

REQUEST FOR PROPOSAL DOCUMENT

REQUEST FOR PROPOSAL (RFP)

For

Sale of lease for Premises at Cadastral Survey no. 633, 644 to 669,
Tank Bunder 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 Company is 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 Cadastral Survey no. 633, 644 to 669, respectively. Tank Bunder Road, Mazgon Division, Mumbai. Collector Mumbai is the lessor and The Provident Investment Co Ltd is the lessee of Tank Bunder Property since 1/9/2013. Presently the lease of Tank Bunder is being extended annually and is till 31/12/2018.

The Provident Investment Co Ltd, invites Request for proposal, from the interested parties for sale of lease of the following property on "as is where is" & "as is what is" basis,

Sr. No.	Property Name	Detail of the Property
1.	Tank Bunder Road	Total Area 10460.74 sq. Meters
2.	Address	Cadastral Survey no. 633, 644 to 669, Tank Bunder Road, Mazgon Division, Mumbai.

It will be the responsibility of the prospective buyer to renew the lease on expiry and pay annual lease rent. Buyer will have 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	Tank Bunder Road
2.	Address of the Property	Cadastral Survey no. 633, 644 to 669, Tank Bunder Road, Mazgaon division, Mumbai
3.	Area of Property to be offered in sq. meters	10460.74sq.m.
4.	Condition of the Property	SRA (Slum Rehabilitation Authority Administrative Building, Anant Kanker Marg, Bandra(E), Mumbai-400051.) has declared 7536. 00sq.meters as slum vide gazette notification dated 4/7/2000.
5.	Map of the Property	As per Annexure- "A"
6.	Number of Tenants	204

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. 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.
- 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"> • Name of the contact person • Telephone no. with STD code • Mobile No • e-mail id: 								
5.	Statutory Details (certified copies)	<ul style="list-style-type: none"> • ROC Registration No. • PAN No. • TAN No • GST No. • MAHARERA Registration No. • Construction Contractor License No. from Govt. of Maharashtra. 								
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	
Year	Rs. In Crore									
2015-16										
2016-17										
2017-18										
8.	Annual turnover of the Bidders (certified copies of the audited profit & loss account)	<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	
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