & District Magistrate,  
Balasore-Cum-Chairman,B.R.I.T.,

Balasore.

Dtd. 17-3-23

Memo No. 1204(3) BRIT, Bls.

Copy forwarded to the Advertisement Manager, the Samaj/Sambad/The New Indian Express for information & necessary action. They are requested to publish the aforesaid Notice in their Newspapers on or before 19.03.2023 for wide circulation and awareness of the general public.

Secretary.

Dtd. 17-3-23

Memo No. 1205 /BRIT, Bls.

Copy to Office Notice Board for necessary circulation and information of the general public.

Secretary.

# **GOVERNMENT OF ODISHA**



**H & UD DEPARTMENT,  
BALASORE REGIONAL IMPROVEMENT TRUST,  
BALASORE.**

## **EXPRESSION OF INTEREST**

**FOR**

**DEVELOPMENT OF INTEGRATED RESIDENTIAL APPARTMENT CUM  
COMMERCIAL COMPLEX AS EXTENTION TO BUS STAND OVER 6.5 Ac.  
(approx.) OF LAND AT GANESWARPUR, BALASORE DISTRICT ON  
PUBLIC PRIVATE PARTNERSHIP (PPP) MODE**

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## 1. DISCLAIMER

1. Though adequate care has been taken in the preparation of this document, henceforth referred to as the Expression of Interest Document or the EOI document, the Bidders should satisfy themselves that the Document is complete in all respects and the information provided is correct. In case of discrepancy, if any, intimation should be given to the Officer Concerned in Balasore Regional Improvement Trust, Balasore (whose contact details is mentioned in this document) immediately on or before the due date specified in the Schedule Bidding Process. If no intimation is received by the said which the date as mentioned in the schedule of Bidding Process as mentioned in this document, it shall be deemed that the bidder is satisfied that the EOI document is complete in all respect.

2. Neither **BRIT** nor their employees make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI document and it is not possible for B.R.I.T. to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI concerning the project. Each prospective Bidder should conduct their own due diligence, investigations and analysis and check the accuracy, reliability and completeness of the information in this EOI document and obtain independent advice from appropriate source(s) before submission of their EOI.

3. Neither BRIT nor their employees will have any liability to any prospective Bidder or any other person under any law for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI document.

4. BRIT reserves the right, without any obligation or liability, to accept or reject any or all of the EOIs, and at any stage of the process without assigning any reason whatsoever. BRIT also reserves the right to hold or withdraw or cancel the process at any stage under intimation to the bidders, who submit the EOI, without assigning any reason whatsoever. BRIT also reserves the right to modify or amend or add to any or all of the provisions of this EOI document or annul the present process. Such change would be intimated to all the parties procuring this EOI.

5. Neither BRIT nor their employees will have any liability in case of non-receipt of any correspondence from them to the bidders due to the postal delays.

6. The applicable laws for the purpose are the laws of India. Courts of Balasore will have jurisdiction concerning or arising out of this EOI document.

7. BRIT shall be holding a Pre-EOI Meeting to disseminate information about the project and exchange ideas; this Meeting is not a pre-qualification for participating in the bid. The bidding for the project will take place through double stage system which will include a public advertisement inviting Technical and Financial proposals with the EIO document being downloadable from the [www.Baleswar.nic.in](http://www.Baleswar.nic.in) Website.

8. The bidders are expected to know the relevant rules and regulations of the respective local authorities concerning the site and building-byelaws and Master Plan.

**2. ABBREVIATIONS****EOI** : Expression Of Interest**GOO** : Government of Odisha**GOI** : Government of India**BRIT**: Balasore Regional Improvement Trust**LM** : Lead Member**RFP** : Request for Proposal**3. SCHEDULE OF BIDDING PROCESS**

| Sl.No | Activity   | Scheduled Date  |
|-------|--|---|
| 1     | Publication of EOI Notice  | 18.03.2023  |
| 2     | Date of availability of EOI document at <a href="http://www.baleswar.nic.in">www.baleswar.nic.in</a> website | From 19 <sup>th</sup> March'23  |
| 3     | Pre-Bid Program Briefing Meeting   | 23 <sup>rd</sup> March'2023,11.30am at Conference Hall, BRIT,Balasore |
| 4     | Last date of submission of bids physically   | 31 <sup>st</sup> March'2023 till 4.00pm                               |
| 5     | Opening of bids  | 3 <sup>rd</sup> April'2023 from 4.00 pm                               |
| 6     | Presentation by bidders before technical committee   | After due intimation from the Authority.                              |

**4. INTRODUCTION/BACKGROUND**

The **Balasore Regional Improvement Trust(B.R.I.T.)**,Balasore came into existence w.e.f. 2<sup>nd</sup> October 1995 by upgrading the stand & status of the erstwhile Special Planning Authority, Balasore constituted by the Govt. in H & U.D. Department vide Notification No.23308/HUD,dtd.28.07.1978. The major functions of this Organization are to develop planned & systematic growth of urbanization in general & town area particularly on residential, commercial, industrial & institutional sectors. It also prepare Master Plan of the town with the provision for development, Improvement and expansion of the town & its surrounding additional areas in order to establish the township in planned & most hygienic manner in conformity with provisions conferred under the OTP & IT Act'1956. It also restrict over haphazard & un-authorized growths of residential & industrial units taken place within the jurisdiction of B.R.I.T. Its major responsibility is town development, preparation of development plans for all urban areas of the town, land management; find appropriate sites for residential and industrial zone etc.

**5.OBJECTIVE**

BRIT proposes to develop the Integrated Residential apartment cum Commercial Complex as Extension to Bus stand over 6.5Acres of land at Ganeswarpur,Balasore. BRIT, proposes to develop the 'Project' with the participation of a developer, who would Design, Engineer, Finance, Construct, Operate & Maintain, Transfer the facility including the stipulated construction period with a view to have a new business District to the City. These developments are proposed to utilize the full potential of land resource available and make the Commercial-Cum-Residential hub to facilitate the people of Balasore and neighboring cities.

In order to meet the above challenge, BRIT is considering proposal of development of its land parcels Integrated Residential Apartment-Cum-Commercial Complex as an extension to Bus Stand under **Public Private Partnership/ Joint Venture or any suitable mode**. It is proposed that the developer/company/ firms etc., shall have to submit

1. Their proposals to BRIT with details of Residential/Commercial/Retail kind of development.
2. Financials and tenure details of the project. Tentative plan/Design of project.

The applicant may be a Government organizations/banks/developer/companies/ financial institutions etc registered in India/abroad and engaged in Major Commercial/ Infrastructure Projects in India with experience of minimum period of **5 years ending 31.12.2022**

The Preferred Bidder selected through a transparent and competitive double Stage Bidding process would be given the right to recover its investment through the leasing / sub-leasing / licensing of developed built up area within the project area.

## 6. PROJECT LOCATION

The 6.5 Acres site is located in Village-Ganeswarpur under Remuna NAC, Tahasil- Remuna in the district of Balasore and spread over Plot No-1723, Khata No-1328. The site is 5.5 Kms from the Collectorate, Balasore; 3.5 Kms from Balasore Bus Stand; 4.4 Kms from Balasore Railway Station.

- Distance from NH- 16 (Howrah- Chennai) – ½ Kms
- Nearest Railway Station – Balasore Railway Station (4.4Kms)
- Nearest Airport – Bhubaneswar 200 Kms  
Kolkata 235Kms

### Other Adjoining Area Developed Features ( all within 1.5 km Radius)

- L.V Prasad Eye Institute
- Remuna NAC office
- Central School
- Fakir Mohan Medical Collage & Hospital, Balasore
- Pollution Control Board Office
- AIIMS Satellite Centre at Balasore

### Major development Projects

- Fakir Mohan University – 9 Kms
- Integrated Test Range (ITR) Chandipur - 16 Kms

### Nearest Tourist Destination

- Chandipur Beach - 16Kms.
- Emami Jagannath Temple - 7.2 Kms.
- Panchalingeswar Temple - 28Kms
- Kshirachora Gopinath Temple - 5.5 Kms.

**7. ELIGIBILITY CRITERIA:**

An eligible entity is one which satisfies the following:

- a. The entity shall either be a Company/Trust/Partnership firm/Corporation formed under relevant Acts.
  - b. The applicant must be a reputed firm with commercial/residential specializations, experience and expertise in Indian/abroad construction industry for the period of minimum 5 years ending 31.10.2022. Firms showing continuous losses for the last three years in the Balance Sheet are not eligible to participate.
  - c. Copy of audited Balance Sheet along with Profit and loss Account statement of the firm for the last three financial years (Year 2019-20 & Year 2020-21, Year 2021- 22). We can take recent three years.
  - d. Bidder (Single or Consortium) to demonstrate the capability of,
- i. Technical Criteria: The Bidder it's member should have constructed/designed Residential/Commercial/ other building / infrastructure projects with aggregate built up space of 7 lakh sq.ft. in the last 7 years.
- iv. Financial Criteria:
- a. The applicant should have average annual turnover of at least Rs.20 crores (Twenty crores) each year in the last three financial years ending 31<sup>st</sup> March, 2022. This should be certified by Registered Chartered Accountant (having UDIN marked).
  - b. Based on above criteria the eligible forms may submit the EOI for the above mentioned property (Ganeswarpur) along with the various financial proposed options. Such as,
    - **Public Private Partnership**
    - **Joint Venture**
    - **Design Build Finance Operate Transfer**
    - **Any Other mode agreeable by both the parties.**

**8. SCOPE OF WORK :-**

**Site Study and preparation of Viability Gap Assessment Report.**

- (i) **Preparation of Conceptual Plan & Structural Design for Optimum usage of existing BRIT Land Parcel.**
- (ii) **Preparation of Product Mix Pattern taking into consideration of all prevailing Govt. of Odisha Guideline & National Building Code of India (NBC)- Year-2016. Bureau of Indian Standards (BIS).**
- (iii) **Preparation of 3d views and audiovisual walkthrough of minimum 5 minimum of self explanatory Audio Visual.**
- (iv) **Preparation of Sale assessment report and Viability report for best return /profit to BRIT with provision of no investment from BRIT.**
- (v) **Preparation of statutory approval drawings adhering to BRIT, Balasore/ Govt. of Odisha guideline.**
- (vi) **Preparation of Detailed cost Estimates and Analysis strictly adhering to Odisha Current Schedule of Rates.**
- (vii) **Getting Approval from other relevant authorities apart from BRIT if required for execution of the project.**

- (viii) Preparation of Structural with approval from the Structural Consultant or construction Management Plan for the same.

#### 9. APPLICANT DETAILS:-

- a. Details of Taxpayer identification number(TIN)
- b. Service Tax/GST Registration Certificate.
- c. Receipts of Service Tax/GST payment.
- d. Registration Certificate under any Society Registration Act/ Control of Central or State Govt.,or PSU or Railway.
- e. Valid Labour Licence under Contract Labour Act
- f. Valid Employees Provident Fund(EPF)number.
- g. PAN of bidder
- h. Affidavit regarding Authentication of Documents.

#### 10. BIDDING PROCEDURE

The Prospective Bidder may be a single entity or consortium of members not exceeding two (2) (referred to as “Bidding Consortium”) coming together to develop the Project on PPP mode. Thus the term used “Bidder” hereafter would therefore apply to both a single entity and a consortium. The participant to this EOI should be the single bidding entity or any one of the members of the Bidding Consortium.

#### Floor Area Ratio (FAR)

As per the **Odisha Town Planning and Improvement Trust (Planning and Building Standard) Rules, 2021**, the base FAR is 2 and the maximum FAR that can be achieved based on the width of the abutting road is 7.

FAR as per existing road width

| Sl. No | Road width (in meters)    | Base FAR | Max permissible FAR |
|--------|---------------------------|----------|---------------------|
| 1      | Less than 6               | 1.50     | 1.50                |
| 2      | 6 or more & less than 9   | 2.00     | 2.00                |
| 3      | 9 or more & less than 12  | 2.00     | 3.00                |
| 4      | 12 or more & less than 18 | 2.00     | 4.00                |
| 5      | 18 or more & less than 30 | 2.00     | 5.00                |
| 6      | 30 or more & less than 60 | 2.00     | 6.00                |
| 7      | 60 and above              | 2.00     | 7.00                |

Ref: Odisha Town Planning and Improvement Trust (Planning and Building Standard) Rules, 2021,

#### 11. Project Structure and Parameters

|    |                     |   |
|----|---------------------|---|
| 1. | <b>NAME</b>         | Development of Integrated Residential Apartment-Cum-Commercial Complex as Extension to Bus Stand over Ac. 6.5 of land at Ganeswarpur, Balasore on Public Private Partnership(PPP) mode. |
| 2. | <b>LOCATION</b>     | Ganeswar, Balasore, Odisha, Near N.H.-5   |
| 3. | <b>NODAL AGENCY</b> | Balasore Regional Improvement Trust,Balasore  |

|    |   |   |
|----|---|---|
| 4. | <b>PROJECT COMPONENTS</b>                               | <b>Integrated Residential Apartment-Cum-Commercial Complex</b><br>1. Residential Apartments of various typologies<br>2. Commercial complex (Office space, Retail chains, Shops, Restaurants, Hotels etc.)<br>3. Utilities, Gated Community, Amenities, Developed connecting Roads etc.  |
| 5. | <b>LAND AREA</b>  | <b>Total Plot area for lease: 6.5 acres (approx.)</b>   |
| 6  | <b>IMPLEMENTATION FORMAT</b>                            | <b>Public Private Partnership/Joint Venture or any suitable mode</b>  |
| 7  | <b>INSTITUTIONAL STRUCTURE</b>                          | <ul style="list-style-type: none"> <li>• Special Purpose Vehicle (SPV)- A company to be formed by the preferred bidder, who is selected through this selection process, under Company's Act 1956.</li> </ul>  |
| 8  | <b>CONSTRUCTION PERIOD</b>                              | <ul style="list-style-type: none"> <li>• Complete all approval, clearance process within 6 months from signing of Development Agreement;</li> <li>• Complete the Project within 2 Years from signing of the Agreement.</li> </ul>   |
| 9  | <b>CONDITION TO CONSORTIUM BIDDERS</b>                  | <ul style="list-style-type: none"> <li>• A Consortium of maximum 2 members will be allowed to participate in the Bid</li> <li>• Lead member to have minimum 51% equity in Project SPV</li> <li>• Other members to have minimum 10% equity in SPV</li> <li>• Consortium to demonstrate implementation Capability to execute project</li> </ul>   |
| 10 | <b>ELIGIBILITY CRITERIA</b>                             | Bidder (Single or Consortium) to demonstrate the capability of: <ul style="list-style-type: none"> <li>a. Minimum Development/ Construction capability of, <ul style="list-style-type: none"> <li>• at least 7.00 lakh sq.ft., Residential/Commercial built up space in the last 7 years.</li> </ul> </li> </ul>  |
| 11 | <b>BID PROCESSING FEE</b>                               | INR 20,000/- (non-refundable) to be payable in the form of Demand Draft/ Pay Order in favour of " <b>Chairman, Balasore Regional Improvement Trust, Balasore</b> " payable at Balasore  |
| 12 | <b>BID VALIDITY</b>                                     | Till completion of bidding process  |
| 13 | <b>BID SECURITY</b>                                     | Bid security declaration form in the prescribed format to be submitted by bidder.   |
| 14 | <b>PERFORMANCE SECURITY</b>                             | 3% of the Bid Amount in shape of BG/FD in favour of the Chairman, B.R.I.T., Balasore from any nationalized bank duly pledged (As per financial proposal of larger/highest bidder (H1))  |
| 15 | <b>RELEASE OF PERFORMANCE SECURITY</b>                  | On issuance of Project Completion Certificate by BRIT to the developer up to completion of project and rectification of defect if any.  |
| 16 | <b>VALIDITY OF PERFORMANCE SECURITY</b>                 | Up to issue of completion certificate – 3 years or any extension thereof  |
| 17 | <b>DEVELOPER'S DEFAULT – AFTER SIGNING OF AGREEMENT</b> | <ul style="list-style-type: none"> <li>• Forfeit Performance Security</li> <li>• No compensation to be paid by BRIT</li> <li>• Cancellation of Development Agreement or keep the option of a substitute party to be responsible for any compensation to the developer at the discretion of BRIT.</li> <li>• In case of land premium, return of Land Premium without any interest thereon.</li> <li>• Black listing of developer.</li> </ul> |

|    |  |  |
|----|--|--|
| 18 | <b>DEVELOPER'S DEFAULT – AFTERSIGNING OF AGREEMENT</b> | The Earnest money as well as Performance Guarantee deposited by the contractor shall be forfeited absolutely.<br>In case of land premium, forfeit the Land Premium paid as on that date.<br>No compensation to be paid by the competent authority.<br>Cancellation of Development Agreement.<br>Reduction in TDR<br>Black listing of developer<br>Financial Penalty. |
| 19 | <b>ASSUMPTIONS</b>                                     | 1 acre=4046.85 Sq.m.<br>1 Sq.m=10.763 Sq.ft.   |
| 20 | <b>SAFETY MEASURES</b>                                 | Safety measures should be taken carefully during construction as per approval of Safety Rules & Regulations.   |
| 21 | <b>QUALITY OF WORK</b>                                 | Quality of work should be maintained during execution as approved by the Quality Consultant and certified by the Authority.  |

## 12. PREPARATION AND SUBMISSION OF EOI

### 12.1 Language

The EOI and all related correspondences and documents should be written in English language. Supporting documents and printed literature furnished by the Bidder with the EOI may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the EOI, the English language translation shall prevail. It should be noted that any document in foreign language, not accompanied by an English version and duly authenticated, will be liable for rejection.

### 12.2. Currency

The currency for the purpose of the EOI shall be the Indian Rupee (INR).

### 12.3. Validity of EOI

The EOI submitted by Bidder shall be valid till the completion of bidding process.

### 12.4. Correspondence / Enquiries

All correspondence / enquiries should be submitted to the following in writing by fax /post / courier:

**The Secretary,  
Balasore Regional Improvement Trust, Balasore,  
AT-Station Square, Block-A, O.T. Road Shopping Complex,  
Balasore-756001  
eMail ID- [writ2britbalasore@gmail.com](mailto:writ2britbalasore@gmail.com)**

## 12.5. Sealing and Marking of EOI

- a. The envelope shall indicate the name, address and contact phone number of the Bidder (or the Lead Member in case of a Consortium). The envelope shall clearly bear the following identification:  
**“Development of Integrated Residential Apartment –cum-Commercial Complex as extension to Bus-Stand over 6.5 Ac. of land at Ganeswarpur, Balasore on Public Private Partnership (PPP) mode”.**
- b. The applicant shall submit duly filled application with Annexures in the prescribed format and all other relevant documents and should be received on or before **31<sup>st</sup> March’2023** at the following address:

**The Secretary,  
Balasore Regional Improvement Trust,  
AT-Station Square, Block-A, O.T. Road Shopping Complex,  
Balasore-756001.  
eMail ID- [writ2britbalasore@gmail.com](mailto:writ2britbalasore@gmail.com)**

- c. The documents shall be placed in a single cover and include the following in separate envelopes.
  - i. **ENVELOPE – I:** Containing the proposal for development of Residential Apartment-Cum-Commercial Complex as extension to Bus Stand.
  - ii. **ENVELOPE – II:**
    - I) Containing all proposed signed Plan drawings along with Application form along with all documents and all Annexure forms.
  - iii. **ENVELOPE – III:**
    - II) Financial proposal and mode of execution should be enclosed in separate envelope.
- d. All future communication/ changes/ additional information with respect to this website advertisement shall be notified through e-mail /hardcopy.
- e. Since the BRIT proposes for development of its properties for Residential Apartment-Cum-Commercial Complex, similar developments are desirable, **but not mandatory**.
- f. All Annexure duly completed should be submitted. Incomplete applications will be summarily rejected.
- g. BRIT, Balasore reserves the rights to accept or reject any or all applications without assigning any reason thereof. BRIT reserves the right to call off the process of Residential Apartment-Cum-Commercial development of Land parcel under PPP mode at any stage without assigning any reason.
- h. BRIT shall not be responsible for any delay/ loss of document or incorrect filling of Application form & Annexure of the Application form. Also, BRIT shall not be responsible for delay/loss/non-receipt of filled-in Application form along-with documentary proofs sent by post.
- i. BRIT reserves the right to modify the criteria and take its own decision if so required.
- j. BRIT also reserves the right to not take up any of the proposals/ examine this further.

## k. EOI Due Date

EOI should be submitted on or before the EOI due date as set out in the Schedule for Bidding Process, at the address provided in Section as mentioned above in the manner and form as detailed in this EOI Document. EOI submitted by either facsimile transmission or telex or e-mail will not be acceptable. EOI should be submitted only by Registered Post/Courier only. No drop box facility is available.

## l. Late EOI

**Any EOI received by BRIT, Balasore after the due date and time will be rejected/ unopened to the Bidder.**

## m. Pre-EOI meet

Interested entities are invited to attend a Pre-EOI Meeting on **23<sup>rd</sup> March'2023 at 11.30AM in the Conference Hall (2nd Floor), BRIT Office, Balasore.** The meeting will discuss the various options for developing the project to help BRIT decide on the development models in consultation with the prospective Private Partners.

**13. Bid Opening and Evaluation**

- 1) The Authorized Representatives of B.R.I.T. Balasore shall open the bids in presence of the Bidders or their authorized representatives.
- 2) The Bid of any bidder who has not complied with one or more of the conditions will summarily rejected.
- 3) Subsequently the technical bids will be evaluated by the Evaluation Team as per the terms and conditions of these documents.
- 4) Right to accept any bid and to reject any or all Bids.
- 5) BRIT, Balasore is not bound to accept any or all bids and may at any time by notice in writing to the bidders shall terminate the EOI Process.
- 6) BRIT, Balasore may terminate the contract if it is found that the agency is black listed on previous occasions by the any of the Departments/Institutions/ Local Bodies/ Municipalities/ Public Sector undertakings etc.

**14. Short listing of Bidders**

BRIT will short list the bidders/applicants as per following criteria;

| S.N. | Criteria   | Max.Marks  | MarkingScheme   |
|------|--|------------|---|
| 1    | Existence of Applicant's firm/Agency/Company for more than 5years                        | 5          | 60%for minimum Eligibility criteria and max marks for 7years                                  |
| 2    | Average Annual Turnover in similar Project- 20 Crore.                                    | 20         | 60% for minimum Eligibility criteria and max marks for twice the minimum eligibility criteria |
| 3    | Net worth of the Applicant-25 Crore  | 10         |   |
| 4    | Similar Project Experience-5 years.  | 25         |   |
| 5    | Evaluation of Working Methodology/ Concept Plan/ Operational Plan/Operational structure/ | 40         | Based on evaluation/ presentation/discussion before technical committee                       |
|      | <b>Total</b>   | <b>100</b> |   |

The applicants should secure at least 80 (eighty) marks will be shortlisted for the Financial Proposal. The short listing shall be subject to fulfilling of terms and conditions of this document by the Applicant. Financial proposal shall be opened in case of shortlisted bidders only. BRIT will communicate the shortlisted bidder/s by facsimile/email/registered post/courier. The successful bidder will be required to confirm the acceptance of the short listing within 7 days of issue of communication to them. Failure of the successful bidder to comply with the requirements of above clauses shall constitute sufficient grounds for the annulment of the short listing and rejection of Bid.

## **15. CHECKLIST**

The EOI shall accompany with the following:

1. Letter of Application duly signed by the Applicant or his Authorized person on the letter head.
2. Details of Applicants along with the Incorporation and commencement of the Project certificate attested by the Authorized Person.
3. The details to be provided as per Annexure 1, 2, 3, 4.

**ANNEXURE 1**

**FORMAT FOR LETTER OF APPLICATION**

[On the Letter Head of the Bidder (in case of Single Bidder) or Lead Member (in case of a Consortium)]

Date:

To,

**The Secretary,  
Balasore Regional Improvement Trust, Balasore,  
AT-Station Square, Block-A, O.T. Road Shopping Complex,  
Balasore-756001  
eMail ID- [writ2britbalasore@gmail.com](mailto:writ2britbalasore@gmail.com)**

Sir,

**Sub: Development of Integrated Residential Apartment-Cum-Commercial Complex as extension to Bus-Stand over 6.5 Ac. of land at Ganeswarpur, Balasore on Public Private Partnership (PPP) mode.**

Being duly authorized to represent and act on behalf of \_\_\_\_\_ (hereinafter referred to as "the Bidder"), and having reviewed and fully understood all of the pre-qualification requirements and information provided, the undersigned hereby express our interest to develop the captioned project on PPP Mode.

We confirm that we have examined the terms and conditions published in the EOI and are accordingly submitting the proposal for the captioned project.

(In case of Consortium add the following paragraph)

This proposal is submitted on behalf of a Consortium comprising ..... (Applicant to site the name of each member) ..... and of which (Insert the name of lead member of Consortium) has agreed to act as lead member.

We are enclosing our EOI in Original with the details as per the requirements of the document for your evaluation.

The undersigned hereby also declares that the statements made and the information provided in the EOI is complete, true and correct in every detail and unconditional.

Yours faithfully,

(Signature of Authorised Signatory)  
(Name, Title and Address of the Bidder)

**ANNEXURE 2**

**DETAILS OF BIDDER**

1. (a) Name  
(b) Country of Incorporation  
(c) Address of the corporate headquarters and its branch office (s), if any, in India  
(d) Date of incorporation and / or commencement of business

2. Brief description of the firm including details of its main lines of business and proposed roles and responsibilities in this Project

3. Name, Designation, Address and Phone Nos. of Authorized Signatory of the Bidder:

- (a) Name:
- (b) Designation:
- (c) Firm:
- (d) Address:
- (e) Telephone No:
- (f) E-mail Address:
- (g) Fax No:

4. Details of individual (s) who will serve as the point of contact / communication for BRIT within the firm

- (a) Name:
- (b) Designation:
- (c) Address:
- (d) Telephone No.
- (e) E-mail address:
- (f) Fax No.

5 In case of Consortium:

(a) The information above (1-4) should be provided by all the Members of the Consortium.

(b) Information regarding role of each Member should be provided as per table below

| <b>SI. No.</b> | <b>Name of Member</b> | <b>Role of the Member</b> |
|----------------|-----------------------|---------------------------|
| 1              |                       |                           |
| 2              |                       |                           |
|                |                       |                           |

**ANNEXURE 3**

**FORMAT FOR TECHNICAL EXPERIENCE**

**Experience of the Bidder**

**Experience details for minimum technical qualification**

|                 |   |
|-----------------|---|
| Name of Bidder: |   |
| 1.              | Name of Project:                                      |
|                 | Location of the Project:                              |
| 2.              | Cost of the Project (INR)* (excluding the Land Cost): |
| 3.              | Project Start Date and End Date                       |
| 4.              | Type of the Project                                   |
| 5.              | Total Built Up Area                                   |

Note: The experience of projects under development shall not be considered for minimum technical qualification.

**Signature of Authorized Person**

**ANNEXURE 4**

**FORMAT FOR ESTABLISHING FINANCIAL CAPABILITY OF THE BIDDER**

**Format for Financial Capability of Single Bidder / Lead Member of the Consortium**

**Tangible Net-worth**

| <b>Networth (INR Crores)</b> |                   |                   |
|------------------------------|-------------------|-------------------|
| <b>FY 2019-20</b>            | <b>FY 2020-21</b> | <b>FY 2021-22</b> |
|                              |                   |                   |

Note: Net-worth = (Paid up Share Capital + Reserves and Surplus) – (Revaluation reserve + Miscellaneous expenditure to the extent not written off + Debit balance of Profit/loss account)

Signature of Authorised Person

Certified by statutory auditors