

Volume-V

DATA SHEET

Name of Project	Development of Vacant sites of TSRTC at Old Bus Station Siddipet, Siddipet District under B.O.T. Scheme
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I. BID SUBMISSION PREREQUISITES:

1	COST OF RFP (Non refundable) To be submitted along with RFP if downloaded.	Rs 11,450/- (Eleven thousand four hundred and fifty rupees) (inclusive of GST)
2	BID PROCESSING FEE (Non refundable) To be submitted along with RFP.	Rs . 11,450/- (Eleven thousand four hundred and fifty rupees) (inclusive of GST)
3	BID SECURITY -To be submitted along with RFP (ADJUSTABLE IN UPFRONT AMOUNT IF SUCCESSFUL)	Rs .6.45 Lakhs (Six lakhs forty five thousand rupees) (inclusive of GST)

Please note: - The complete RFP document to be signed and submitted with all necessary Technical, Financial documents as specified in RFP Item no.24 of Bid Summary of Volume-I (i.e, In three envelops)

II. BASIC DATA:

1	Extent of LAND:	4985 Square Yards (1.03 Acres)
2	LEASE PERIOD	33 Years
3	First Right of refusal	25 Years
4	Possible built-up Area (Approximate as per by-laws)	1,07,514 sft Ground floor area =17553 sft First floor area =17553 sft Second floor area =17553 sft Third floor area =17553 sft Forth floor area =17553 sft Cellar floor area =19749 sft Total area =1,07,514 Sft
5	Min development obligation (min built-up area to be constructed by the Authorizee)	53,757 sft
6	Project Construction Period	2 Years
7	Bus Station Completion period (if any)	2 Years
8	Mandatory facility	Integrated BOT Project: (With B/S in G.F) - as per the drawing approved by T.S.R.T.C. The Authorisee Shall provide the Grantor with Bus Station with 17,553 sft Builtup Area and parking for 10 two wheeler parking Cellar area to TSRTC free of cost. Also Compound wall of required height has to be constructed along the BOT site boundary by the bidder at its cost.

Bidder

III. FINANCIAL DATA:

1	UPFRONT AMOUNT (FIXED AMOUNT) (Non refundable)	Rs 25.62 Lakhs (Rs.48.62lakhs-Rs.23.00lakhs) (Twenty five lakhs and sixty two thousand rupees) after adjustment of Rs.23.00 lakhs towards expenditure on construction of B/S in Ground floor. (plus applicable GST at the time of making payment)
2	BASE ANNUAL LEASE RENTAL (ALR) (TO BE QUOTED OVER THIS AMOUNT) (Bid parameters)	Rs 48.60 Lakhs (forty eight lakhs and sixty thousand rupees)(To be quoted over and above the amount) (plus applicable GST at the time of making payment)
3	Annual enhancement on ALR	5% increase on previous year Annual lease rentals.
4	SECURITY DEPOSIT(6 months ALR)	50% of Quoted ALR(6 months lease rentals) After adjustment of construction cost of B/S. (plus applicable GST at the time of making payment)
5	PERFORMANCE SECURITY (Can be given as B.G)	Rs.19.35 Lakhs
6	Project Development fee(with applicable GST) (Non refundable)	Rs.3.23 Lakhs
7	LAND USE CONVERSION COST(with applicable GST)	ACTUALS to be paid to the DTCP etc.,
8	COST OF RELOCATION OF STRUCTURE IF ANY(with applicable GST)	NILL
9	SALVAGE VALUE OF STRUCTURES (with applicable GST)	Rs.1.38 Lakhs

Note:-

- 1) Cost of B/S in Ground floor 15,553 sft costing @Rs.210 lakhs .
- 2) Amount of cost of B/S will be adjusted in lease rentals from 3rd year to 14th year as given below .
- 3) The Base Annual Lease rental quoted by the successful bidder will be enhanced @5% year on year and following amounts will be reduced from that year lease rentals and net amount to be paid as lease rentals. The calculations showing adjustment done in the lease rentals worked out for Base year lease rentals and adjustment are enclosed for reference Annexure-I.

Description	Amount adjusted (Rs in lakhs)
Upfront amount	23.00
3 rd year (Adjustment in Base annual lease rent)	15
4 th year	15
5 th year	15
6 th year	15
7 th year	15
8 th year	15
9 th year	15
10 th year	15
11 th year	15
12 th year	15
13 th year	15
14 th year	22
Total	210 lakhs

IV. Eligibility criteria:

a) **Technical:**

1	The Bidder should have Developed/ Constructed a single Project of a minimum built up area (RCC Structure/ Combination of RCC-Steel Structure including parking) and Project Value last 3 (three) years before the date of issue of RFP.	SINGLE PROJECT IN LAST 3 YEARS: 53,757 SFT	COST OF SINGLE PROJECT NOT LESS THAN: Rs 645 Lakhs
OR			
2	The Bidder should have Developed/ Constructed a total built up area (RCC Structure/ Combination of RCC-Steel Structure including parking) and Project Value comprising not more than 5 Projects of worth not less than the value in the last 5 (five) years before the date of issue of RFP	5 (five) PROJECT IN LAST 5 YEARS: 1,07,514 SFT	COST OF FIVE PROJECTS NOT LESS THAN: Rs 1290 Lakhs
3. The Bidders shall prepare and submit a concept plan for the proposed development. The concept plan should explain the proposed site utilisation and project components			

Note :- Proof of **Project Completion Certificates supporting documents to be submitted** with details of built up area and Project Cost as per **Appendix-B3**

b) **Financial:**

1	The Average Annual Turnover in the last 3 financial years (i.e., 2014-15, 2015-16 & 2016-17)	Rs.323 Lakhs (3.23Cr)
2	Net Worth as on 31-3-2017	Rs.161 Lakhs (1.61Cr)

Note:- In support of the above, Audited Annul Accounts of last three financial years 2014-15, 2015-16 & 2016-17 with Statutory Auditor's Certificates regarding financial details as per Appendix-B2 have to be submitted.

V. LAND SKETCH : showing extent of land, the roads abutting the Land and dimension of the Land etc. is **Enclosed**.

VI. Volume –II formats: to be filled, to be stamped and signed by the bidder and Volume-I, III & IV have to be signed and to be submitted as per clause 6.1 page no. 34 of Volume-I (soft copies will be provided by TSRTC on request)

VII. Financial quote: to be submitted in a separate sealed cover as per clause 6.1.1 (b) page no. 34 of Volume-I

Bidder

Following procedure may be adopted for submission of the bid document

- I) As per clause no.6.1 of volume -1. The bid shall be submitted in 2 separate envelopes placed in outer envelope (total 3 envelopes).
- a) ENVELOPE I:** Capability Statement consisting of Financial & Experience statements and Technical Details.
- b) ENVELOPE II:** Price Bid and Letter in Appendix-C1 (page no.35 Vol-I).
- II) As per clause no.6.2 of Volume-1 following to be filled and submitted in outer envelope.
- a) Check list Appendix-A1(page no. 3 Vol-II)
- b) Covering letter Appendix-A2(page no.4 Vol-II).
- c) Commitment for payments Appendix-A5(page no.10 Vol-II).
- d) Letter of undertaking Appendix-A3(page no.8 Vol-II).
- e) Project Undertaking Appendix-A4(page no.9 Vol-II).
- f) For Consortium Appendix-A7(page no. 17 Vol-II).
- g) In case of company
- 1) Company registration certificate with memorandum of articles of association.
 - 2) Partnership deed between partners.
 - 3) Latest income tax returns, pan..e.t.c.
- h) Power of Attorney Appendix-A8(page no.19 Vol-II).
- i) Proof of purchase of document (or) DD for cost of document.
- j) Bid processing fee.
- k) Bid security.
- l) Authorization agreement with each page signed by the bidder.

Bidder

Annexure-I

Year	RETURNS TO TSRTC (Rs.lakhs)			
	Upfront amount	Lease Rentals	Adjustment of Const cost of B/S Rs 210 Lakhs	Total Returns
1	48.60	0.02	-23	25.62
2		0.02		0.02
3		48.60	-15	33.60
4		51.03	-15	36.03
5		53.59	-15	38.59
6		56.27	-15	41.27
7		59.08	-15	44.08
8		62.03	-15	47.03
9		65.13	-15	50.13
10		68.39	-15	53.39
11		71.81	-15	56.81
12		75.40	-15	60.40
13		79.17	-15	64.17
14		83.13	-22	61.13
15		87.29		87.29
16		91.65		91.65
17		96.23		96.23
18		101.04		101.04
19		106.10		106.10
20		111.40		111.40
21		116.97		116.97
22		122.82		122.82
23		128.96		128.96
24		135.41		135.41
25		142.18		142.18
26		149.29		149.29
27		156.75		156.75
28		164.59		164.59
29		172.82		172.82
30		181.46		181.46
31		190.53		190.53
32		200.06		200.06
33		210.06		210.06
TOT	48.60	3,439.30	-210.00	3,277.90

Bidder