

Expression of Interest

For

Selection of entity for bulk selling of HIG, MIG & Studio Dwelling Units (DUs) of Aalayam Housing Project MDDA at Sahastradhara Road, Dehradun

23.07.2019



Mussoorie Dehradun Development Authority

Transport Nagar, Near ISBT, Saharanpur Road,

Dehradun- 248001

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1. Text of Advertisement

Mussoorie Dehradun Development Authority (MDDA) invites sealed Expression of Interest for identification of suitable entity to whom, all the currently unsold HIG, MIG, Studio dwelling units (DUs) at Aalyam Housing Project at Sahastradhara Road, Dehradun could be sold.

The Expression Of Interest document containing the details of Pre-qualification criteria, submission, requirement, brief objective & scope of work and evaluation criteria etc. can be downloaded from the official website and www.uktenders.gov.in

Submission, Receipt, and Opening of Proposal

- 21.1 The bidder shall submit their Proposals Online only. The original proposal, shall contain no interlineations or overwriting, except as necessary to correct errors made by the bidder themselves. The person who signed the proposal must initial the corrections. Submission letters for Proposals should be in the format given in the EOI.
- 21.2 An authorized representative of the bidder shall initial all pages of the original Proposals. The authorization shall be in the form of a written power of attorney accompanying the Proposal demonstrating that the representative has been duly authorized to sign. The signed Proposals shall be marked "ORIGINAL". **The proposal shall be submitted online only and shall be sealed digitally.**
- 21.3 The envelopes containing the, Bid Document Fee, Original Power of Attorney and a copy of proposal shall be placed into an outer envelope and sealed. This outer envelope shall bear the submission address, reference number be clearly marked **"DO NOT OPEN, BEFORE 15:00 Hrs. on 07/08/2019"**. MDDA shall not be responsible for misplacement, losing or premature opening if the envelope is not sealed and/or marked as stipulated. This circumstance may be case for Proposal rejection. **The Proposal shall be submitted online only and shall be sealed digitally. If the Proposal is not submitted online digitally sealed, this will constitute grounds for declaring the Proposal non-responsive.**
- 21.4 **Online Submission:** Signed "EOI" shall be uploaded in the prescribed format and supporting documents along with scanned copy of, Bid Document Fee and Power of Attorney as mentioned.
- 21.5 The completed Proposal must be submitted online on or before the specified time. Proposals submitted by fax, telex, telegram or e-mail shall not be entertained.

SCHEDULE OF SELECTION PROCESS

Schedule of selection process The MDDA would endeavour to adhere to the following schedule:

1.	Proposal Due Date or PDD (online submission of Proposal on www.uktenders.gov.in)	05:00 P.M. on 06/08/2019
2.	Submission of Hard Copy of Technical Proposal along with Bid Document Fee and Power of Attorney	05:00 P.M. on 06/08/2019 Office of Vice Chairman, Mussoorie Dehradun Development Authority (MDDA), Transport Nagar, Saharanpur Road, Dehradun – 248001, Uttarakhand
3.	Date and time of Opening of EOI	03:00 P.M. on 07/08/2019
4	Pre-Bid Meeting	01:00 PM on 01/08/2019
5.	Non-refundable Bid Document Fees	Rs. 10,000/- (including GST) (Rupees Ten Thousand Only), through Demand Draft in favour of Secretary, Mussoorie Dehradun Development Authority (MDDA) payable at Dehradun – 248001
6	Validity of proposal	180 days
7.	E-tendering website	www.uktenders.gov.in
8.	Official website of MDDA	www.mddaonline.in

2. Introduction

Mussoorie Dehradun Development Authority (MDDA) was established in year 1984 under Uttar Pradesh Urban Planning and Development Act, 1973 with the objective of Planning and Development of the twin cities i.e. Mussoorie and Dehradun.

MDDA has been entrusted to sustain the glory of the city and to check the unplanned and haphazard development and bring planned development with the available resources. MDDA is a local decision making agency and it is totally self-sufficient, capable of undertaking all sorts of activities for well-planned urban development.

3. Background

3.1. Over view of the Project

MDDA undertook the project of Integrated affordable group housing project of HIG, MIG, Studio, LIG and EWS DUs of MDDA at Sahastradhara Road, Dehradun with the objective of provision of quality housing facilities at affordable prices.

Number of units	
HIG	112
MIG	112
Studio	48
LIG	80
EWS	240
DPR cost	
DPR cost (In Lakh) For (HIG, MIG & STUDIO)	₹115 Cr.
Development status	24%
Selling price (on completed development)- In Lakh	
Selling Price –HIG	₹ 66.90
Selling Price –MIG	₹ 55.90
Selling Price-Studio	₹ 27.90

3.2. Objective of the Expression of Interest (EOI)

MDDA has floated this Expression of Interest to identify a suitable agency so that MDDA could sell all the DUs of HIG, MIG and Studio on as is where is basis.

4. Expression of Interest Fees

The bidder shall submit-

- A non-refundable document fee for Rs. 10,000/- (Ten Thousand Rupees only) including all taxes in the form of a Demand draft or a Pay Order drawn in favour of Secretary, MDDA, payable at Dehradun has to be submitted along with the EXPRESSION OF INTEREST

response. The document fee can also be deposited online through RTGS/NEFT to the following bank account of MDDA.

Bank Name: Bank of Baroda

Account Name: Secretary MDDA

Account No.: 39980100000214

Branch: Transport Nagar Dehradun

IFSC Code: BARB0TRADEH (5th digit is Zero)

Applicants need to submit the valid proof for submission of Expression of Interest document fee along with the proposal, EOI received without or with inadequate Expression of Interest document fees shall be liable to get rejected without quoting any reason.

5. Venue & Deadline for submission of proposal

Expression of Interest (EOI) sealed envelopes, in its complete form in all respects as specified in the Expression of Interest (by registered post/speed post), must reach MDDA on or before 06/08/2019 till 05:00PM at the address mentioned below:-

The Secretary

Mussoorie Dehradun Development Authority (MDDA),

Transport Nagar, Saharanpur Road,

Near ISBT, Dehradun-248001.

In exceptional circumstances and at its discretion, MDDA may extend the deadline for submission of proposals by issuing an Corrigendum/Amendment to be made available on the e-tendering website (www.uktenders.gov.in) and MDDA's website (www.mddaonline.in). Applicants are requested to be updated for the same.

At any time before the submission of Proposals, MDDA may amend the EOI by issuing an addendum in writing or by standard electronic means. The addendum shall be uploaded on the official website of MDDA and will be binding on all of them. Bidders shall update themselves by visiting the website regularly, for not being updated by the bidders themselves, MDDA bears no responsibility. Bidders shall acknowledge receipt of all amendments. To give bidders reasonable time in which to take an amendment into account in their Proposals MDDA may, if the amendment is substantial, extend the deadline for the submission of Proposals.

6. Terms of Reference:

MDDA intends to sell the DUs of HIG, MIG and Studio Apartments under the following conditions:

- 6.1. The project level completion at the time of signing of agreement with the selected bidder to be assumed at **Twenty Four percent (24%)**.
- 6.2. For the purpose of selling the DUs in bulk volume, at the **24%** level of development, MDDA invites EOI from credible agencies.
- 6.3. The project DPR along with approved architectural plans shall be made available by MDDA.
- 6.4. Upon signing the agreement with the selected bidder, MDDA shall relinquish its rights to-
 - 6.4.1. Sell/book/allot any dwelling units (HIG, MIG and Studio) of the project from the date of signing of agreement and
 - 6.4.2. Develop/award any development rights for **(HIG, MIG and Studio)** Units.
- 6.5. The bidders in this EOI shall be evaluated on the basis of pre-qualification criteria as outlined in sub-section 7.7. The bidders who meet the pre-qualification criteria shall be informed vide mail, phone and registered post.
- 6.6. The Successful bidder can revise the lay-out, site plans limited to HIG, MIG and Studio as per the current by-laws. In such case, the selected bidder shall be required to re-submit the drawings for approval by MDDA. The same shall be done with prior permission from and adherence to RERA guidelines in this regard. The RERA guidelines shall be binding provision.

7. Instruction to Bidders

- 7.1. **Submission Requirement:** The Expression of Interest **is to be submitted online and 01 hard copy with EOI fee, Power of Attorney in separately sealed envelopes in following manner:**
 - 7.1.1. The Applicant's Expression of Interest document as per **Format-1**.
 - 7.1.2. Organizational Contact Details as per **Format-2**.
 - 7.1.3. Experience of the organization as per **Format-3**.
 - 7.1.4. Financial strength of the company as per **Format-4**.
 - 7.1.5. Declaration as per **Format-5**.
 - 7.1.6. Power of Attorney issued by the competent Signatory in favour of Authorized person **Format-6**.
 - 7.1.7. Undertaking with regard to the JV/consortium on letter head as per **Format-7**

- 7.2. The Expression of Interest Documents can be downloaded from the website [www. uktenders.gov.in](http://www.uktenders.gov.in). The bidders are expected to examine all instructions, forms, terms and other details in the Expression of Interest document carefully. Failure to furnish complete information as mentioned in the Expression of Interest document or submission of a proposal not substantially responsive to the Expression of Interest documents in every respect will be at the Bidder's risk and may result in rejection of the proposal.
- 7.3. The EOI Proposal shall be typed or written in indelible ink and the authorized signatory of the Bidder shall initial each page. All the alterations, omissions, additions, or any other amendments made to the Proposal shall also be initiated by the person(s) signing the Proposal. The Proposal shall contain page numbers indexed with page numbering and shall be properly bound.
- 7.4. Each of the envelopes, both outer and inner, must be super scribed with the following information:
- (a) Expression of Interest for Selection of entity for bulk selling of HIG, MIG and Studio DUs of Aalyam Housing Project of MDDA at Sahastradhara Road, Dehradun.
 - (b) Name and Address of Bidder
 - (c) Contact person and phone numbers

If any envelope is not sealed and marked as instructed above, MDDA assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and such Proposal may, at the sole discretion of MDDA, be rejected.

7.5. Clarification on Late Proposal

MDDA shall not accept any Proposals, which have been submitted after the time and date indicated in Clause-5 (Venue and Deadline for Submission of Proposal). Any such Proposal received after the Proposal Due Date shall be summarily rejected.

7.6. Clarifications

- (i) To facilitate evaluation of Proposals, the MDDA may, at its sole discretion, seek clarifications from any Bidder regarding its Proposal. Such clarification(s) shall be provided within the time specified by the MDDA for this purpose. Any request for clarification(s) and all clarification(s) shall be in writing. No change in the substance of the Proposal would be permitted by way of such clarifications.
- (ii) If a Bidder does not provide clarifications sought above within the prescribed time, its Proposal shall be liable to be rejected. In case the Proposal is not rejected, the MDDA may proceed to evaluate the Proposal by construing the particulars requiring clarification

to the best of its understanding, and the Bidder shall be barred from subsequently questioning such interpretation of the MDDA.

7.7. Pre-qualification Criteria:

Following will be the Pre-qualification criteria. The bidder shall possess all the following qualification criteria. Responses not meeting the pre-qualification criteria will be rejected.

S.No.	Basic Requirement	Specific Requirement	Documents required
1	Bidder's Net worth	The bidder should have a positive net worth in last three financial years (FY 2017-18, FY 2016-17, FY 2015-16)	Certificate from the statutory Auditor/Chartered Accountant and Audited Balance Sheet
2	Eligible assignments for relevant technical experience	<p>A. Development credentials: In last 07 years preceding the Proposal Due Date (PDD), National/Global experience of ongoing/completed project of development of Urban housing projects/large scale townships/integrated/affordable housing projects/urban commercial development.</p> <p>B. Investment Credentials: In last 10 years preceding the Proposal Due Date (PDD), National/Global experience of investments in Urban housing projects/large scale townships/integrated/affordable housing projects/urban commercial development.</p>	<p>The bidder should submit project contract, completion certificate, RERA registration/relevant sovereign authority validation (in case of credentials shown are from country outside India) of the project,</p> <p>RERA registration of the entity in case the entity's development credentials are submitted.</p> <p>The declaration of the value of the project on the letter head of statutory auditor.</p> <p>For claiming the desired experience, Bidder shall have to submit a valid proof accepted to MDDA.</p>

3	JV/Consortium	<p>JV/consortium of not more than 3 firms is allowed.</p> <p>In case the subsidiary firm/parent firm wants to use the technical credentials of the parent firm/subsidiary firm, then Bidder/s can participate by forming Consortium/JV with wholly owned subsidiaries/holding companies/parent company to meet the technical qualification criteria.</p> <p>The collated strength of the consortium/JV shall be evaluated for technical qualification.</p>	<p>Letter of Undertaking as per Format-7 on the letter head of the lead member and Consortium Agreement.</p>
4	Legal Entity	<p>The bidder should be a company formed under the Company's Act 1956/2013, Partnership firm registered in India. In case the bidder is registered/incorporated in a country outside India, the bidder shall submit the proof of having a registered office in India.</p>	<p>- Certificates of Incorporation/ Registration Certificates</p> <p>- GST Registration</p> <p>- PAN No.</p>
5	Authorized Representative from Bidder	<p>A Power of Attorney/ Board resolution in the name of the person signing the bid.</p>	<p>Original Power of Attorney and Board resolution copy</p>
6	RERA	<p>The bidder or the consortium partner whose development credentials are submitted for technical qualification, should be RERA registered.</p>	<p>RERA Registration Certificate.</p>
7	Non-blacklisting	<p>The bidder and consortium partner should not have been blacklisted /debarred /termination of contract except for reasons of convenience of client by any Government/ Public Company/ PSU/ Funding Agencies, etc.</p>	<p>Declaration on stamp paper.</p>

FORMAT-1

APPLICANT'S RESPONSE TO EXPRESSION OF INTEREST

(On Letter Head)

To,

The Secretary

Mussoorie Dehradun Development Authority (MDDA),

Transport Nagar, Saharanpur Road,

Near ISBT, Dehradun-248001.

Sub: Submission of Expression of Interest document for.....

Dear Sir,

In response to the Expression of Interest published on XXXXXX for the above purpose, we would like to express interest to carry out the above proposed task. As instructed, we attach the following documents in the EOI proposal:

1. The Applicant's Response to Expression of Interest as per Format-1.
2. Organizational Contact Details as per Format-2.
3. Experience of the organization as per Format-3.
4. Financial strength of the company as per Format-4.
5. Declaration as per Format-5.
6. Power of Attorney issued by the competent Signatory in favour of Authorized person Format-6.
7. Letter of undertaking for JV/Consortium as per Format-7

Sincerely Yours,

Signature of the applicant

Full name of applicant

Stamp & Date

FORMAT-2

ORGANIZATION CONTACT DETAILS

S.No.	DETAILS	
1	Name of Organization	
2	Main areas of business	
3	Whether the firm has been blacklisted by any: Central Govt./State Govt./PSU/Govt. Bodies / Autonomous If yes, details thereof.	
4	Address of registered Office with telephone no. & fax (India)	
5	Contact Person with telephone no. & e-mail ID	

Enclose:

1. Copy of Certificate of Incorporation.
2. Copy of Article of Association in respect of 3 above
3. Undertaking in respect of 4 above.

Signature of the applicant

Full name of applicant

Stamp & Date

FORMAT-3

EXPERIENCE IN RELATED FIELDS

Overview of the past experience of the Organization ¹				
S.No.	Detail of Work/Project	Value of the project	Total Value of Project	% Completed and Value of Work done

Signature of the applicant

Full name of applicant

Stamp & Date

¹In case the bidder shows the project experience of its subsidiaries or its parent entity, the declaration with regard to the subsidiary firm holding status by the parent entity shall be enclosed by the bidder.

FORMAT –4

FINANCIAL STRENGTH OF THE ORGANIZATION

Organization	-----(<i>Name of Organization</i>)				
FY	2015-16	2016-17	2017-18		Average
Net Worth (in Indian currency)					
Certificate from the Statutory Auditor/C.A.					
<p>This is to certify that..... (<i>Name of the Organization</i>) has positive net worth as shown above, during the respective years.</p>					
Name of the audit firm:					
Seal of the audit firm					
Date:					
<i>(Signature, name and designation of the authorised signatory)</i>					

FORMAT –5
DECLARATION

All the information provided herewith is genuine and accurate.	
We have read the terms and conditions of the Expression Of Interest and fully agree to comply by the requirements outlined in the terms of the Expression Of Interest.	
Authorized Person's Signature.	

Signature of the applicant

Full name of applicant

Stamp & Date

FORMAT- 6

POWER OF ATTORNEY

Know all men by these presents, We, (name of Firm and address of the registered office) do hereby constitute, nominate, appoint and authorize Mr./Ms..... son/daughter/wife of and presently residing at....., who is presently employed with/ retained by us and holding the position of as our true and lawful attorney (hereinafter referred to as the "Authorized Representative") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our Expression of Interest for Selection of entity for bulk selling of HIG, MIG & Studio DUs of MDDA at Sahastradhara Road, Dehradunproposed by Mussoorie Dehradun Development Authority (the "Authority")including but not limited to signing and submission of all applications, proposals and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to the Employer, representing us in all matters before the Authority, signing and execution of all contracts and undertakings consequent to acceptance of our proposal and generally dealing with the Employer in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us till the entering into of the Agreement with the Employer.

AND, we do hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Authorised Representative pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Authorised Representative in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us. In witness whereof we,the above named principal have executed this Power of Attorney on this Day of, 20.....

For
(Signature, name, designation and address)
Witnesses:

- 1.
- 2.

Notarised Accepted

.....

(Signature, name, designation and address of the Attorney)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants (s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.*
- *Wherever required, the Bidder should submit for verification the extract of the charter documents and other documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*

FORMAT-7

**LETTER OF UNDERTAKING TO PARTICIPATE IN EOI IN JOINT
VENTURE (JV)/CONSORTIUM**

(On Letter Head of Lead member)

To,

The Secretary

Mussoorie Dehradun Development Authority (MDDA),

Transport Nagar, Saharanpur Road,

Near ISBT, Dehradun-248001.

Sub: Submission of Expression of Interest document for.....

Dear Sir,

In response to the Expression of Interest published on XXXXXX for the above purpose, we would like to express interest to carry out the above proposed task. As instructed, we wish to submit that we have formed consortium/JV with the following firms/entities to participate in this Expression of Interest. In the event of our selection as per the process outlined in this EOI, our firm named..... shall be the lead member of the consortium and shall be the entity to be considered along with the consortium members for execution of the agreement MDDA.

We understand that the lead member shall be the principle agency responsible for the execution of the contract.

The consortium members are as follows:

- i.
- ii.
- iii.

Sincerely Yours,

Signature of the applicant

Full name of applicant Stamp & Date