

# REQUEST FOR PROPOSAL

For Delivery & Development of Built up Space on Freehold Land at AA-II A/11, New Town, Rajarhat, Kolkata On Area or Revenue Share Basis



**The Calcutta Stock Exchange Limited**  
7, Lyons Range, Dalhousie, Kolkata  
West Bengal 700001



## DISCLAIMER

1. Though adequate care has been taken in the preparation of this Request for Proposal (hereinafter referred to as "RFP") document, the Bidders should satisfy themselves that the document is complete in all respect and information provided is correct. In case of discrepancy, intimation should be given to the officer concerned in writing to The Calcutta Stock Exchange Limited (whose contact details are mentioned in the RFP document).
2. Neither The Calcutta Stock Exchange Limited nor its employees nor its advisors make any representation or warranty as to the accuracy, reliability or completeness of the information in this Proposal and it is not possible for The Calcutta Stock Exchange Limited to consider the investment objectives, financial situation and specific requirement of each party who reads or uses this Proposal. Certain prospective bidders may have better knowledge of the subject land compared to the others and The Calcutta Stock Exchange Limited encourages all the prospective bidders to conduct their own site visit, due diligence, investigations & analysis and check for accuracy, reliability and completeness of this Proposal. The bidders are free to obtain independent advice from sources considered appropriate by them.
3. Neither The Calcutta Stock Exchange Limited, neither its employees nor its advisors; will have any liability to any prospective bidder or any other person under the law of contract, tort, the principles of restitution or unjust enrichment or otherwise for any loss, expenses or damage which may arise from or be incurred or suffered in connection with anything contained in this Proposal, any matter deemed to form part of this Proposal, the award of the project, the information and any other information supplied by or on behalf of The Calcutta Stock Exchange Limited or their employees or their consultant or otherwise arising in any way from the selection process of this project.
4. The Calcutta Stock Exchange Limited reserves the right to reject any or all of the bids submitted in response to this Proposal at any stage without assigning any reasons thereof and without any liability to The Calcutta Stock Exchange Limited in any manner. The Calcutta Stock Exchange Limited also reserves the right to hold or withdraw or annul the process at any stage under intimation to the bidders, who submit the Proposal, without assigning any reasons thereof.
5. The Calcutta Stock Exchange Limited reserves the right to modify or amend or add to any or all of the provisions of this Proposal or rescind the bidding process. Such change would be intimated to all the parties procuring this Proposal. Neither The Calcutta Stock Exchange Limited nor their employees will have any liability in case addition, modification, amendment, alteration, cancellation and /or of non-receipt or delayed receipt of any correspondence from them to the bidders due to the postal delays.
6. The intending bidders should make their own independent inquiries regarding the encumbrances, title of the Property and claims/rights/dues/affecting the Property, prior to submitting their bid. It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid. The bidders should also independently enquire with the appropriate authorities with respect to ownership and registration of the Property. It shall be deemed that the bidders have done their own due diligence before submitting the bids and have understood the terms and conditions specified in the RFP and the forms. No claims of whatsoever nature regarding the Property any charge, encumbrance or any other matter will be entertained after submission of bids.
7. The Applicable laws for the purpose will be as applicable in the State of West Bengal.



## SECTION I. LETTER OF INVITATION

**Our Ref: DELIVERY & DEVELOPMENT OF BUILT UP SPACE ON FREEHOLD LAND AT AA-II A/11, NEW TOWN, RAJARHAT, KOLKATA ON AREA SHARE OR REVENUE SHARE BASIS**

**RFP NO.** CSE/RH/01/18

**Date:** 10.10.2018

Dear Sirs,

- The Calcutta Stock Exchange Limited invites sealed Proposals from interested developers/investors for the proposed development of plot AA-II A/11, New Town, Rajarhat, Kolkata. A summary of the property details are shown in the table below.
- Property detail and services:

Sl. No.	Location	Size	Details	Use
1	The Property is situated along the 74 m wide Aliah University Road and is approximately 750 m from the Major Arterial Road (MAR) or Biswa Bangla Sarani, New Town, Rajarhat	Land containing an area of 20236.77 Square Meters (5 Acres)	The property is a greenfield two side open corner plot with water, electricity and sewerage connections. The Property is situated along Aliah University Road approximately 750 m from Biswa Bangla Sarani, The site enjoys a frontage of about 125 m on Aliah University Road and 150 m on Alternate side road	Business Purpose

- A Developer/Investor will be selected on the basis of highest additional area (as a percentage of total Built Up Area) offer or highest revenue share (as a percentage of gross revenue from the project) offer in the project over and above the mandatory delivery of 1,00,000 Sq Ft as described in this RFP.
- The RFP includes the following four (4) sections:
 

Section I - Letter of Invitation	Section II - Terms of Reference
Section III - Information to Bidders	Section IV - Annexures

Yours Faithfully,

	LAND OWNER	TRANSACTION ADVISOR	
Organisation	The Calcutta Stock Exchange Limited (CSE)	Jones Lang LaSalle Property Consultants (India) Pvt. Ltd. (JLL)	
Represented by	Dhiraj Chakraborty	Ashish Chandak	Suhita Saha
Email ID	dhirajchakraborty@cse-india.com	ashish.chandak@ap.jll.com	suhita.saha@ap.jll.com
Contact No.	-	+91-9830078173	+91-9903306562
Address	7, Lyons Range, Dalhousie, Kolkata- 700001	Level 2, Bachawat House, No. 2, Dr Martin Luther King Sarani (erstwhile Upper Wood Street), Kolkata, West Bengal 700016	

## SECTION II. TERMS OF REFERENCE

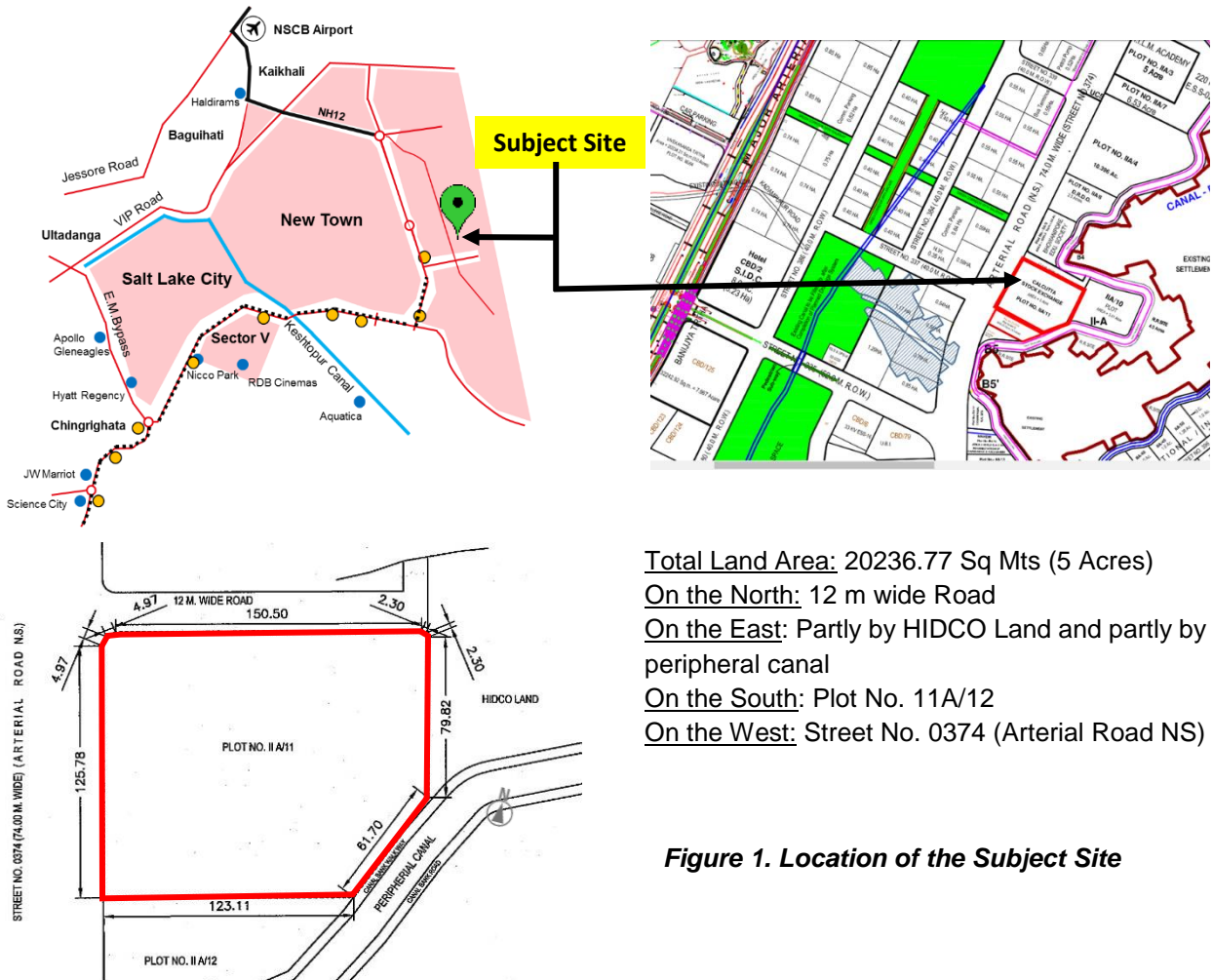
### 1. INTRODUCTION

The Calcutta Stock Exchange Limited (CSE), is in possession of a freehold land admeasuring 5 acres in the Central Business District of Rajarhat, New Town. The Calcutta Stock Exchange Limited received the land from West Bengal Housing Infrastructure Development Corporation Ltd (WBHIDCO) on August 20, 2010 for construction of building for business activities of The Calcutta Stock Exchange Limited. Land was given on Freehold basis vide Deed of Conveyance no. F449357 dated 20.08.2010.

Presently, The Calcutta Stock Exchange Limited Ltd, intends to enter into Joint Venture for the land at AA-II A/11, New Town, Rajarhat, Kolkata in "Area or Revenue Share" basis through a bid process with reputed developers/investors. The plot under consideration should be utilised for construction of building with business activities only.

### 2. DETAILS OF THE PROJECT

The Property is situated along Aliah University Road approximately 750 m from the Major Arterial Road (MAR) or Biswa Bangla Sarani, New Town, Rajarhat. The site enjoys a frontage of about 125 m on Aliah University Road and 150 m on Alternate side road. The site is located in the close vicinity of Ambuja Neotia Ecospace, TCS IT SEZ, DLF IT SEZ, Candor IT SEZ, Mani Casadona, Westin Hotel etc.



Total Land Area: 20236.77 Sq Mts (5 Acres)  
On the North: 12 m wide Road  
On the East: Partly by HIDCO Land and partly by peripheral canal  
On the South: Plot No. 11A/12  
On the West: Street No. 0374 (Arterial Road NS)

**Figure 1. Location of the Subject Site**



### 3. BID SUMMARY

1.	<b>Project Name</b>	Joint Venture for The Development of The Calcutta Stock Exchange Limited owned Freehold Land on Area Share Basis or Revenue Share Basis
2.	<b>Location</b>	AA-II A/11, New Town, Rajarhat, Kolkata
3.	<b>Owner of Land</b>	The Calcutta Stock Exchange Limited (CSE)
4.	<b>Bid Parameter</b>	Highest additional area (as a % of Total Built Up Area) or Highest Revenue Share (as a % of the Gross Revenue from the Project) in the project over and above the mandatory delivery of 1,00,000 Sq Ft
5.	<b>Payment Schedule</b>	One-time payment of adjustable/refundable deposit of INR 7.5 Crore (Rupees Seven Crores and 50 Lakhs) upon signing of Joint Venture Agreement
6.	<b>Bid Security</b>	Interest free refundable deposit of INR 25 Lakhs (Rupees Twenty Five Lakhs) in the form of RTGS/ NEFT/Demand Draft to be submitted along the bid
7.	<b>Cost of RFP document</b>	INR 10,000/- (Rupees Ten Thousand) (non-refundable) to be payable in the form of a Demand Draft
8.	<b>Bid Validity</b>	60 days from the last date of submission of bid or as may be extended at the sole discretion of The Calcutta Stock Exchange Limited
9.	<b>General Eligibility</b>	The Bidder may be a single entity OR a group of entities ("Consortium").
10.	<b>Condition to Consortium Bidders</b>	The Bidder may participate either as a Single Entity or a Consortium of maximum 3 entities
11.	<b>Bid submission</b>	In a sealed envelope on or before 5 PM on bid due date
12.	<b>Submission</b>	<b>General Documentation &amp; Bid</b> <ul style="list-style-type: none"><li>• Duly filled up bid submission format as specified in Section IV - Annexure I</li><li>• Bid security as per the terms and conditions of the RFP</li></ul>
13.	<b>Bid Evaluation</b>	<b>Part I:</b> Delivery of 1 lakh Sq. Ft. to The Calcutta Stock Exchange Limited as per specifications and standards provided. <b>Part II:</b> As a % of Total Built up Area over and above delivery of 1 lakh Sq. Ft. (As mentioned in Part I) or As a % of the Gross Revenue from the Project and above delivery of 1 lakh Sq. Ft (As mentioned in Part I)
14.	<b>Developer's Default – Before Signing of JVA</b>	Forfeit Bid Security
15.	<b>Assumptions</b>	1 acre = 4046.85 Sq.m 1 Sq.m = 10.763 Sq.ft



#### 4. KEY DELIVERABLES

- a. The Development Partner will enter into a Joint Venture Agreement with The Calcutta Stock Exchange Limited to develop the property.
- b. The Development Partner shall submit the architectural, structural, mechanical and electrical designs, plans and drawings, layouts and specifications and shall submit to The Calcutta Stock Exchange Limited for review and recommendation and require them to be modified as may be reasonably necessary and shall in so doing conform to all Laws, Regulations or Guidelines in force in West Bengal.
- c. The Development Partner shall develop either directly or through a third party contractor but will remain responsible for the BOQ preparation, tendering and construction.
- d. The Development Partner shall develop the property in conformity with the master plan, architectural, structural, mechanical and electrical designs & plans, drawings, layouts and specifications, as specified under Clause b above and in accordance with the Joint Venture Agreement or other arrangements.

#### 5. MANDATORY AREA TO LAND OWNER

Fully finished Grade A commercial building (as per specifications mentioned in Annexure II) with a mandatory area of 1,00,000 Sq Ft plus the area quoted by developer/investor in the bid process is to be handed over to the landowner within a deadline (To be fixed in definitive agreement).

#### 6. SCHEDULE

SI No	Event	Date
1.	Issue of Advertisement	10.10.2018
2.	Uploading of RFP Document in the Website	10.10.2018
3.	Last date of receiving queries	25.10.2018
4.	Responses to queries (as on pt. 3 above)	26.10.2018
5.	Bid Submission Date	01.11.2018

#### 7. PROCEDURE FOR BIDDING

Bidder to fill the required details in the bid submission format (Annexure I) and submit the same in a sealed envelope to The Calcutta Stock Exchange Limited address as mentioned in the RFP document.

#### 8. FEES AND CHARGES

- a. **Cost of RFP Document (Non-refundable):** The bidders are required to submit the RFP Purchase Fee of INR 10,000/- (Rupees Ten thousand) in the form of Demand Draft
- b. **Bid Security (Refundable):** The bidders are required to submit a Bid Security of INR 25,00,000/- (Rupees Twenty Five Lakhs) in the form of RTGS/ NEFT/Demand Draft as per details given below.



- c. **Interest Free Refundable Deposit:** One-time payment of INR 7.5 Crore (Rupees Seven Crores and 50 Lakhs) upon signing of Joint Venture Agreement. The refund mechanism will be mutually agreed and incorporated in the definitive agreement.

Bank Name	Branch Name	IFSC Code	A/C Name	A/C No.
HDFC BANK LTD	CENTRAL PLAZA	HDFC0000014	THE CALCUTTA STOCK EXCHANGE LIMITED	00970620000092

## 9. EVALUATION CRITERION

The bidding parameter for selection of the preferred bidder, subject to eligibility criteria being met, would be the highest offer on Built up Space to The Calcutta Stock Exchange Limited i.e. highest bid quoted by the Bidder in Sq Ft. or the Highest offer on Revenue Share to The Calcutta Stock Exchange; over and above the mandatory delivery of 1,00,000 Sq Ft as per The Calcutta Stock Exchange Limited's given specifications & standards.

## 10. AWARD OF PROJECT

- a. The bidder who quotes the **Highest Built up space or Highest Revenue Share offer in the bid** will be declared the "**Preferred Bidder**" at the discretion of The Calcutta Stock Exchange Limited
- b. The Preferred Bidder may be declared as the "**Selected Bidder**" and the '**Letter of Award**' (LOA) will be issued to them.
- c. The Calcutta Stock Exchange Limited shall normally not entertain any request from the Preferred Bidder/Selected Bidder/Developer for changes to the terms and conditions of the Joint Venture Agreement as provided in the document, unless they decide so at their sole discretion.
- d. If the Selected Bidder fails to satisfy the conditions specified above or fails to execute the Joint Venture Agreement on or before the date stipulated in the LOA, The Calcutta Stock Exchange Limited may, unless it consents to an extension, without prejudice to any of its rights under the RFP or law, disqualify the Selected Bidder, revoke the LOA and forfeit the Bid Security.



### **SECTION III. IMPORTANT NOTICE AND INFORMATION TO BIDDERS**

- a. Strict adherence to formats, wherever specified, is required. Non-adherence to formats may be a ground for declaring a Proposal non-responsive.
- b. All communication and information should be provided in writing and in English language.
- c. All financial data shall be in Indian Rupees.
- d. All communication and information provided should be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amounts stated in figures and words, the amount stated in words will be considered.
- e. No change in or supplementary information to a Proposal shall be accepted once submitted. However, The Calcutta Stock Exchange Limited or any of its agencies/consultants/advisors reserve the right to seek additional information from the Bidders, if found necessary, during the course of evaluation of the Proposal. Non-submission, incomplete submission or delayed submission of such additional information or clarifications sought by The Calcutta Stock Exchange Limited or any of its agencies/consultants/advisors, within the time specified in the request, will be a ground for rejecting the Proposal.
- f. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing. Any clarification submitted by a Bidder that is not in response to a request by The Calcutta Stock Exchange Limited will not be considered.
- g. If any claim made or information provided by the Bidder in the Proposal or any information provided by the Bidder in response to any subsequent query by The Calcutta Stock Exchange Ltd or any of its agencies/consultants /advisors, is found to be incorrect or is a material misrepresentation of facts, the Proposal will be liable for rejection.





# ANNEXURES

ANNEXURE I: BID SUBMISSION FORMAT

ANNEXURE II: SPECIFICATION FOR GRADE A COMMERCIAL BUILDING



## SECTION IV. ANNEXURES

### ANNEXURE I: BID SUBMISSION FORMAT

To,

The Managing Director and CEO,  
The Calcutta Stock Exchange Limited  
7, Lyons Range, Dalhousie,  
Kolkata-700001, West Bengal

Sir,

Sub: Financial Proposal for Selection of Joint Venture partner for the proposed project on land belonging to The Calcutta Stock Exchange Limited at Plot No A/11, Action Area II, New Town, Kolkata – 700 156 admeasuring 20236.77 Sq Mts (5 Acres).

We the undersigned, agree to the following terms and conditions and offer to do a joint venture as per the scope of services in accordance with your RFP.

1. To pay a sum of **INR 7.5 Crores (INR Seven Crores and 50 Lakhs Only)** as an adjustable/ refundable advance upon signing of the Joint Venture Agreement
2. To construct and hand over (deliver) to The Calcutta Stock Exchange Limited an area admeasuring **1,00,000 Sq Ft** as per Specifications & Standards detailed out in the RFP (Annexure II)
3. To additionally share \_\_\_\_\_% (In words: \_\_\_\_\_ percentage) of the total built up area in the project and hand it over (deliver) to The Calcutta Stock Exchange Limited upon completion within such time as may be as mutually agreed in the definitive agreement.

**OR**

To additionally share \_\_\_\_\_% (In words: \_\_\_\_\_ percentage) of the gross revenue from the project with The Calcutta Stock Exchange Limited within such time as may be as mutually agreed in the definitive agreement.

Our financial proposal shall be binding upon us for the assignment and this proposal would be valid up to 60 days from the last date of submission of proposal or as may be extended at the sole discretion of The Calcutta Stock Exchange Limited

This financial proposal covers remuneration for all personnel cost, all incidental manpower expenses. The financial proposal is without any condition.

Yours sincerely,

Authorized signature (in full and initials): \_\_\_\_\_  
Name and Title of Signatory: \_\_\_\_\_  
Name of Developer/ Interested Bidder: \_\_\_\_\_  
In the Capacity of: \_\_\_\_\_  
Address: \_\_\_\_\_



## ANNEXURE II: SPECIFICATION FOR GRADE A COMMERCIAL BUILDING

<b>Superstructure</b>	RCC framework on RCC piles as per I.S. code with a slab-to-slab Height of 4 metres minimum. The design of the frame should be space efficient with flat slab design and column to column clear gap of 7.5 meters to be provided
<b>Walls</b>	With first class bricks or fly-ash bricks with crushing strength of 75kg per sq. cm.
<b>Stucco Work</b>	The developer is to provide level smooth finish interior and exterior by putty or plaster finish, as may be required. The developer to provide best quality and texture waterproof paint for exteriors. Top quality water proofing and roof treatment with 10 years minimum guarantee against water seepage from the building envelope. Extruded polystyrene Insulation on the terrace for thermal comfort.
<b>External façade</b>	To be finished with the combination of glass, ACP, texture paints and aluminium with tempered double glazed windows. Overall design will incorporate safety provisions for general maintenance, e.g. external façade cleaning etc.
<b>Land Development</b>	Standard wide and spacious internal roads of high grade bituminous top and concrete covered drainages with adequate inspection chambers, top-end horticulture and common facilities like car parking, gym and food court to be provided.
<b>Building Type</b>	Building is to be class A commercial building in finishes. Building will be Type classified 1
<b>Floor plate</b>	Floor plate efficiency is to be around 80 - 85%.
<b>Transformer</b>	OLTC transformers with N+1 redundancy with all safety systems in place
<b>L.T Panel</b>	The LT panel to be designed with dual busbar and dual main input from the transformer with changeover arrangement. Also the panel has to have multiple bus section with adequate feeder arrangement to the loads. Also it is to be designed with dual rising main with route redundancy.
<b>DG Backup</b>	100% DG backup with N+1 redundancy with auto changeover switch.
<b>Diesel Storage</b>	Developer will explore the feasibility of providing underground Diesel storage tanks with at least 2 days backup capacity
<b>Electrical Room</b>	Dedicated separate electrical room on each floor. Where tap of the rising main is available. 2 rising main per floor will be provided.
<b>Earthing Arrangement</b>	Proper earthing arrangement as per IEEE rules along with dedicated earthing pits for the low Voltage loads. Dedicated routes to the earth pits will be provided.
<b>Comfort HVAC</b>	Air/water cooled chillers with cooling tower and other essential components. The chiller capacity should suffice the requirement of maintaining 23 degree centigrade temp in the entire floors with high density occupation.
<b>IT connectivity</b>	Multiple service provider networks with route redundancy along with space provision. Power riser shaft and LV riser shaft to be separate shafts and should have at least two different routes ideally at two end of the floor two distinct shafts.
<b>Fire Fighting Arrangement</b>	Fire Fighting as per NBC/NFPA guideline – 100% coverage with hydrant and sprinkler lines backed up by Jockey pump, sprinkler pump and hydrant pumps etc. with 100% redundancy. Fire pumps should have electrical pumps and auto start diesel pump both. Developer to provide multiple wet risers and hydrant points in every floor and outside the building envelop in a ring main.
<b>STP</b>	Direct line to connect with JUSCO (public service) subject to permissions from relevant authorities.
<b>Toilet Blocks</b>	Toilet blocks with adequate space and number of closets etc. as per the population density based on the floor efficiency of 60 Sq. Ft per person. Each block should be self – sufficient and adequate for separate female, male and physically challenged sub-blocks. Water proofing of the toilet floor to be done by Developer



<b>Lift</b>	Each tower will have passenger lifts and 1 service lift considering the capacity and number of lifts will be determined taking the passenger waiting time of 20 – 25 sec into account. The passenger lift should have capacity of at least 1400 KG and the service lift to be of 1100 KG capacity. The lifts should have ARD system and to be integrated with fire panel.
<b>Lift Lobby</b>	This will be completed by the Developer and CCTV cameras will be installed.
<b>Accessibility</b>	The building should be handicapped friendly. Proper ramps and adequate signage to be provided for differently abled persons. Door widths and toilets to be adequately provisioned as well.
<b>Compliance Requirement</b>	Below mentioned statutory certificates to be obtained by the developer – <ul style="list-style-type: none"><li>• Fire NOC</li><li>• Occupancy Certificate</li><li>• HT agreement</li><li>• DG NOC</li><li>• Air Consent</li><li>• Approval of DOE</li><li>• Lift Inspector Certificate</li><li>• NOC from AAI</li><li>• Microwave Clearance</li></ul>