



OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

STAFFED BUILDING, BHANGGARH, GUWAHATI-781005

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No. GMDA/DEV/125/2009/233

Dated 04/08/2021

NOTICE INVITING RE-EXPRESSION OF INTEREST (EOI)

The Chief Executive Officer (CEO) Guwahati Metropolitan Development Authority (GMDA) invites EXPRESSION OF INTEREST from the reputed and financially sound agency/organization/developer for construction of Ground +6 storied building over GMDA's own land of area 1.67 Bigha (1 Bigha 3 katha 7.94 Lessa) at Padum Pukhuri Uzanbazar as per the approved plan and design for construction.

As on date the building pile foundations along with concreting of a part of roof slab of Ground Floor has already completed by another agency on contract basis under GMDA which was terminated and now decided to develop the property through independent agency/organization/developer with development agreement and other terms and conditions as per the prevailing rules and regulations.

Interested agency/organization may inspect the site and the detail of EOI can be downloaded from GMDA's website <http://gmda.assam.gov.in> starting from 05/08/2021 to 25/08/2021. Cost of documents Rs. 5000.00 (non refundable) is to be deposited along with the bidding documents in the form of bank draft in favour of CEO, GMDA payable at GUWAHATI with validity of three months. Tender Documents shall not be sold directly in the office of CEO, GMDA and shall not be sent by Post/Courier.

The time of completion shall be 24 months from the date of signing of the Development Agreement and Power of attorney between landowner (GMDA) and the Developer/Builder.

The last date of submitting the proposal in sealed cover is 25/08/2021 upto 2:30 PM at GMDA office and opening will be at 3:00 PM on the same day.

(Kausar Jamil Hilaly, ACS)
Chief Executive officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-05

Memo No: GMDA/DEV/125/2009/233

Dated: 04/08/2021

Copy To:

1. P.S. to the Minister, Department of Housing and Urban Affairs, Dispur-6 - for kind appraisal of the Hon'ble Minister
2. P.S. to the Addl. Chief Secretary, GoA, Department of Housing and Urban Affairs, Dispur-6 - for kind appraisal of Addl. C.S.
3. M/s Exclusive Advertising Pvt. Ltd., Panbazar, Guwahati-781001 with a request to publish the EOI notice in the English daily, The Assam Tribune and one local Assamese daily News paper and furnish one copy of each issue of the circulated news paper.
4. Sri Satyajit Bora, IT (consultant), GMDA- He is requested to upload this NIT in the official website/Portal.

Chief Executive officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-05

Expression of Interest

For

**Completion of an incomplete Building at
Uzanbazar**

Through Joint Venture (JV) Agreement.

Tender No. GMDA/DEV/125/2009/233 Dated 04/08/2021



**GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
BHANGAGARIH, GUWAHATI-781005**

DISCLAIMER

The information contained in this request for Expression of interest (EOI) document or subsequently provided to applicants, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisers, is provided to applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI document is not an agreement or an offer by the Authority to the prospective applicants or any other person. The purpose of this EOI document is to provide interested parties with information that may be useful to them in the formulation of their application for selection pursuant to this EOI document. This EOI document includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the completion of an incomplete building at Uzanbazar. Such assumptions, assessments and statements do not purport to contain all the information that each applicant may require. This EOI document may not be appropriate for all persons and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this EOI document. The assumptions, assessments, statements and information contained in the EOI document, may not be complete, accurate, adequate or correct. Each applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI document and obtain independent advice from appropriate sources.

Information provided in this EOI documents to this applicant may be on a wider range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person including any applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost of expense which may arise from or to be incurred or suffered on account of anything contained in this EOI document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI document and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI document or arising in anyway in this selection process.

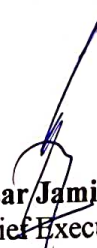
The Authority also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused, arising from reliance of any applicant upon the statements contained in this EOI document.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI document.

The issuance of this EOI document does not imply that the Authority is bound to select an Applicant or to give final award to the selected applicant, as the case may be, for the completion of the incomplete building at Uzanbazar and the Authority reserves the right to reject all or any of the applications without assigning any reasons whatever.

The applicant shall bear all its costs associated with or relating to the preparation and submission of its application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or preparations which may be required by the Authority or any other costs incurred in connection with or relating to its application. All such costs and expenses will remain with the applicant and the Authority shall not be liable in any manner whatever for the same or for any other costs or other expenses incurred by an applicant in preparation or submission of the application, regardless of the conduct or outcome of the selection process. Neither the authority nor its employees or agency will have any liability in case of non receipt of documents due to postal delay.

The applicable laws for the purpose are the Laws of India, Courts of Guwahati, Assam will have the jurisdiction concerning or arising out of this EOI documents.


(Kausar Jamil Hilaly, ACS)
Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005

Expression of Interest for completion of an incomplete building at Uzanbazar.

Instructions to Bidders & General Conditions

1. Background:

The Authority has decided to construct the incomplete building for residential purpose and it will be completed through Joint Venture agreement as per discussion of GMDA Authority Meeting held on 06.10.2020

2. Project Brief:

GMDA had started construction of Office Cum Residential GF+6th storied building at Uzanbazar (Padum Pukhuri) after receiving Rs. 2.0 Crores from State Government in 2010 in the GMDA's own land area of 1B3K7.94L. Accordingly all pile foundation with upto plinth level and portion of roof slab of Ground Floor along with the staircase was constructed.

But due to insufficient fund, the construction had been stopped. Earlier the proposed building was planned for 1st & 2nd floor for GMDA office and upper floors for residential purpose. But it was found that the site is not suitable for office building. GMDA decided to construct the said half done building for residential purpose and it will be constructed through Joint. Venture Agreement with selected developer through transparent selection process.

3. Expression of Interest (EOI):

Through this Expression of Interest (EOI) the Authority invites application from interest Agency/ Organization/Developers of individuals and /or entities (the application) and power of attorney holder/s for completion of the incomplete building.

4. Terms and Conditions:

- 1) The bidder must have completed at least two numbers of similar projects with minimum built up area of 46,500 Sq.m (5.0 Lakh sqft). The bidder has to submit completion/occupancy certificate for such type of project.
- 2) The minimum annual turnover of Bidder should be Rs. 20.00 Crores.
- 3) Project completion time fixed is maximum 24 months, as up to plinth level, pile foundation and part of roof slab of Ground Floor works are already completed. The Bidder must be submitted a Bar Chart with schedule of works for compliance of the bidder.
- 4) The developer has to offer floor space plus parking space within the building complex of minimum present market value equivalent to Rs. 8.0 Crores to GMDA against the total area of the land belongs to GMDA. GMDA shall have options to consider for receiving either floor space or market price equivalent to minimum value 8.0 Crores in 4 equal installments payable within 15 months of signing the agreement, in due course of time after allotment of the works to successful developer with a time bound agreement reflecting all terms and condition, between the GMDA and the Developer. In addition to the above the selected developer

will have to deposit an amount of Rs. 2.0 Crore before signing the agreement of the joint venture (JV) as payment to GMDA against the already done works which shall include the entire pile foundation & a part up to roof slab of Ground Floor level. The highest offer quoted by the bidder will be awarded the contract.

- 5) The Bidder is bound to construct the building as per approved plan and design as approved by GMDA. The Bidder may however submit fresh mutually agreed modification of building permission proposal as per prevailing building Bye Laws if so required.
- 6) The completion period shall be counted from date of obtaining NOC/ Permission from all concern Authorities within 45 days.
- 7) To undertake the project GMDA will accord power of Attorney in favour of successful bidder and subsequently development agreement between GMDA and successful Bidder shall be made.
- 8) Violation of any clause of terms and condition and agreement within the time frame the agreement of development will be terminated.
- 9) For selection process of the successful Bidder, the GMDA will take the final decision.

5. Number of Applications:

There is no restriction on the number of Applications. An applicant as individuals or as an associate can submit applications.

6. Sale of EOI Document:

The EOI can be downloaded from GMDA's website <http://gmda.assam.gov.in> starting from 05/08/2021 to 25/08/2021.

7. Validity of the Application

The Application shall remain valid for a period of not less than 90 days after the application due date (the "ADD"). The Authority will endeavor to complete the scrutiny and evaluation of the received applications and select the suitable Agency/ Organization/Developers within this period.

8. Language:

The application with all accompanying documents (the "documents") and all communication in relation to or concerning the selection process shall be in English or Assamese language and strictly on the forms provided in this EOI document. No supporting document or printed literature shall be submitted with the application unless specially asked for and in case any of these documents is in another language, it must be accompanied by an accurate translation of all the relevant passages in either Assamese or English, in which case, for all purposes of interpretation of the application, the translation in Assamese or English shall prevail.

9. Brief Description of the selection process

This is an expression of interest and not an invitation to bid. Short-listing of the bidder shall be made based on the details submitted. To develop in JV mode the Party/s should be financially sound and capable to invest on the project. GMDA may ask for financial documents and same has to be submitted for verification. The applicant shall make all arrangement for such inspection and verification.

10. **The Short-listing:**

The shortlisted applicant shall be issued detailed RFP. GMDA will enter into development agreement cum irrevocable general power of attorney with the Agency/ Organization/Developers based on the applications.

11. **Confidentiality:**

Information relating to the examination, Clarification, evaluation and recommendation for the selection of Applicant shall be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor the Authority in relation to matters arising out of or concerning the selection process. The Authority shall treat all information, submitted as part of the application, in confidence and shall require all those who have access to such material to treat the same in confidence. The Authority may not divulge and such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or to enforce or assert any right or privilege of the statutory entity and/or the Authority or as may be require by law or in connection with any legal process.

12. **Schedule of selection Process:**

Sale of EOI Document	Start Date <u>05/08/2021</u>
Last date for Receiving Queries/clarifications	<u>11/08/2021</u>
Last Date of Submission	<u>25/08/2021</u> till 14.30 PM
Validity of Application	90 days from the date of opening of tender document.

13. **Communications:**

Selected applicant will be informed subsequently to submit the detailed technical and financial offer and terms and condition. Interest parties should send the proposal to:

The Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005
Email: ceogmdaghy@gmail.com

14. Interested parties are urged to visit the GMDA's website on regular basis for any updates related to schedule or corrigendum with respect to the above EOI.

15. Notwithstanding anything contained above, GMDA reserves the right to reject any or all EOI offers.

Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005