



## EXPRESSION OF INTEREST (EOI)

### Public Private Partnership (PPP) for Development, Operation and Maintenance of IT Tower at Mohali

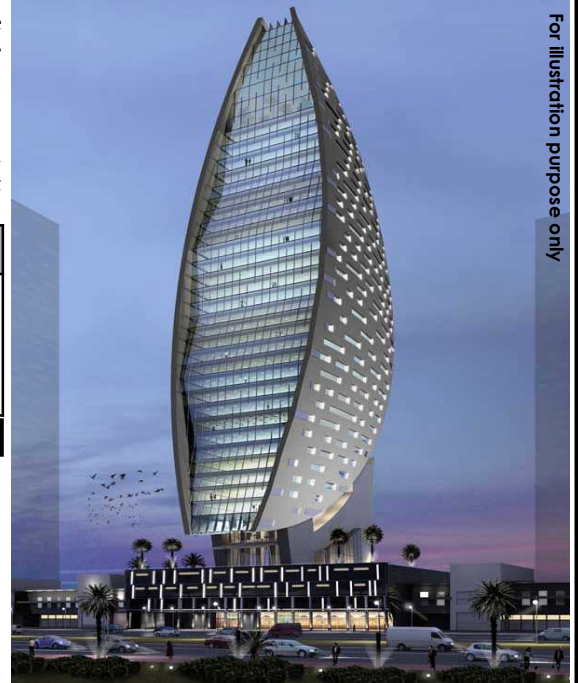
#### [INTERNATIONAL COMPETITIVE BIDDING]

Mohali has become the fastest growing IT hub in the North India with global IT leaders establishing offices here. Due to excellent infrastructure, huge talent pool and conducive business environment, Mohali offers very attractive location for setting up offices or development centers. Leveraging the advantages of the location Government of Punjab intends to develop a landmark IT tower with state of the art facilities which will become the identity of the space.

In its priority to provide world class facility, Punjab Infrastructure Development Board (PIDB) and PICTC intend to develop the IT Tower under Public Private Partnership (PPP) format. Feedback Ventures Pvt. Ltd. is assisting PIDB in project development under PPP format.

PIDB invites Expression of Interest (Eoi) from reputed developers/firms/consortia having excellent track record for development and management of landmark buildings for IT and ITES companies.

| Location  | Area             | Site Characteristics  |
|---|------------------|---|
| Sector 67, Mohali<br>(For Location Map, please visit <a href="http://www.pidb.org">www.pidb.org</a> ) | 8.50 Acre approx | -Wider roads along all side of proposed site<br>-Located in a prime are of Mohali adjoining NIPER |



#### SCOPE OF WORK

The selected bidder will be responsible for the following:

1. Planning, designing, engineering, financing, construction, marketing, operating and management of Office Complex for IT and ITES companies.
2. Operate, Manage & Maintain the facility for a predetermined Period
3. Collection of revenue such as rentals from commercial lease etc. for a predetermined concession period

*Note: The detailed parameters of the project will be elaborated at the RFP stage.*

#### MINIMUM ELIGIBILITY CRITERIA

Interested national/international independent legal entities / joint venture / consortium etc. meeting the following criteria may submit Expression of Interest:

##### **Technical :**

- a) Experience in development of Information Technology Tower/ Information Technology Park/IT Special Economic Zone.
- b) Completion of **at least two** such projects as mentioned above (a) of minimum built up area of 200,000 square feet **or one** such project as mentioned above (a) of minimum built up area of 400,000 square feet during the last seven years.

##### **Financial :**

- c) Average Annual Turnover of Rs 200 Crores for last three years (2004-05 to 2006-07)
- d) A minimum Net worth of Rs 100 Crores as on 31st March 2007.

*Note : 1. In case of Joint ventures, Consortia etc., maximum number of partners/members allowed will be limited to three.*

*2. it is specially clarified here that the aforesaid criteria is the minimum eligibility criteria and additional qualification filters may be introduced at RFP stage.*

**\*High Net worth:** Prospective bidder/s having a Networth of Rs 500 Crores and above will be exempted from the above stated Technical criteria. However, such bidder shall have to demonstrate this net worth independently, without forming a Consortium/Joint Venture.

#### SUBMISSION OF EOI

The EOI should be accompanied with audited financial statements and evidence of experience like client certificate, as mentioned above along with the existing organizational details including certificate of incorporation, letter of association/ JV agreement (if applicable) etc. PIDB will consider EOI's from only those bidders who deposit a non-refundable **demand draft of Rs 5000/- (Rupees Five Thousand only) or US\$ 130 (US\$ One Hundred Thirty only)** as processing fee **in favour of PIDB payable at Chandigarh**. The project-briefing meeting will be held on 19/03/2008 at 1500 hrs in the conference room of PIDB, SCO: 89-90, Sector 34-A, Chandigarh. Interested bidder/s may send in their EOI's to the office of Punjab Infrastructure Development Board (PIDB) at the address mentioned below, on or before 04/04/2008 between 0900 hrs to 1700 hrs .

*PIDB reserves the right to accept or reject any application and to annul the process at any time, without any liability and assigning any reason thereof.*

For further information, please contact:

##### **Feedback Ventures Pvt. Ltd. (FVPL)**

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##### **Managing Director, PIDB**

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