

REQUEST FOR PROPOSAL DOCUMENT

REQUEST FOR PROPOSAL (RFP)

For

Sale of lease for Premises at Cadastral Survey no. 1/1921, /1921  
Princess Building, Babulal Tank Road and Ram Chandra Road, Mazgon  
Division, Mumbai

Last Date for submission 05/01/2018 by 1200 hrs.

THE PROVIDENT INVESTMENT COMPANY LIMITED  
ROOM NO - 218H, VALLABH BHAWAN  
FINANCE DEPARTMENT  
GOVERNMENT OF MADHYA PRADESH  
BHOPAL-462003

## **PROPERTY DETAILS**

The Provident Investment Co Ltd, is a Government of Madhya Pradesh undertaking company, having its Registered Office at 2nd Floor; Room no 218(H), Vallabh Bhawan, Bhopal 462004. The Provident Investment Company Ltd.'s main objects are dealing with management of properties located in Mumbai, Thane, Wayanad (Kerala) and investments in stocks.

The Provident Investment Co Ltd has a property located at Babul Lal Tank Road in Mumbai. Collector Mumbai and BMC (Bombay Municipal Corporation) are the lessor of the properties in Cadastral survey no. 1/1921 (474.92 sq. Metres) and Cadastral Survey no.1921 (1820.24 sq. Metres) respectively. The Provident Investment Co Ltd is the lessee of Princess Building since 22/7/1938. Lease of this property is for 999 years, wherein lease rent has already been paid upfront.

The Provident Investment Co Ltd, invites Request for Proposal from the interested parties for sale of leasing for the following property on "as is where is" & "as is what is" basis, initially for a period of 20 years [extendable for another 10 (ten) years for one term upon successful performance of the contract.

Sr. No.	Property Name	Detail of the Property
1.	Princess Building	Total Area 2294.66 sq. metres
2.	Address	Cadastral survey no. 1/1921(474.92 sq. Metres) and Cadastral Survey no.1921 (1820.24 sq. Metres) 45, Babul Lal Tank road and Ramchandra Road, Mandvi Division, Mumbai.

It will be the responsibility of the prospective Sub-lessee to bear Electricity charges & Water charges, Property Tax, Municipal Tax, Repair tax and other Local Taxes.

The Provident Investment Co Ltd will lease out property to the single party and not in part. The details of the property to be given on sub lease are as follows:

Sr. No.	Particulars	Details
1.	Name of the Property	Princess Building
2.	Address of the Property	Cadastral Survey no. 1/1921, 1921,45-Princess Building, Babul Lal Tank Road and Ramchandra Road, near JJ Hospital, Mumbai
3.	Area of Property to be offered in sq. meters	2294.66 sq. Metres
4.	Map of the Property	As per Annexure- "A"
5.	Number of Tenants	153

## **General Terms & Conditions for the Request for Proposal**

- I.** The Request for proposal document can be obtained from the Authority office as mentioned in Notice for inviting Request for proposal, or may be downloaded from website [www.finance.mp.gov.in](http://www.finance.mp.gov.in). All corrigenda or extension of scheduled dates or change in specifications or any other information will be uploaded for the information of the prospective bidders on the website [www.finance.mp.gov.in](http://www.finance.mp.gov.in).
- II.** Contact Person: In case of any query, you may contact any of the following officials
  - i) S.C. Dubey (General Manager)-09827327351
  - ii) Navneet Dixit (Deputy Manager)-8225942722
  - iii) Office Telephone No. - 022- 22160496
- III.** Eligibility Criteria for Bidder  
Parties who are interested for sub-leasing the above property should fulfil the following Eligibility criteria:
  - a. Public Limited Companies having experience in Real Estate Development are eligible to participate in the bid. Should be registered with Registrar of Companies (ROC) and be eligible to enter into contract as per prevailing laws in India.
  - b. Should have average annual turnover of Rs. 50.00 (Fifty Crore) last 3 (three) years.
  - c. Should have positive net worth in last 3 (three) years.
  - d. Should be registered with MAHARERA and possess requisite construction contractor license for running of business from the Urban and Rural Development Department (Govt. Of Maharashtra).
  - e. Should have adequate knowledge and experience in Real Estate Development
- IV.** Bidders may respond to the Request for proposal, by submitting their responses as per Annexure I & II.
- V.** Request for proposal, received beyond the stipulated time will not be accepted. applications that are incomplete in any respect including submission of certified copies of documents as desired for or those that are not consistent with that specified in this document or those that do not adhere to formats, wherever specified may be considered non-responsive and may be liable for rejection and no further correspondences will be entertained with such bidders.
- VI.** The participants will have to submit certified copies of Registration certificate, GST Registration Number, PAN / TAN Card, and last 3 years Audited Balance sheet, Profit and loss account, with the Request for proposal, failing which the Request for Proposal, will be rejected.
- VII.** The participating bidders should have experience in the real estate development for which they intent to submit Request for proposal. Necessary documentary proof shall be attached with Request for proposal, and list of real state awarded and executed above Rs.10Crore in the last 3 years with evidence.
- VIII.** On scrutiny of Request for proposal, submitted by the bidders, The Provident Investment Company would shortlist the suitable parties for submission of financial bids and send a communication to them. One of the financial bid may be accepted if found suitable.
- IX.** Authority reserves the right to accept or reject any of the expressions of interest or financial bids without assigning any reasons thereof.

**Bidders Information**  
(On letterhead of the Bidder)

Sr. No.	Description	Details								
1.	Name of Applicant									
2.	Constitution of Applicant (Public Limited Company)									
3.	Applicant Registered/Address									
4.	Contact Details	<ul style="list-style-type: none"> <li>• Name of the contact person</li> <li>• Telephone no. with STD code</li> <li>• Mobile No</li> <li>• e-mail id:</li> </ul>								
5.	Statutory Details (certified copies)	<ul style="list-style-type: none"> <li>• ROC Registration No.</li> <li>• PAN No.</li> <li>• TAN No</li> <li>• GST No.</li> <li>• MAHARERA Registration No.</li> <li>• Construction Contractor License No. (From Govt. of Maharashtra)</li> </ul>								
6.	Bidder's Experience in Real Estate Development. (copies of contracts awards & Completion certificates)	List of Rs. 10 crore & above projects awarded and executed								
7.	Net Worth of the Bidders (certified copies of the balance sheet)	<table border="1"> <thead> <tr> <th>Year</th> <th>Rs. In Crore</th> </tr> </thead> <tbody> <tr> <td>2015-16</td> <td></td> </tr> <tr> <td>2016-17</td> <td></td> </tr> <tr> <td>2017-18</td> <td></td> </tr> </tbody> </table>	Year	Rs. In Crore	2015-16		2016-17		2017-18	
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2016-17										
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Year	Rs. In Crore									
2015-16										
2016-17										
2017-18										
9.	Has the Bidders been debarred by any Government department/ corporation or by any Regulatory Authority									

Dated: \_\_\_\_\_

Authorized Signatory

Place: \_\_\_\_\_

Company's Seal

Undertaking

I/We understand that:

- i. I/ We acknowledge that The Provident Investment Company Ltd will be relying on the information provided in the Application and the documents accompanying such Application for qualification of the Applicants, and we certify that all information provided in the Application and in Annexes I is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Application are true copies of their respective originals
- ii. The Application is unconditional and unqualified.
- iii. I/ We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
- iv. I/ We further certify that no investigation by a regulatory authority is pending against us or against our CEO or any of our directors.
- v. I am/ we are aware that The Provident Investment Co Ltd will not pay any brokerage in the transaction to me or any of my agent or representative.
- vi. I / We confirm having fully inspected the property and photocopies of available documents.
- vii. I/ We hereby confirm that, all the terms and conditions specified in this Request for Proposal are acceptable to me/us.
- viii. The authority letter/ Power of Attorney from the company, I/ We represent are submitted.
- ix. I / We have read and understood the terms & of conditions of the Request for Proposal and I / we unequivocally accept the same.

Dated: \_\_\_\_\_

Authorized Signatory

Place: \_\_\_\_\_

Company's Seal