

EXPRESSION OF INTEREST (EoI)

For

Property Development at Sector 71

**NOIDA METRO RAIL
CORPORATION (NMRC) LIMITED**

December 2016

Issued by:

**Noida Metro Rail Corporation (NMRC) Limited
Block-III, 3rd Floor,
Ganga Shopping Complex, Sector-29, Noida -201301,
District Gautam Budh Nagar, Uttar Pradesh, India**

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ABOUT NMRC

Noida and Greater Noida are being developed as the industrial towns to New Delhi and more and more people from Delhi and other areas are shifting to these towns in search of fresh air, greenery and better infrastructure. There is a need of providing an efficient, reliable and comfortable transportation system for the population intending to settle in these towns and also the public coming to these areas for education, service and business.

Noida Metro Rail Corporation (NMRC) is a Special Purpose Vehicle (SPV) formed for planning and executing urban transport projects in Noida, Greater Noida regions. NMRC desires to provide a world-class Public Transportation System with state-of-the-art technology. As such, the overarching criterion for setting up of NMRC is to help create an efficient, safe, reliable, economical and affordable public transport system.

DISCLAIMER

This Expression of Interest (EoI) Document for “Property Development at Sector 71” contains brief information about 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. Noida Metro Rail Corporation Ltd. (“NMRC” or “the Company”) or any of its employees or advisors shall incur no liability under any law, statute, rules or regulations as to the accuracy or completeness of the EoI Document.

NMRC 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 NMRC may deem fit without assigning any reason thereof.

NMRC reserves the right to accept or reject any or all applications without giving any reasons thereof. NMRC 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.

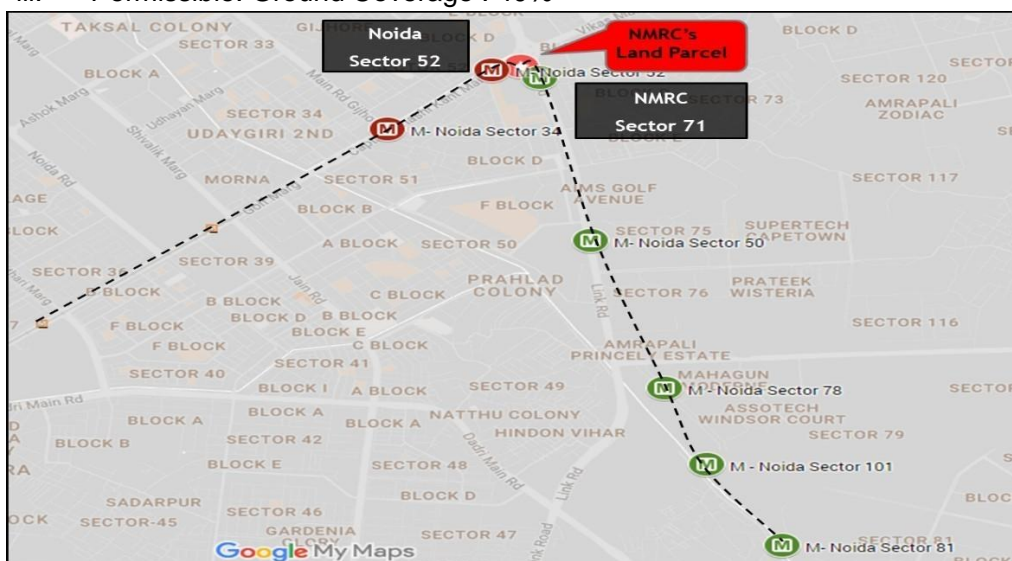
Expression of Interest (EoI) for Property Development at Sector 71

1. Background

- 1.1. An elevated metro line between Noida and Greater Noida is under advanced stages of construction and is likely to be operational from April 2018.
- 1.2. It is acknowledged for successful operationalization of the project, it is essential for the project to be self-sustainable by implementing innovative revenue enhancement options and project structuring among others. Globally, most successful public transport systems have adopted innovative methods to finance the project through innovative commercial property development projects.
- 1.3. As part of mandate, Noida Metro Rail Corporation (NMRC) undertakes to provide sustainable additional revenue to the Corporation and incentives for private sector participant developers.
- 1.4. In continuation of the same vision, development of a property (commercial) on **License basis** has been conceptualised.
- 1.5. In order to finalize the concept and other requirements to undertake property development, NMRC invites Applicants (“Interested parties” or “Bidders”) to submit their EoIs. Based on the responses of EoIs received, NMRC shall finalize and initiate the procedure.
- 1.6. The issue of this EoI does not imply that NMRC is bound to undertake the Bidding Process and select the Applicant.

2. About Project

- I. The project is envisioned to provide seamless integration at the concourse level between the two metro stations & Foot Over Bridge(FOB): Noida Sector 52 and NMRC Sector 71 in the state of Uttar Pradesh as shown in indicated map below.
- II. The project shall be a signature project for Noida and NMRC.
- III. The bidder shall prepare the Project concept as per the provisions of “Noida Master Plan” and applicable building bye laws.
- IV. Details of land parcel are as follows:
 - i. Area : **10,000 sqm**
 - ii. FAR : 4
 - iii. Permissible: Ground Coverage : 40%



*Note: The map shown above is indicative (not to scale)

3. Eligibility of Bidders

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

4. 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 30,000 sqm built up area.

(b) Financial Capacity:

- i. **Average Annual Turnover:** Average Annual Turnover of at least **Rs. 50 Crore (Fifty crore only)** for the past 3 financial years (2013-14 and 2014-15, 2015-16) in Core Sector

AND

- ii. **Minimum Tangible Net Worth:** At least **Rs. 30 Crore (Thirty crore only)** at the end of FY 2015-16.

Note:

- I. Core Sector would be deemed to include Real Estate and industrial parks/ estates

5. Selection Process

- I. The EoI is issued only with a purpose of collection of information from interested parties and NMRC reserves the right to proceed ahead with the Project on License basis. However, the applications received shall be reviewed carefully and interactions with the applicants is likely to take place before finalisation of Project terms and conditions.
- II. A meeting shall be called for the qualified bidders on **07/02/2017 at 12:00 noon** at NMRC office to present the concept plan. Any change in the mentioned date and time shall be communicated to the bidders vide email.

6. 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.

7. Submission of EoI

- I. Complete application process will be offline. All the notifications & detailed terms and conditions regarding this EoI notice hereafter will be published on the NMRC web site

- II. The application should be submitted in hardcopy in a sealed envelope within the deadline as specified in point no. 9
- III. Applicant should fill in information in prescribed formats for Pre-Qualification as mentioned in the EoI.
- IV. Applicant shall submit all formats and suggested documentary evidence with the EOI document.

8. Documents to be submitted

The EoI to be submitted by the Interested Parties shall, *interalia*, include:

- (a) Cover Letter expressing interest to participate in the form and manner prescribed hereunder as Annexure 1;
- (b) Details of Applicants in the form and manner as prescribed hereunder as Annexure 2; and the supporting documents stated in the Annexure
- (c) Details of the Technical Capacity in the form and manner as prescribed hereunder as Annexure 3;
- (d) Details of the Financial Capacity in the form and manner as prescribed hereunder as Annexure 4; and the stated supporting documents in the annexure
- (e) Project Concept in the form and manner as prescribed hereunder as Annexure 5

9. Date of submission

- I. The Interested parties shall submit their respective details in aforesaid format latest by **25/01/2017 [3:00 PM]** at NMRC's herein below mentioned address:

Noida Metro Rail Corporation (NMRC) Limited
Block-III, 3rd Floor, Ganga Shopping Complex, Sector-29,
Noida -201301
District Gautam Budh Nagar, Uttar Pradesh
Email: nmrcnoida@gmail.com

- II. Applications received by the NMRC after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected.

10. Nodal Officer for Information about the Project EoI

For any additional information pertaining to this EoI, **Shri Shailender Kumar Bhatia (OSD), NMRC** may be contacted at **+91-7042639359**

11. Language

- I. The Applications prepared by the Applicant and all correspondence and documents relating to the applications exchanged by the Applicant and NMRC, 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 English, translation of the same in English language is to be duly attested by the Applicant.

Executive Director
Noida Metro Rail Corporation (NMRC)
Uttar Pradesh

**Formats for Submission of
Expression of Interest (Eol)**

Annexure 1: Format for Covering Letter

Date:

To,
Executive Director
Noida Metro Rail Corporation (NMRC) Limited
Block-III, 3rd Floor, Ganga Shopping Complex,
Noida -201301,
District Gautam Budh Nagar, Uttar Pradesh

Sub: Expression of Interest (Eol) for Project Development at Sector 71

Dear Sir,

1. With reference to your Eol document dated _____, I/We the undersigned am/are hereby expressing our Interest to develop property (commercial) in Sector 71.
2. We understand that NMRC undertakes the development of a property (commercial) on **License basis** and based on responses, NMRC shall finalize the concept and other requirements. Further, the issue of this Eol does not imply that NMRC 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 Eol Document.

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

(Name and Title of the Signatory)

(In the capacity of)
Company Seal

(Name of the Entity)

Annexure 2: Details of the Applicant

S. No.	Particulars	Details
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 individual(s) who shall serve as the point of contact/ communication for NMRC :	
(a)	Name	
(b)	Designation	
(c)	Company	
(d)	Address	
(e)	Telephone / Mobile No.	
(f)	E-Mail Address	

Name of the Applicant

Signature of the 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 Built up (sqm)	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

Signature of the Applicant

*Bidder needs to submit supporting documents for the eligible project

Annexure 4: Financial Capacity

S. No.	Particulars	Details (Rs. Cr)
(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

 Signature of the Applicant
Instructions:

1. Tangible Net-worth 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 as 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 Capability 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):

S.No.	Heads
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