



OFFICE OF THE GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
STATFED BUILDING, BHANGAGARH, GUWAHATI-781005

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E-mail: ceogmdaghy@gmail.com

Tel: 0361-2529650/9824
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No. GMDA/DEV/125/2009/238

Dated 05/01/2022

SHORT NOTICE INVITING 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 entering into a joint venture agreement for completing the construction of Ground+6 storied building over GMDA's own land area of 1.67 Bigha (1 Bigha 3 katha 7.94 Lessa) at Padum Pukhuri, Uzanbazar as per the approved plan and design for completing the construction with such modifications alteration that is allowable by GMDA.

Authority intend to shortlist/select interested agency/organization/developer for the above mentioned work.

The detailed terms and conditions may be seen and downloaded by interested parties from GMDA website <http://gmda.assam.gov.in>

i	Cost of Bid Document	Rs 2000.00
ii	Downloading of EOI Document from GMDA's website	Start: 06/01/2022
iii	Last date of receiving Pre-Bid Queries and date of Pre-Bid Meeting	Until: 18/01/2022
iv	Authority's response to Pre-Bid Queries.	20/01/2022
iv	Last date of submission of proposals.	01/02/2022 upto 15:00 hrs

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

Memo No: GMDA/DEV/125/2009/238

Dated: 05/01/2022

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.A. to Chairman, GMDA, Bhangagarh, Ghy-05, for kind appraisal of Hon'ble Chairman
3. P.S. to the Principal Secretary, GoA, Department of Housing and Urban Affairs, Dispur-6 - for kind appraisal of Principal Secretary
4. The Exclusive Advertising Pvt. Ltd., Panbazar, Ghy-01- You are requested to publish the EOI notice in English daily, The Assam Tribune and one local Assamese daily News paper and requested to furnish one copy of each issue of the circulated news paper.
5. To President, ARIEDA for wide publicity amongst the Developers.
6. Sri Satyajit Bora, IT (Consultant), GMDA- He is requested to upload this NIT in the official website/Portal.

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



Expression of Interest (EOI)

For

Completion of an partially constructed Building
at Uzanbazar

Through Joint Venture (JV) Agreement.

Tender No. GMDA/DEV/125/2009/238 Dated 05/01/2022



DETAILED NOTICE INVITING 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 entering into a joint venture agreement for completing the construction of Ground+6 storied building over GMDA's own land area of 1.67 Bigha (1 Bigha 3 katha 7.94 Lessa) at Padum Pukhuri, Uzanbazar as per the approved plan and design for completing the construction with such modifications alteration that is allowable by GMDA.

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1. For further details of existing half done construction, design and plan of the building interested parties may contact Er. J.N. Khataniar, Sr. Technical Consultant, GMDA. Ph: 9435047626 (M)
2. Authority reserves the right to negotiate all the conditions of the bidders before finally selecting the agency/developer.
3. All response to queries/addendum/corrigendum will be made via uploading it in the GMDA's official website www.gmda.assam.gov.in
4. The Authority also reserves the right to accept or reject any or all Bids without assigning any reason whatsoever.

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



**GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY
BHANGAGARH, 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 partially constructed 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 particulars 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.

Sd/-

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

Expression of Interest for completion of an partially constructed building at Uzanbazar.

Instructions to Bidders & General Conditions

The interested parties are required to apply for selection/for further negotiations if required to CEO, GMDA in the standard letter of request in Form-I with particulars of bidders in Form-II

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:

- (i) 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. (Detailed brief is enclosed at Annexure-I with site plan and location map)
- (ii) Parties can inspect the site before submitting the offer and contact GMDA's Engineer on Ph: 9864055830 (m)
- (iii) GMDA will provide only the developed plan with a partially constructed building.
- (iv) The parties/agency can modify the internal plan without making any structural alterations and also one additional floor can be added.

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 executing the abobe mention work through a Joint Venture(JV) agreement.

4. Terms and Conditions:

- 1) The bidder must have completed at least one or more numbers of similar projects or project under construction with minimum built up area of 5000 sqm. The bidder has to submit completion/occupancy certificate for such type of project (as given in detail in Form-V)
- 2) Details of parties/agencies own technical manpower and technical consultant associated with them. (as in Form-IV)
- 3) The details of average annual turnover of parties/agencies for the FY:- 2017-18,2018-19, 2019-20 as per format given in (Form-III) along with audited profit and loss statement.
- 4) Financial Soundness Certificate/Bank Solvency issued by scheduled bank is required to be submitted by the prospective bidders,.

- 5) A non refundable cost of EOI Document to be deposited with the proposal amounting to Rs. 2000/- in the form of bankers cheque/ Demand draft in favour of CEO, GMDA payable at Guwahati.
 - 6) Project completion time fixed is maximum 24 months.
 - 7) The detail EOI document is required to be submitted with the bid duly signed on all pages along with proposal.
 - 8) For selection process of the successful parties/agencies, the GMDA will take the final decision. GMDA may also call for further information to substantiate the submission of parties/agencies and may also negotiate with all/selected offers.
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 06/01/2022
7. **Validity of the Application**
- The Application shall remain valid for a period of not less than 180 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**
- (i) The parties/agencies will be shortlisted based on technical qualification, accessing the capacity of the applicant and final offer made.
 - (ii) The Authority reserve the right to have further inspects of all/selected submissions.
 - (iii) Authority reserve the right to have further negotiations with all/selected submissions to finalize the best offer.
10. **The Short-listing:**
- The all/selected offers may be called for further negotiations before the best offer is elected by the Authority.

11. **Source of Fund**

The selected party/agency will have to raise the fund required to complete the project successfully of their own, during the period upto the completion of the project till the project is handed over.

12. **Performance Gurantee:**

The party/agency finally selected for the JV Agreement shall have to deposit about 5% of the present cost (to be valued based on the plinth area rate of built-up area allowed as per Guwahati Building Byelaws) as performance security before signing JV Agreement in any one of the following forms:

- i) Bank Drafts/Letter of Credit of any scheduled bank pledged to CEO, GMDA
- ii) A Bank Guarantee issued by any scheduled bank located in Guwahati in a form acceptable to GMDA.
- iii) The bank Guarantee issued or any form of security shall remain valid up-to 60 days beyond the completion time of project.

13. **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.

14. **Schedule of Financial Offer:**

The agency/organization/developer are required to submit their financial proposal in Form VI and any additional terms and conditions associated with their offer in Form VII.

15. **Schedule of selection Process:**

i	Sale of EOI Document	From: 06/01/2022
ii.	Nonrefundable cost of RFP document	Rs. 2000/- in the form of bank demand draft/bankers cheque
iii.	Downloading of EOI Document	From: 06/01/2022
iv.	Last date of receiving queries/Pre-Bid meeting	18/01/2022
v.	Authority's response to Pre-bid queries	20/01/2022
vi.	Last date of submission of proposals	01/02/2022 upto 15:00 hrs
vii.	Opening of proposals	01/02/2022 at 15:30 hrs
viii.	Negotiations if any	To be called subsequently
ix.	Validity of Application	180 days from the date of opening of the proposals.

16. **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

17. 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.
18. Notwithstanding anything contained above, GMDA reserves the right to reject any or all EOI offers.

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

BRIEF REPORT OF AN PARTIALLY CONSTRUCTED BUILDING AT UZAN BAZAR.

PROJECT NAME : Project was started in the name of "GMDA's office cum Residential Building Complex GF+6th Floor at Uzan Bazar in 2010".

Location- Padum Pukhuri Uzan Bazar Guwahati.

Owner - GMDA Guwahati.

Land Area – 1 Bigha 3 katha 7.94 Lecha .

Consultant Er - J.N kahataniar on behalf of M/s SRISHTIE, GUWAHATI.

Project In Charge- R.D Sarma, AEE, GMDA.

Plan Structural drawing Design etc : Prepared by Er J.N kahataniar on behalf of M/s SRISHTIE, GUWAHATI.

The Building is planned and design as GF parking +1st and 2nd floor for office purpose + 3rd Floor to 6th floor for residential apartment purposes(4floor X 4 units of flat of each floor = 16 units.)

FLOOR AREA :

Ground Floor : 790 sq mt.

1st Floor : 760 sq mt.

2nd Floor : 762 sq mt.

3rd Floor : 740 sq mt.

4th Floor : 740 sq mt.

5th Floor : 740 sq mt.

6th Floor : 760 sq mt.

.....
5272 sq mt.

FAR : 172.15 allowed 225.

Coverage : 35 %

This building was approved by the common technical Committee meeting held on 26.04.2010.

Physical Progress :

- 1) All pile foundation and some Column casting of the building of the GF is completed.
- 2) A portion of roof slab of ground floor with stair case is completed in the front side, facing North.

Financial Involvement till date: Rs. 2.00 Crore by GMDA.

Form-I
Letter of Proposal
(On Applicant's letter head)

(Date and Reference)

To,
The Chief Executive Officer
Guwahati Metropolitan Development Authority
Bhangagarh, Guwhati-5

Sub:“ Completion of an partially constructed Building at Uzanbazar Through Joint Venture (JV) Agreement.”

Dear Sir,

1. With reference to your EOI Document dated, I/we, having examined all relevant documents and understood their contents, hereby submit our Proposal for shortlisting as a partner of JV agreement with GMDA for the work mentioned above. The proposal is unconditional and all information provided in the Proposal and in the Appendices is true and correct. All documents accompanying such Proposal are true copies of their respective originals.
2. This statement is made for the express purpose of selection as the JV partner for the aforesaid work.
3. I/We shall make available to the Authority any additional information it may deem necessary or require for supplementing or authenticating the Proposal.
4. I/We acknowledge the right of the Authority to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
5. I/We certify that in the last five 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 against the Applicant, 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.
6. I/We are also enclosing herewith with our proposal the details of completed projects and the ongoing projects now under execution by us as per the information sought vide the EOI document.
7. I/We declare that:
 - (a) I/We have examined and have no reservations to the EOI Documents, including any Addendum issued by the Authority and have inspected the site to know the nature of remaining works;

- (b) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, in respect of any work.
- (c) I/We hereby certify that we have taken steps to ensure that, no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. I/We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any Proposal that you may receive nor to select the Consultant, without incurring any liability to the Applicants in accordance with Clause of the EOI document.
9. I/We further certify that no investigation by a regulatory authority is pending either against us or against our CEO or any of our Directors/Managers/employees.
10. The EOI document fees of INR 2,000/- (Two Thousand Rupees) in the form of a Demand Draft/ Bankers Cheque is attached in accordance with the EOI document.
11. I/We agree to keep this offer valid for 180 (one hundred and twenty) days from the Proposal Due Date specified in the EOI.
12. I/We agree and undertake to abide by all the terms and conditions of the EOI Document. In witness thereof, I/we submit this Proposal under and in accordance with the terms of the EOI Document.

Yours faithfully,

(Signature, name and designation of the authorised signatory)

(Name and seal of the Applicant)

Form-II - Particulars of the Applicant:

1.	Name of the organization & Address:	
2	Registration details Registered under: Registration year : Registration No. : (Attach copy of Registration certificate)	
3	Name of the Authorized person for submitting proposal: Mobile No. : Email id : (Attach Authorization letter of Competent Authority)	
4	PAN details (self-attested copy to be submitted)	
5	GST Registration Details (self-attested copy to be submitted)	
6	Whether the Agency was ever blacklisted : Y/N If yes, whether that blacklisting is cancelled : (If yes, attach copy of same and the affidavit)	
7	Brief professional background of the organization	

(Signature, name and designation of the authorised signatory)

Date:

Place:

Form-III- Financial Capacity of the Applicant

SlNo.	Financial Year	Turn Over(in INR)
1	2017-2018	
2	2018-2019	
3	2019-2020	
	Total	

(The bidder to attach audited annual report, balance sheets, profit and loss account and audit reports certified by C.A.)

Form-IV

(Details of parties/agencies own technical manpower and technical consultant associated, with supporting documents)

Form-V

(Details of similar projects or project under construction with minimum built up area of 5000 sqm. with supporting documents)

Form-VI

(Details of Financial proposal/Offer Ref Clause 14 of EOI Document)

Sl. No.	Name of project	Percentage of Total Built-Up area to be allotted to GMDA excluding parking area.
1.	Uzanabazar Project	

N.B. The percentage offer should includes proportional parking area to be made available to GMDA.

(Signature, name and designation of the authorized signatory)

(Name and seal of the Applicant)

Form-VII

The details of other conditions that the agency/organization/developer associated with the offer :

1. _____

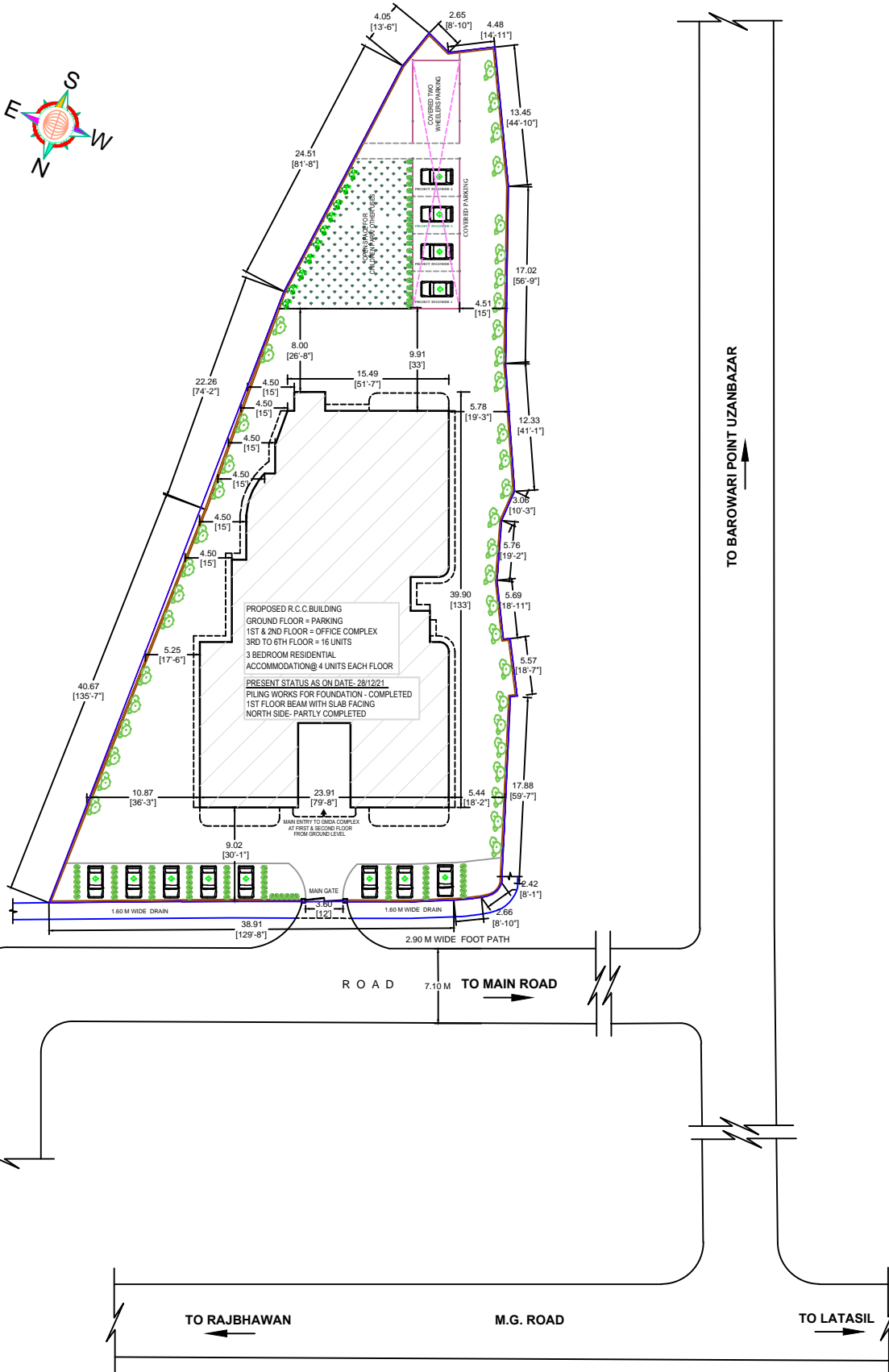
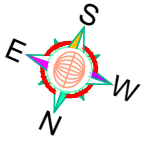
2. _____

3. _____

This is to certify that the terms and conditions given above are negotiable with GMDA on mutually agreed modifiable terms and conditions and the undersigned has no objection for further negotiations of these terms and conditions.

(Signature, name and designation of the authorized signatory)

(Name and seal of the Applicant)



**LOCATION OF THE SITE FOR THE PROPOSED CONSTRUCTION PROJECT
 UNDER GMDA AT PADUMPUKHURI, UZAN BAZAR, GUWAHATI-781001**

Er. J.N.KHATANIAR.
 CHIEF CONSULTANT:
 "SRISHATI"
 EUREKA TOWER, 5th. FLOOR.
 NEAR U-TURN FLYOVER.
 CHANDMARI, GUWAHATI.
 DATE: 28/12/21