

Volume-V DATA SHEET

Name of Project	Development of Vacant sites of TSRTC at <u>Bus Depot Pragnapur, Siddipet District</u> 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 . 15.58 Lakhs (fifteen lakhs fifty eight 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:	8156 Square Yards (1.685 Acres)
2	LEASE PERIOD	33 Years
3	First Right of refusal	25 Years
4	Possible built-up Area (Approximate as per by-laws)	2,59,588 sft Ground floor area = 37,084 sft First floor area = 37,084 sft Second floor area = 37,084 sft Third floor area = 37,084sft Forth floor area = 37,084sft Parking area = 74,168sft Total area = 2,59,588 Sft
5	Min development obligation (min built-up area to be constructed by the Authorizee)	1,29,794 sft
6	Project Construction Period	2 Years
7	Mandatory facility Non-integrated :The Authorisee Shall provide the Grantor with at least 200 sq. ft. of built-up space (including toilet facility) in any floor within the Project Facility along with 2 cars equivalent parking space free of cost. Also Compound wall of required height has to be constructed along the BOT site boundary by the bidder at its cost. The Built-up area should include internal electrical wiring, painting, flooring, power & water supply connection with sub meters etc. The interiors and furnishing of the space shall be the responsibility of TSRTC. TSRTC shall also bear the power, water and other maintenance charges for the said area.	

Bidder

III. FINANCIAL DATA:

1	UPFRONT AMOUNT (FIXED AMOUNT) (Non refundable)	Rs. 24.47 Lakhs (Twenty four lakhs and fourty seven thousand rupees) (plus applicable GST at the time of making payment)
2	BASE ANNUAL LEASE RENTAL (ALR) (TO BE QUOTED OVER THIS AMOUNT) (Bid parameters)	Rs. 24.47 Lakhs (Twenty four lakhs and fourty seven 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.46.73 Lakhs
6	Project Development fee(Plus applicable GST) (Non refundable)	Rs.7.79 Lakhs
7	LAND USE CONVERSION COST(Plus applicable GST)	ACTUALS to be paid to the DTCP etc.,
8	COST OF RELOCATION OF STRUCTURE (Plus applicable GST)	Rs.23.00 Lakhs
9	Shifting of 33KV HT line	As per actual demand raised by Electricity Department (will be around Rs.9,00,000/-)

Bidder

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: 1,29,794 SFT	COST OF SINGLE PROJECT NOT LESS THAN: Rs 1,558 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: 2,59,588 SFT	COST OF FIVE PROJECTS NOT LESS THAN: Rs 3,116 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.779 Lakhs (7.79 Crs)
2	Net Worth as on 31-3-2017	Rs.389 Lakhs (3.89Crs)

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.

Annexure-I

Year	RETURNS TO TSRTC (Rs.lakhs)		
	Upfront amount	Lease Rentals	Total Returns
1	24.47	0.02	24.49
2		0.02	0.02
3		24.47	24.47
4		25.69	25.69
5		26.98	26.98
6		28.32	28.32
7		29.74	29.74
8		31.23	31.23
9		32.79	32.79
10		34.43	34.43
11		36.15	36.15
12		37.96	37.96
13		39.86	39.86
14		41.85	41.85
15		43.94	43.94
16		46.14	46.14
17		48.44	48.44
18		50.87	50.87
19		53.41	53.41
20		56.08	56.08
21		58.89	58.89
22		61.83	61.83
23		64.92	64.92
24		68.17	68.17
25		71.58	71.58
26		75.15	75.15
27		78.91	78.91
28		82.86	82.86
29		87.00	87.00
30		91.35	91.35
31		95.92	95.92
32		100.71	100.71
33		105.75	105.75
TOT	24.47	1731.42	1755.88