

TSRTC

Expression of Interest

Telangana State Road Transport Corporation (TSRTC), intends to invite Expression of Interest for submission of Expression of Interest for **"Development of 9.14 AC of prime vacant land at Musheerabad, RTC X ROADS, Hyderabad", Telangana State.**

TSRTC invites Expression Of Interest (EOI) from Developers/Investors/ Operators to plan, design, finance, construct operate maintain and manage 9.14Ac of Prime Vacant Land at RTC X Roads, Musheerabad, Hyderabad under Build Operate & Transfer (BOT) Scheme with 33 years lease with an option of additional 25 years "Right of first of refusal" basis.

BOT project may be proposed in the entire land of **9.14 Acrs** or alternatively BOT projects can be proposed in two land parcels of 4.57 Acrs each. A bus station / bay has to be constructed for RTC use in 0.50 Acrs in SE corner of the 9.14 Acrs land/ 4.57 Acrs land parcel (please refer EOI for complete details.)

The proposed development at Musheerabad shall be blend of Commercial, multiplex, and entertainments hubs, hospitals etc or joint venture project or any other financial model suitable to requirements of TSRTC and public in the locality of Musheerabad, RTC X Roads in Hyderabad City.

The Corporation expects the Entrepreneurs to conduct their own market demand studies and arrive at a "Best Use Option", which maximizes the returns. Nevertheless, the Business opted should confirm to the Law and shall not be in competition to the activities of TSRTC.

Issue and Receipt of EOI's:

EOI's are invited from individuals / Firms / Companies.

Technical Qualification: Entrepreneurs or any one member in case of consortium should have designed or developed or operated either on its own or as a lead member of consortium any single real estate project of 5,00,000 / 2,50,000 sft in the last 5years **(or)** 10,00,000 / 5,00,000 Sft from not more than 5 Projects in last 5 years for **9.14 / 4.57** Acres of land parcels respectively.

Financial Qualification: Bidder's financial eligibility, an average annual turnover of Rs.150.00 Crores / 75.00 Crores during in the last three financial years (i.e.2013-14,2014-15 and 2015-16) and minimum net worth of Rs.75.00 Crores / 35.00 Crores as per last financial year (2015-16), for **9.14 / 4.57** Acres of land parcels respectively. The bidder has to submit audited statements from statutory auditor / Chartered Accountant as proof.

The EOI document can be downloaded from the Web site <http://tsrtc.telangana.gov.in> from **12.01.2017 to 08.02.2017** & the Bidder shall enclose separate **DD for Rs.11,450**(Rupees Eleven Thousand and Four Hundred Fifty Only), inclusive of Tax, in the form of Demand Draft in favour of **"FA & CAO, TSRTC, Hyderabad"** payable at Hyderabad on any Nationalized / Scheduled bank (Excluding co-operative banks), towards cost of the Bid document along with submission of EOI document.

The EOI document can also be obtained from EE (L & C), 3rd Floor, B-Block, Bus Bhavan, RTC X Roads, HYD. from **12.01.2017 to 08.02.2017 between 10:30 Hrs to 17:00Hrs**, on all working days on payment of **Rs.11,450/-** (Rupees Eleven Thousand and Four Hundred Fifty Only), inclusive of Tax, in the form of Demand Draft in favour of **"FA & CAO, TSRTC, Hyderabad"** payable at Hyderabad on any Nationalized / Scheduled bank (Excluding co-operative banks), towards cost of the Bid document.

Sealed Bids accompanying the processing fee of **Rs.57,250/- (Rupees Fifty Seven thousand two hundred and fifty only)** inclusive of Tax in the form of Demand Draft drawn in favour of "of **"FA & CAO, TSRTC, Hyderabad"** payable at Hyderabad on any Nationalized / Scheduled bank (Excluding co-operative banks), will be received not later than **15:00 Hrs on 10.02.2017**. The cost of EOI document and processing fee are non refundable. The EOIs received without the Cost of Bid and Processing fee will be rejected.

EOI offers will be opened on the same day of receipt at **16:00 Hrs. of**. Entrepreneurs or their Authorized Representatives (max of 2 persons) will be permitted to be present at the time of opening of EOI's.

TSRTC reserves the right to accept, or reject the EOI's and to cancel the EOI's without assigning any reason. TSRTC is not liable for any expenditure incurred by Entrepreneurs in their market studies, preparation and submission of the EOI's.

For site inspections The Executive Engineer (HQ & Projects), GF, B-Block, Bus Bhavan (Mobile No.9959224129) may please be contacted.

Further details can be had from, Dy.Executive Engineer(L&C) TSRTC, 3rd Floor, B-Block, Bus Bhavan, RTC X ROADS, HYD (Mobile No.9989777118).

EOI No.01/CCE/COM/BOT/2016-17, Dt.12.01.2017.

Chief Civil Engineer