

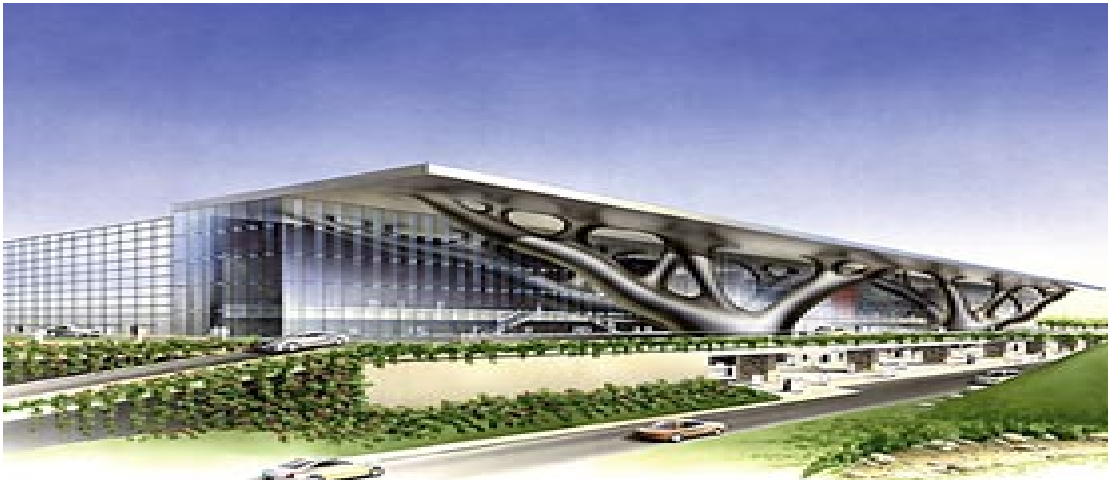


**GREATER MOHALI AREA DEVELOPMENT AUTHORITY
&
PUNJAB INFRASTRUCTURE DEVELOPMENT BOARD
PUNJAB HABITAT CENTRE**



**INVITATION FOR EXPRESSION OF INTEREST FOR
DEVELOPMENT OF PUNJAB HABITAT CENTRE ON BUILD,
OPERATE, TRANSFER (B.O.T) BASIS**

Punjab Infrastructure Development Board (PIDB) on behalf of Greater Mohali Area Development Authority (GMADA) invites Expression of Interest (EOI) from reputed developers for developing a habitat center at Mohali



Images for illustration purpose only

The project would comprise construction of a unique iconic building in Sector 68 of Mohali to serve as a habitat centre which will be physically-challenged friendly besides meeting the standards of Green Building concept (Any structure design, built and operated with objective to protect occupant health, improve employee productivity, use wisely natural resources and reduce the environment impact).

Site Detail

Location of site	Approx Plot Area (sq.mt)	Landuse
Sector 68, Mohali	19000	General Business & Retail Shopping

PIDB has mandated IL&FS Infrastructure Development Corporation Limited (IL&FS IDC) to undertake project development activities for implementing the project on Public Private Partnership format.

Broad Scope of Work of Private Sector Participant

It is envisaged that developers would be well conversant with the latest architectural, civil engineering and market trends and the selected developer would be responsible for

- a) Incorporating Special Purpose Company (SPC) for implementation of the project.
- b) Designing, Constructing, Financing, Marketing, Operating and Maintaining the Punjab Habitat Centre Band its facilities over the concession period. Implementation of the

project incorporating by adopting the best practices recommended by Indian Green Building Council

- c) Marketing the convention facilities, art gallery and other facilities of Punjab Habitat centre to recover the investment through appropriate contractual arrangements.

Selection of Private Sector Participant

Two stage selection process will be followed:

- a) The first stage will involve invitation to developers to submit Expression of Interest and Short listing of EOIs.
- b) In the second stage, short listed developers shall be issued a Request for Proposal (RFP) document, comprising detailed technical and financial proposals. A developer would be selected through a transparent evaluation process to implement this project in a time-bound manner.



Images for illustration purpose only

Eligibility Criteria for Shortlisting of EOIs

1. **Net-worth Criteria:** A firm or consortium of firms taken together must have an aggregate average tangible net-worth as per the previous three year's available audited results, excluding revaluation reserve, goodwill and other intangible assets to be certified by a chartered accountant. Minimum Net Worth criteria shall be Rs 50 Crore
2. **Experience Criteria:** A firm or any member of the firm in case of consortium of firms must have experience in past five (5) years of construction/development of similar project or real estate development project of built up area shall be 20,000 Sq.m
3. **High Net-worth Criteria:** Any individual firm having a networth of Rs 500 Crores and above will be exempted from (1) Net-worth Criteria and (2) Experience Criteria as indicated above.
4. **Shareholding Criteria:** The Firm or in case of Consortium of Firms, the named Lead Member shall subscribe to minimum 51% equity. Other members in case of Consortium of Firms shall hold at least 10% equity each in the SPC.
5. PIDB/GMADA reserves the right to restrict the number of qualifying firms/consortium of firms based on the net worth criteria.
6. PIDB/GMADA reserves all rights to change, modify, alter and amend the terms and conditions of the bid.
7. PIDB/GMADA reserves all rights to reject any or all EOIs without assigning any reasons thereof. No claims or correspondence shall be entertained from anyone in this regard.

Statement of Qualification (SoQ) for EOI

Selection of applicants for the second stage will be based on the applicants' response to this advertisement. Applicants (in case of consortium, each member) must submit the following documents:

1. Company profile/s including details of ownership and evidence of incorporation.
2. Evidence of financial capability, including annual audited accounts for past three (3) years ending March 31, 2007. Certificate from by certified chartered accountant for the net worth criteria
3. Detailed information on key personnel (list of management, key officials, promoters and stakeholders)
4. Provide evidence of relevant qualifying project experience, successfully completed in the immediate past five (5) years with details of project value and firm's role (developer, contractor and financier).
5. Letter of Association of all the members specifying the lead member in case of a consortium

Project Location

Details on the Project Location are appended below and for further details, Kindly contact

Chief Administrator

Greater Mohali Area Development Authority
PUDA Bhawan, Sector 62, Mohali
Tel: (91) 172-6533398, Fax: (91) 172-2215522

Managing Director

Punjab Infrastructure Development Board
SCO 89-90, Sector 34 A, Chandigarh – 160022
Tel: (91) 172 2665640, Fax: (91) 172 2665596

W.R. Hari n' Raj

Senior Manager



159 Sector 27-A, Chandigarh – 160019

Tel: (91) 172 2640775, Fax: (91) 172 2640776, Email: pdpppunjab@yahoo.co.in

Submission of EOI

EOI should be submitted in envelope clearly marked "EOI for PUNJAB HABITAT CENTRE". Last date of submission of EOI is March 17, 2008 before 1700 hours at the address of IL&FS Infrastructure Development Corporation mentioned above

Project Briefing Meeting

A Project Briefing Meeting will be held at 1500 Hours on March 10, 2008 at Committee Room of Punjab Infrastructure Development Board, SCO 89-90 Sector 34 A, Chandigarh – 160022. Interested parties who wish to attend the meeting should confirm their participation in writing to IL&FS IDC.

Location of Punjab Habitat Centre

