

# SELECTION OF PARTNER FOR DEVELOPMENT OF INTEGRATED TOWNSHIP AT BIDADI, BANGALORE



## REQUEST FOR QUALIFICATION June 2010



### **Bangalore Metropolitan Region Development Authority**

LRDE Building, No 1, Alli Askar Road,  
Bangalore -560052

Phone: +91-80-22255493 / 41131848 / 41473087

Fax: +91- 80-41245428 / 41131848

Email: [dmc-bmrda@kar.nic.in](mailto:dmc-bmrda@kar.nic.in)

## DISCLAIMER

The information contained in this Request for Qualification document (the “RFQ”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of BMRDA or any of its employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this RFQ and such other terms and conditions subject to which such information is provided.

This RFQ is not an agreement and is neither an offer nor invitation by BMRDA to the prospective Applicants or any other person. The purpose of this RFQ is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this RFQ (the “Application”). This RFQ includes statements, which reflect various assumptions and assessments arrived at by BMRDA in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This RFQ may not be appropriate for all persons, and it is not possible for BMRDA, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFQ. The assumptions, assessments, statements and information contained in this RFQ may not be complete, accurate, adequate or correct. Each Applicant should therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFQ and obtain independent advice from appropriate sources.

Information provided in this RFQ to the Applicant(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. BMRDA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

BMRDA, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFQ or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFQ and any assessment, assumption, statement or information contained therein or deemed to form part of this RFQ or arising in any way with pre-qualification of Applicants for participation in the Bidding Process.

BMRDA also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this RFQ.

BMRDA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFQ.

The issue of this RFQ does not imply that BMRDA is bound to select pre-qualified Applications for Bid Stage or to appoint the selected Bidder or Contractor, as the case may be, for the Project and BMRDA reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever.

The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by BMRDA or any other costs incurred in connection with or relating to its Application. All such costs and expenses will remain with the Applicant and BMRDA shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Bidding Process.

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## 1. INTRODUCTION

### 1.1. Background

1.1.1. Bangalore Metropolitan Regional Development Authority (“BMRDA”) is an autonomous body formed by the Government of Karnataka under Bangalore Metropolitan Region Development Act, 1985. Since its formation, BMRDA has been undertaking the planned development of Bangalore Metropolitan Region comprising Bangalore Urban District, Bangalore Rural District and Ramanagaram District. Bangalore city is a major industrial and commercial hub and a much sought after destination for trade commerce and industry. The city has proven capabilities in engineering, aerospace, bio-tech, information technology and allied sectors and has been ranked fourth among the top sixteen technology hubs of the worlds by the United Nations Human development Report, 2001. Bangalore is home to over 300 multinational companies.

1.1.2. In order to decongest the core city area and direct further growth into the Bangalore metropolitan region through development of integrated human settlements, BMRDA intends to develop a new integrated township with modern amenities and world-class facilities at Bidadi, which would be spread over an area of approximately 9178 acres\*, morefully described in Schedule-A (the “Project”). BMRDA has decided to undertake the Project through an appropriate Public-Private Partnership (the “PPP”) framework and has decided to carry out the bidding process for selection of a private entity as the bidder to whom the Project may be awarded.

BMRDA had invited Proposals for the Project in March 2007. In response to the said invitation one private company had submitted its Proposal and had offered the development premium of Rs. 34,00,00,00,000/- (Rupees Three Thousand and Four Hundred Crores) over and above land acquisition cost & Resettlement and Rehabilitation Package etc. However, the project was annulled and the Government Order regarding the same is attached as Schedule- B for reference.

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\* The actual land area may vary subsequent to the completion of the land acquisition process.

In pursuance thereof, BMRDA intends to invite fresh Applications to pre-qualify suitable Applicants (the “Bidders”) who will be eligible for participation in the Bid Stage, for awarding the Project through an open competitive bidding process in accordance with the procedure set out herein.

- 1.1.3. The selected Bidder, who is either a company incorporated under the Companies Act, 1956 or undertakes to incorporate itself as such prior to execution of the Project Development Agreement (the “Developer”), shall be responsible for designing, engineering, financing, procurement, construction, operation and maintenance of the Project under and in accordance with the provisions of a long-term Project Development Agreement (the “Project Development Agreement”) to be entered into between the Developer and BMRDA in the form provided by BMRDA as part of the Bidding Documents pursuant hereto.
- 1.1.4. The scope of work will broadly include conceptualization, master plan, design, financing, implementation/ construction, marketing, operations and maintenance of the Integrated Township at Bidadi with comprehensive residential, industrial, commercial, service, institutional, recreational/ entertainment components.
- 1.1.5. Indicative capital costs of the Project will be specified in the RFP document of the Project. The assessment of actual costs, however, will have to be made by the Bidders
- 1.1.6. BMRDA shall receive Applications pursuant to this RFQ in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by BMRDA, and all Applications shall be prepared and submitted in accordance with such terms on or before the date specified in Clause 1.3 for submission of Applications (the “Application Due Date”).
- 1.1.7. Applicant shall along with the Application (one original and one copies) shall pay Bid Processing Charges of Rs. 2,00,000/- (Rupees Two Lakhs only) by Indian Applicants or US \$ 5000/- [U.S. Dollars Five Thousand only) by Foreign Applicants in the form of a Demand Draft, drawn in favour of Metropolitan Commissioner, BMRDA, payable at Bangalore.
- 1.1.8. The RFQ document for the Project can be downloaded from BMRDA website ([www.bmrda.kar.nic.in](http://www.bmrda.kar.nic.in)) and the Applicants shall submit a Demand draft of Rs. 25,000/- (Rupees Twenty Five Thousand only) along with the Application towards the cost of the RFQ document.

## **1.2. Brief description of Bidding Process**

- 1.2.1. BMRDA has adopted a two-stage process (collectively referred to as the "Bidding Process") for selection of the bidder for award of the Project. The first stage (the "Qualification Stage") of the process involves qualification (the "Qualification") of interested parties/ consortia who make an Application in accordance with the provisions of this RFQ (the "Applicants", which expression shall, unless repugnant to the context, include the Members of the Consortium). At the end of this stage, BMRDA expects to announce qualified Applicants who shall be eligible for participation in the second stage of the Bidding Process (the "Bid Stage") comprising Request for Proposals (the "Request for Proposals" or "RFP").
- 1.2.2. In the Qualification Stage, Applicants would be required to furnish all the information specified in this RFQ. Only those Applicants that are qualified by BMRDA shall be invited to submit their Bids for the Project. BMRDA is likely to provide a comparatively short time span for submission of the Bids for the Project. The Applicants are, therefore, advised to visit the site and familiarize themselves with the Project.
- 1.2.3. In the Bid Stage, the Bidders will be called upon to submit their financial offers (the "Bids") in accordance with the RFP and other documents to be provided by BMRDA (collectively the "Bidding Documents"). The Bid shall be valid for a period of not less than 120 days from the date specified in Clause 1.3 for submission of bids (the "Bid Due Date").
- 1.2.4. In terms of the RFP, a Bidder will be required to deposit, along with its Bid, a bid security and the details of the same shall be provided in the RFP document. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.
- 1.2.5. Generally, the Highest Bidder shall be the selected Bidder. The remaining Bidders shall be kept in reserve and may, in accordance with the process specified in the RFP, be invited to match the Bid submitted by the Highest Bidder in case such Highest Bidder withdraws or is not selected for any reason. In the event that none of the other Bidders match the Bid of the Highest Bidder, BMRDA may, in its discretion, invite fresh Bids from the remaining Bidders or annul the Bidding Process, as the case may be.



- 1.2.6. During the Bid Stage, Bidders are invited to examine the Project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the Project.
- 1.2.7. As part of the Bidding Documents, BMRDA will provide Draft Project Development Agreement and other information pertaining/ relevant to the Project available with it.
- 1.2.8. Bids will be invited for the Project on the basis of Development Premium payable by the Bidder to BMRDA. The Project Development Agreement period shall be pre-determined, and will be indicated in the Draft Project Development Agreement forming part of the Bidding Documents. The Development Premium amount shall constitute the sole criteria for evaluation of Bids. The Project shall be awarded to the Bidder quoting the highest Development Premium.  
In this RFQ, the term "Highest Bidder" shall mean the Bidder who is offering the highest Development Premium.
- 1.2.9. Further and other details of the process to be followed at the Bid Stage and the terms thereof will be spelt out in the Bidding Documents.
- 1.2.10. Any queries or request for additional information concerning this RFQ shall be submitted in writing or by fax and e-mail to the officer designated in Clause 2.13.3 below. The envelopes/ communications shall clearly bear the following identification/ title:  
"Queries/ Request for Additional Information: RFQ for "Bidadi Integrated Township".

### 1.3. Schedule of Bidding Process

BMRDA shall endeavour to adhere to the following schedule:

#### Qualification Stage

1. Last date for receiving queries	July 20, 2010
2. Pre-Application Conference	July 23, 2010
3. BMRDA response to queries latest by	July 30, 2010
4. Application Due Date	August 30, 2010

#### Bid Stage

#### Estimated Date

1. Sale of Bid Documents	[To be specified]
2. Last date for receiving queries	[To be specified]
3. Pre-Bid meeting-1	[To be specified]
4. BMRDA response to queries latest by	[To be specified]
5. Pre-Bid meeting-2	[To be specified]
6. Bid Due Date	[To be specified]
7. Opening of Bids	On Bid Due Date
8. Letter of Award (LOA)	Within 30 days of Bid Due Date
9. Validity of Bids	120 days of Bid Due Date
10. Signing of Project Development Agreement	Within 30 days of award of LOA

## 2. INSTRUCTIONS TO APPLICANTS

### A. GENERAL

#### 2.1. Scope of Application

2.1.1. BMRDA wishes to receive Applications for Qualification in order to select experienced and capable Applicants for the Bid Stage.

2.1.2. Selected Applicants may be subsequently invited to submit the Bids for the Project.

#### 2.2. Eligibility of Applicants

2.2.1. For determining the eligibility of Applicants for their qualification hereunder, the following shall apply:

- (a) The Applicant for qualification may be a single entity or a group of entities (the "Consortium"), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant. The term Applicant used herein would apply to both a single entity and a Consortium.
- (b) An Applicant may be a natural person, private entity, government-owned entity or any combination of them with a formal intent to enter into an agreement or under an existing agreement in the form of a Consortium. A Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.5 below.
- (c) An Applicant shall not have a conflict of interest (the "Conflict of Interest") that affects the Bidding Process. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the Bidding Process, if:
  - (i) the Applicant, its Member or Associate (or any constituent thereof) and any other Applicant, its Member or Associate (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of an Applicant, its Member or an Associate thereof (or any shareholder thereof having a shareholding of more than 25% (twenty five) percent of the paid up and subscribed share capital of such Applicant, Member or Associate, as the case may be) in the other Applicant, its Member or Associate is less than 25% (twenty five) percent of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, insurance company, pension fund or a public financial institution referred to in section 4A of the Companies Act 1956. For the

purposes of this Clause 2.2.1 (c), indirect shareholding held through one or more intermediate persons shall be computed as follows: (aa) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the “Subject Person”) shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (bb) subject always to sub-clause (aa) above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided however, that no such shareholding shall be reckoned under this sub-clause (bb) if the shareholding of such person in the intermediary is less than 26% of the subscribed and paid up equity share holding on such intermediary; or

- (ii) a constituent of such Applicant is also a constituent of another Applicant; or
- (iii) such Applicant receives or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Applicant, or any Associate thereof or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Applicant, its Member or any Associate thereof; or
- (iv) such Applicant has the same legal representative for purposes of this Application as any other Applicant; or
- (v) such Applicant, or any Associate thereof has a relationship with another Applicant, or any Associate thereof, directly or through common third party/ parties, that puts either or both of them in a position to have access to each others’ information about, or to influence the Application of either or each other; or
- (vi) such Applicant, or any Associate thereof has participated as a consultant to BMRDA in the preparation of any documents, design or technical specifications of the Project.

- (d) An Applicant shall be liable for disqualification if any legal, financial or technical advisor of BMRDA in relation to the Project is engaged by the Applicant, its Member or any Associate thereof, as the case maybe, in any manner for matters related to or incidental to the Project. For the avoidance of doubt, this disqualification shall not apply where such advisor was engaged by the Applicant, its Member or Associate in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this RFQ. Nor will this

disqualification apply where such advisor is engaged after a period of 3 (three) years from the date of commercial operation of the Project.

Explanation: In case an Applicant is a Consortium, then the term Applicant as used in this Clause 2.2.1 shall include each Member of such Consortium.

2.2.2. To be eligible for pre-qualification, an Applicant shall fulfill the following conditions of eligibility:

- (A) Technical Capacity: For demonstrating technical capacity and experience (the “Technical Capacity”), the Applicant shall, over the past 10 (ten) financial years preceding the Application Due Date, have:
  - (i) paid for, or received payments for, construction of Eligible Project(s); and/ or
  - (ii) paid for development of Eligible Project(s) in Category 1 and/or Category 2 specified in Clause 3.2.1; and/ or
  - (iii) collected and appropriated revenues from Eligible Project(s) in Category 1 and/or Category 2 specified in Clause 3.2.1, such that the sum total of the above is more than Rs. 1,500,00,00,000/- (Rupees One Thousand and five hundred Crores only) (the “Threshold Technical Capability”).
- (B) Financial Capacity: The Applicant shall have a minimum Net Worth (the “Financial Capacity”) of Rs. 1, 3 75, 00, 00,000/- (Rupees One thousand Three Hundred and Seventy Five crores) at the close of the preceding financial year.

In case of a Consortium, the combined technical capability and net worth of those Members, who have and shall continue to have an equity share of at least 26% each in the SPV, should satisfy the above conditions of eligibility; provided that each such Member shall, for a period of 2 (two) years from the date of commercial operation of the Project, hold equity share capital not less than: (i) 26% (twenty six percent) of the subscribed and paid up equity of the SPV; and (ii) 5% (five percent) of the Total Project Cost specified in the Project Development Agreement.

2.2.3. The Applicants shall enclose with its application, to be submitted as per the format at Appendix-I, complete with its Annexes, the following:

- (i) Certificate(s) from its statutory auditors or the concerned client(s) stating the payments made/ received or works commissioned, as the case may be, during the past 10 years in respect of the projects specified in paragraph 2.2.2 (A) above. In case a particular job/ contract has been jointly executed by the Applicant (as part of a consortium), he should further support his claim for the

share in work done for that particular job/ contract by producing a certificate from its statutory auditor or the client; and

- (ii) certificate(s) from its statutory auditors specifying the net worth of the Applicant, as at the close of the preceding financial year, and also specifying that the methodology adopted for calculating such net worth conforms to the provisions of this Clause 2.2.3 (ii). For the purposes of this RFQ, net worth (the “Net Worth”) shall mean the sum of subscribed and paid up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity share holders.

2.2.4. The Applicant should submit a Power of Attorney as per the format at Appendix-II, authorizing the signatory of the Application to commit the Applicant. In the case of a Consortium, the Members should submit a Power of Attorney in favour of the Lead Member as per format at Appendix-III.

2.2.5. Where the Applicant is a single entity, it may be required to form an appropriate Special Purpose Vehicle, incorporated under the Indian Companies Act 1956 (the “SPV”), to execute the Project Development Agreement and implement the Project. In case the Applicant is a Consortium, it shall, in addition to forming an SPV, comply with the following requirements:

- (a) Number of members in a consortium shall not exceed 6 (six),
- (b) Subject to the provisions of clause (a) above, the Application should contain the information required for each member of the Consortium;
- (c) members of the Consortium shall nominate one member as the lead member (the “Lead Member”), who shall have an equity share holding of at least 26% (twenty six percent) of the paid up and subscribed equity of the SPV. The nomination(s) shall be supported by a Power of Attorney, as per the format at Appendix-III, signed by all the other members of the Consortium;
- (d) the Application should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial, technical and O&M obligations;
- (e) an individual Applicant cannot at the same time be member of a Consortium applying for qualification. Further, a member of a particular Applicant Consortium cannot be member of any other Applicant Consortium applying for qualification;
- (f) the parties to a Consortium shall form an appropriate SPV to execute the Project if awarded to the Consortium;

- (g) members of the Consortium shall enter into a binding Joint Bidding Agreement, substantially in the form specified at Appendix-IV (the “Jt. Bidding Agreement”), for the purpose of making the Application and submitting Bid in the event of being selected. The Jt. Bidding Agreement, to be submitted along with the Application, shall, inter alia:
- (i) convey the intent to form an SPV with shareholding/ ownership equity commitment(s) in accordance with this RFQ, which would enter into the Project Agreement and subsequently carry out all the responsibilities as Contractor in terms of the Project Agreement, in case the right to undertake the Project is awarded to the Consortium;
  - (ii) clearly outline the proposed roles and responsibilities, if any, of each member;
  - (iii) commit the minimum equity stake to be held by each member;
  - (iv) commit that each of the members, whose experience will be evaluated for the purposes of this RFQ, shall subscribe to 26% (twenty six percent) or more of the paid up and subscribed equity of the SPV and shall further commit that each such member shall, for a period of 2 (two) years from the date of commercial operation of the Project, hold equity share capital not less than: (i) 26% (twenty six percent) of the subscribed and paid up equity share capital of the SPV; and (ii) 5% (five percent) of the Total Project Cost specified in the Project Development Agreement;
  - (v) members of the Consortium undertake that they shall collectively hold at least 51% (fifty one percent) of the subscribed and paid up equity of the SPV at all times until the second anniversary of the commercial operation date of the Project; and
  - (vi) include a statement to the effect that all members of the Consortium shall, be liable jointly and severally for all obligations of the Developer in relation to the Project until the Financial Close of the Project is achieved in accordance with the Project Development Agreement; and
- (h) except as provided under this RFQ and the Bidding Documents, there shall not be any amendment to the Jt. Bidding Agreement without the prior written consent of BMRDA.

2.2.6. Any entity which has been barred by the Central/ State Government, or any entity controlled by it, from participating in any project (BOT or otherwise), and the bar subsists as on the date of Application, would not be eligible to submit an Application, either individually or as member of a Consortium.

- 2.2.7. An Applicant including any Consortium Member or Associate should, in the last 3 (three) years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, Consortium Member or Associate, as the case may be, nor has been expelled from any project or contract by any public entity nor have had any contract terminated by any public entity for breach by such Applicant, Consortium Member or Associate.
- 2.2.8. In computing the Technical Capacity and Net Worth of the Applicant/ Consortium Members under Clauses 2.2.2, 2.2.3 and 3.2, the Technical Capacity and Net Worth of their respective Associates would also be eligible hereunder.
- For purposes of this RFQ, Associate means, in relation to the Applicant/ Consortium Member, a person who controls, is controlled by, or is under the common control with such Applicant/ Consortium Member (the “**Associate**”). As used in this definition, the expression “control” means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty per cent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law. It is clarified that a certificate from a qualified external auditor who audits the book of accounts of the Applicant or the Consortium Member shall be provided to demonstrate that a person is an Associate of the Applicant or the Consortium as the case may be.
- 2.2.9. The following conditions shall be adhered to while submitting an Application:
- (a) Applicants should attach clearly marked and referenced continuation sheets in the event that the space provided in the prescribed forms in the Annexures is insufficient. Alternatively, Applicants may format the prescribed forms making due provision for incorporation of the requested information;
  - (b) information supplied by an Applicant (or other constituent Member if the Applicant is a Consortium) must apply to the Applicant, Member or Associate named in the Application and not, unless specifically requested, to other associated companies or firms. Invitation to submit Bids will be issued only to Applicants whose identity and/ or constitution is identical to that at pre-qualification;
  - (c) in responding to the pre-qualification submissions, Applicants should demonstrate their capabilities in accordance with Clause 3.1 below; and
  - (d) in case the Applicant is a Consortium, each Member should substantially satisfy the qualification requirements to the extent specified herein.
- 2.2.10. While Qualification is open to persons from any country, the following provisions shall apply:



- (a) Where, on the date of the Application, not less than 15% (fifteen percent) of the aggregate issued, subscribed and paid up equity share capital in an Applicant or its Member is held by persons resident outside India or where an Applicant or its Member is controlled by persons resident outside India; or
- (b) if at any subsequent stage after the date of the Application, there is an acquisition of not less than 15% (fifteen percent) of the aggregate issued, subscribed and paid up equity share capital or control (by persons resident outside India) in or of the Applicant or its Member;

then the Qualification of such Applicant or in the event described in sub clause(b) above, the continued Qualification of the Applicant shall be subject to approval of BMRDA from national security and public interest perspective. The decision of BMRDA in this behalf shall be final and conclusive and binding on the Applicant.

The holding or acquisition of equity or control, as above, shall include direct or indirect holding/ acquisition, including by transfer, of the direct or indirect legal or beneficial ownership or control, by persons acting for themselves or in concert and in determining such holding or acquisition, BMRDA shall be guided by the principles, precedents and definitions contained in the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 1997, or any substitute thereof, as in force on the date of such acquisition.

The Applicant shall promptly inform BMRDA of any change in the shareholding, as above, and failure to do so shall render the Applicant liable for disqualification from the Bidding Process.

- 2.2.11. Notwithstanding anything to the contrary contained herein, in the event that the Application Due Date falls within three months of the closing of the latest financial year of an Applicant, it shall ignore such financial year for the purposes of its Application and furnish all its information and certification with reference to the 10 (ten) years or 1 (one) year, as the case may be, preceding its latest financial year. For the avoidance of doubt, financial year shall, for the purposes of an Application hereunder, mean the accounting year followed by the Applicant in the course of its normal business.

### **2.3. Change in composition of the Consortium**

- 2.3.1. Change in the composition of a Consortium will not be permitted by BMRDA during the Qualification Stage.
- 2.3.2. Where the Bidder is a Consortium, change in the composition of a Consortium may be permitted by BMRDA during the Bid Stage, only where:
  - (a) The application for such change is made no later than 15 (fifteen) days prior to the Bid Due Date;

- (b) the Lead Member continues to be the Lead Member of the Consortium;
  - (c) the substitute is at least equal, in terms of Technical Capacity, to the Consortium Member who is sought to be substituted and the modified Consortium shall continue to meet the qualification and selection criteria for Applicants; and
  - (d) the new Member(s) expressly adopt(s) the Application already made on behalf of the Consortium as if it were a party to it originally, and is not an Applicant/Member/Associate of any other Consortium bidding for this Project.
- 2.3.3. Approval for change in the composition of a Consortium shall be at the sole discretion of BMRDA and must be approved by BMRDA in writing.
- 2.3.4. The modified/ reconstituted Consortium shall be required to submit a revised Jt. Bidding Agreement before the Bid Due Date.
- 2.3.5. Notwithstanding anything to the contrary contained in sub clause (c) (i) of Clause 2.2.1, an Applicant may, within 10 (ten) days after the Application Due date, remove from its Consortium any Member who suffers from a Conflict of Interest, and such removal shall be deemed to cure the Conflict of Interest arising in respect thereof.
- 2.4. Number of Applications and costs thereof**
- 2.4.1. No Applicant shall submit more than one Application for the Project. An applicant applying individually or as a member of a Consortium shall not be entitled to submit another application either individually or as a member of any Consortium, as the case may be.
- 2.4.2. The Applicants shall be responsible for all of the costs associated with the preparation of their Applications and their participation in the Bid Process. BMRDA will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.
- 2.5. Site visit and verification of information**
- Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

**2.6. Acknowledgement by Applicant**

2.6.1. It shall be deemed that by submitting the Application, the Applicant has:

- (a) made a complete and careful examination of the RFQ;
- (b) received all relevant information requested from BMRDA;
- (c) accepted the risk of inadequacy, error or mistake in the information provided in the RFQ or furnished by or on behalf of BMRDA relating to any of the matters referred to in Clause 2.5 above; and
- (d) agreed to be bound by the undertakings provided by it under and in terms hereof.

2.6.2. BMRDA shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the RFQ or the Bidding Process, including any error or mistake therein or in any information or data given by BMRDA.

**2.7. Right to accept or reject any or all Applications/ Bids**

2.7.1. Notwithstanding anything contained in this RFQ, BMRDA reserves the right to accept or reject any Application and to annul the Bidding Process and reject all Applications/ Bids, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons therefor. In the event that BMRDA rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

2.7.2. BMRDA reserves the right to reject any Application and/ or Bid if:

- (a) at any time, a material misrepresentation is made or uncovered, or
- (b) the Applicant does not provide, within the time specified by BMRDA, the supplemental information sought by BMRDA for evaluation of the Application.

If the Applicant/Bidder is a Consortium, then the entire Consortium may be disqualified/ rejected. If such disqualification/ rejection occurs after the Bids have been opened and the Highest Bidder gets disqualified/ rejected, then BMRDA reserves the right to:

- (i) invite the remaining Bidders to match the Highest Bidder/submit their Bids in accordance with the RFP; or
- (ii) take any such measure as may be deemed fit in the sole discretion of BMRDA, including annulment of the Bidding Process.

2.7.3. In case it is found during the evaluation or at any time before signing of the Project Development Agreement or after its execution and during the period of subsistence thereof, including the right thereby granted by BMRDA, that one or more of the pre-

qualification conditions have not been met by the Applicant, or the Applicant has made material misrepresentation or has given any materially incorrect or false information, the Applicant shall be disqualified forthwith if not yet appointed as the Developer either by issue of the LOA or entering into of the Project Development Agreement, and if the Applicant has already been issued the LOA or has entered into the Project Development Agreement, as the case may be, the same shall, notwithstanding anything to the contrary contained therein or in this RFQ, be liable to be terminated, by a communication in writing by BMRDA to the Applicant, without BMRDA being liable in any manner whatsoever to the Applicant and without prejudice to any other right or remedy which BMRDA may have under this RFQ, the Bidding Documents or under applicable law.

- 2.7.4. BMRDA reserves the right to verify all statements, information and documents submitted by the Applicant in response to the RFQ. Any such verification or lack of such verification by BMRDA shall not relieve the Applicant of its obligations or liabilities hereunder nor will it affect any rights of BMRDA there under.

## **B. DOCUMENTS**

### **2.8. Contents of the RFQ**

This RFQ comprises the disclaimer set forth hereinabove, the contents as listed below, and will additionally include any Addenda issued in accordance with Clause 2.10.

#### **Invitation for Qualification**

Section 1: Introduction

Section 2: Instructions to Applicants

Section 3: Criteria for Evaluation

Section 4: Fraud & Corrupt Practices

Section 5: Pre Application Conference

Section 6: Miscellaneous

#### **Appendices**

- I. Letter comprising the Application
- II. Power of Attorney for signing of Application
- III. Power of Attorney for Lead Member of Consortium
- IV. Joint Bidding Agreement for Consortium

### **2.9. Clarifications**

- 2.9.1. Applicants requiring any clarification on the RFQ may notify BMRDA in writing or by fax and e-mail in accordance with Clause 1.2.10. They should send in their queries before the date specified in the schedule of Bidding Process contained in Clause 1.3. BMRDA

shall endeavour to respond to the queries within the period specified therein, but no later than 10 (ten) days prior to the Application Due Date. The responses will be sent by fax or e-mail. BMRDA will forward all the queries and its responses thereto, all purchasers of the RFQ without identifying the source of queries.

2.9.2. BMRDA shall endeavour to respond to the questions raised or clarifications sought by the Applicants. However, BMRDA reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring BMRDA to respond to any question or to provide any clarification.

2.9.3. BMRDA may also on its own motion, if deemed necessary, issue interpretations and clarifications to all Applicants. All clarifications and interpretations issued by BMRDA shall be deemed to be part of the RFQ. Verbal clarifications and information given by BMRDA or its employees or representatives shall not in any way or manner be binding on BMRDA.

## **2.10. Amendment of RFQ**

2.10.1. At any time prior to the deadline for submission of Application, BMRDA may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the RFQ by the issuance of Addenda.

2.10.2. Any Addendum thus issued will be sent in writing to all those who have purchased the RFQ.

2.10.3. In order to afford the Applicants a reasonable time for taking an Addendum into account, or for any other reason, BMRDA may, in its sole discretion, extend the Application Due Date.

## **C. PREPARATION AND SUBMISSION OF APPLICATION**

### **2.11. Language**

The Application and all related correspondence and documents in relation to the Bidding Process shall be in English language. Supporting documents and printed literature furnished by the Applicant with the Application may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language, duly authenticated and certified by the Applicant. Supporting materials, which are not translated into English, may not be considered. For the purpose

of interpretation and evaluation of the Application, the English language translation shall prevail.

## **2.12. Format and signing of Application**

2.12.1. The Applicant shall provide all the information sought under this RFQ. BMRDA will evaluate only those Applications that are received in the required formats and complete in all respects. Incomplete and /or conditional Applications shall be liable to rejection.

2.12.2. The Applicant shall prepare 1 (one) original set of the Application (together with originals/ copies of documents required to be submitted along therewith pursuant to this RFQ) and clearly marked "ORIGINAL". In addition, the Applicant shall submit 1 (one) copy of the Application, along with Documents required to be submitted along therewith pursuant to this RFQ, marked "COPY". In the event of any discrepancy between the original and the copies, the original shall prevail.

2.12.3. The Application and its copies shall be typed or written in indelible ink and signed by the authorised signatory of the Applicant who shall also initial each page in blue ink. In case of printed and published Documents, only the cover shall be initialed. All the alterations, omissions, additions or any other amendments made to the Application shall be initialled by the person(s) signing the Application. The Application shall contain page numbers and shall be bound together in hard cover.

## **2.13. Sealing and Marking of Applications**

2.13.1. The Applicant shall submit the Application in the format specified at Appendix-I, together with the documents specified in Clause 2.13.2, and seal it in an envelope and mark the envelope as "APPLICATION". The Applicant shall seal the original and copy of the Application, together with their respective enclosures, in separate envelopes duly marking the envelopes as "ORIGINAL" and "COPY". The envelopes shall then be sealed in an outer envelope which shall also be marked in accordance with Clause 2.13.2 and 2.13.3.

2.13.2. Each envelope shall contain:

- (i) Application in the prescribed format (Appendix-I) along with Annexes and supporting documents;
- (ii) Power of Attorney for signing the Application as per the format at Appendix-II;
- (iii) if applicable, the Power of Attorney for Lead Member of Consortium as per the format at Appendix-III;
- (iv) copy of the Jt. Bidding Agreement, in case of a Consortium, substantially in the format at Appendix-IV;

- (v) copy of Memorandum and Articles of Association, if the Applicant is a body corporate, and if a partnership then a copy of its partnership deed;
- (vi) copies of Applicant's duly audited balance sheet and profit and loss account for the preceding ten years;
- (vii) Demand Draft of Rs.2,00,000/- or US \$ 5000/- to BMRDA towards the bid processing fee; and
- (viii) Demand draft for an amount of Rs. 25,000/ - (Rupees Twenty Five Thousand Only) in favour of Metropolitan Commissioner, BMRDA, towards the cost of the RFQ document downloaded from the website.

Each of the envelopes shall clearly bear the following identification:

"Application for Qualification: "Bidadi Integrated Township Project".

and shall clearly indicate the name and address of the Applicant. In addition, the Application Due Date should be indicated on the right hand corner of each of the envelopes.

2.13.3. Each of the envelopes shall be addressed to:

ATTN. OF:	Metropolitan Commissioner Bangalore Metropolitan Region Development Authority
ADDRESS:	No.1, Ali Asker road Bangalore -560 052, Karnataka State, India
TEL NO:	+91 80 2225 5493/ 411 31848/ 41473087
FAX NO:	+ 91 80 4124 5428/41131848
Email:	dmc-bmrda@kar.nic.in

2.13.4. If the envelopes are not sealed and marked as instructed above, BMRDA assumes no responsibility for the misplacement or premature opening of the contents of the Application and consequent losses, if any, suffered by the Applicant.

2.13.5. Applications submitted by fax, telex, telegram or e-mail shall not be entertained and shall be rejected.

**2.14. Application Due Date**

- 2.14.1. Applications should be submitted before 1700 hours IST on the Application Due Date, at the address provided in Clause 2.13.3 in the manner and form as detailed in this RFQ. A receipt thereof should be obtained from the person specified in Clause 2.13.3.
- 2.14.2. BMRDA may, in its sole discretion, extend the Application Due Date by issuing an Addendum in accordance with Clause 2.10 uniformly for all Applicants.

**2.15. Late Applications**

Applications received by BMRDA after the specified time on the Application Due Date shall not be eligible for consideration and shall be summarily rejected.

**2.16. Modifications/ substitution/ withdrawal of Applications**

- 2.16.1. The Applicant may modify, substitute or withdraw its Application after submission, provided that written notice of the modification, substitution or withdrawal is received by BMRDA prior to Application Due Date. No Application shall be modified, substituted or withdrawn by the Applicant on or after the Application Due Date.
- 2.16.2. The modification, substitution or withdrawal notice shall be prepared, sealed, marked, and delivered in accordance with Clause 2.13, with the envelopes being additionally marked "MODIFICATION", "SUBSTITUTION" or "WITHDRAWAL", as appropriate.
- 2.16.3. Any alteration/ modification in the Application or additional information supplied subsequent to the Application Due Date, unless the same has been expressly sought for by BMRDA, shall be disregarded.

**D. EVALUATION PROCESS****2.17. Opening and Evaluation of Applications**

- 2.17.1. BMRDA shall open the Applications at 1500 hours IST on the working day immediately following the Application Due Date, at the place specified in Clause 2.13.3 and in the presence of the Applicants who choose to attend.
- 2.17.2. Applications for which a notice of withdrawal has been submitted in accordance with Clause 2.16 shall not be opened.
- 2.17.3. BMRDA will subsequently examine and evaluate Applications in accordance with the provisions set out in Section 3.



- 2.17.4. Applicants are advised that qualification of Applicants will be entirely at the discretion of BMRDA. Applicants will be deemed to have understood and agreed that no explanation or justification on any aspect of the Bidding Process or selection will be given.
- 2.17.5. Any information contained in the Application shall not in any way be construed as binding on BMRDA, its agents, successors or assigns, but shall be binding against the Applicant if the Project is subsequently awarded to it under the Bidding Process on the basis of such information.
- 2.17.6. BMRDA reserves the right not to proceed with the Bidding Process at any time without notice or liability and to reject any or all Application(s) without assigning any reasons.
- 2.17.7. If any information furnished by the Applicant is found to be incomplete, or contained in formats other than those specified herein, BMRDA may, in its sole discretion reject the Application.
- 2.17.8. In the event that an Applicant claims credit for an Eligible Project, and such claim is determined by BMRDA as incorrect or erroneous, BMRDA shall reject such claim. Where any information is found to be patently false or amounting to a material representation, BMRDA reserves the right to reject the Application and / or Bid in accordance with the provisions of Clause 2.7.2 and 2.7.3.

## **2.18. Confidentiality**

Information relating to the examination, clarification, evaluation, and recommendation for the selected Applicants shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising BMRDA in relation to or matters arising out of, or concerning the Bidding Process. BMRDA will treat all information, submitted as part of Application, in confidence and will require all those who have access to such material to treat the same in confidence. BMRDA may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or BMRDA or as may be required by law or in connection with any legal process.

**2.19. Tests of responsiveness**

2.19.1. Prior to evaluation of Applications, BMRDA shall determine whether each Application is responsive to the requirements of the RFQ. An Application shall be considered responsive only if:

- (a) it is received as per format at Appendix-I.
- (b) it is received by the Application Due Date including any extension thereof pursuant to Clause 2.14.2;
- (c) it is signed, sealed, hard bound and marked as stipulated in Clauses 2.12 and 2.13;
- (d) it is accompanied by the Power of Attorney as specified in Clause 2.2.4 and in case of a Consortium, the Power of Attorney as specified in Clause 2.2.5 (c);
- (e) it contains all the information (complete in all respects) as requested in this RFQ;
- (f) it contains information in formats same as those specified in this RFQ;
- (g) it contains certificates from its statutory auditors in the formats specified at Appendix-I of the RFQ for each Eligible Project;
- (h) it is accompanied by the Jt. Bidding Agreement (for Consortium), specific to the Project, as stipulated in Clause 2.2.5 (g);
- (i) it does not contain any condition or qualification; and
- (j) Demand Draft in accordance with the provisions of Clause 2.13.2 (viii)
- (k) it is not non-responsive in terms hereof.

2.19.2 BMRDA reserves the right to reject any Application which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by BMRDA in respect of such Application.

**2.20. Clarifications**

2.20.1. To facilitate evaluation of Applications, BMRDA may, at its sole discretion, seek clarifications from any Applicant regarding its Application. Such clarification(s) shall be provided within the time specified by BMRDA for this purpose. Any request for clarification(s) and all clarification(s) shall be in writing.

2.20.2. If an Applicant does not provide clarifications sought under Clause 2.20.1 above within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, BMRDA may proceed to evaluate the Application by construing the particulars requiring clarification to the best of its understanding, and the Applicant shall be barred from subsequently questioning such interpretation of BMRDA.

## **E. QUALIFICATION AND BIDDING**

### **2.21. Selection and notification**

After the evaluation of Applications, BMRDA would announce a list of short-listed pre-qualified Applicants (Bidders) who will be eligible for participation in the Bid Stage. At the same time, BMRDA would notify the other Applicants that they have not been qualified. BMRDA will not entertain any query or clarification from Applicants who fail to qualify.

### **2.22. Submission of Bids**

The Bidders will be requested to submit a Bid in the form and manner to be set out in the Bidding Documents.

Only pre-qualified Applicants shall be invited by BMRDA to submit their Bids for the Project. BMRDA is likely to provide a comparatively short time span for submission of the Bids for the Project. The Applicants are therefore advised to visit the site and familiarize themselves with the Project by the time of submission of the Application. No extension of time is likely to be considered for submission of Bids pursuant to invitation that may be issued by BMRDA.

### **2.23. Proprietary data**

All documents and other information supplied by BMRDA or submitted by an Applicant to BMRDA shall remain or become the property of BMRDA. Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Application. BMRDA will not return any Application or any information provided along therewith.

### **2.24. Correspondence with the Applicant**

Save and except as provided in this RFQ, BMRDA shall not entertain any correspondence with any Applicant in relation to the acceptance or rejection of any Application.

### 3. CRITERIA FOR EVALUATION

#### 3.1. Evaluation parameters

- 3.1.1. Only those Applicants who meet the eligibility criteria specified in Clause 2.2.2 above shall qualify for evaluation under this Section 3. Applications of firms/ consortia who do not meet these criteria shall be rejected.
- 3.1.2. The Applicant's competence and capability is proposed to be established by the following parameters:
- (a) Technical Capacity; and
  - (b) Financial Capacity

#### 3.2. Technical Capacity for purposes of evaluation

- 3.2.1. Subject to the provisions of Clause 2.2, the following categories of experience would qualify as Technical Capacity and eligible experience (the "Eligible Experience") in relation to eligible projects as stipulated in Clauses 3.2.3 and 3.2.4 (the "Eligible Projects"):

- Category 1: Project experience on Eligible Projects in real estate sector that qualify under Clause 3.2.3
- Category 2: Project experience on Eligible Projects in core sector that qualify under Clause 3.2.3
- Category 3: Construction experience on Eligible Projects in real estate sector- that qualify under Clause 3.2.4
- Category 4: Construction experience on Eligible Projects in core sector that qualify under Clause 3.2.4

For the purpose of this RFQ:

- (i) Real estate sector would be deemed to include townships, residential facilities, industrial parks, commercial buildings, auditoriums, multiplexes, malls, office complexes, Business/IT Parks, resorts, hotels and SEZs and
  - (ii) Core sector would be deemed to include highway, power, telecom, ports, airports, railways, metro rail, logistic parks, pipelines, irrigation, water supply and sewerage.
- 3.2.2. Eligible Experience in respect of each category shall be measured only for Eligible Projects.
- 3.2.3. For a project to qualify as an Eligible Project under Categories 1 and 2:

- (a) It should have been undertaken as a PPP project on BOT, BOLT, BOO, BOOT or other similar basis for providing its output or services to a public sector entity or for providing non-discriminatory access to users in pursuance of its charter, concession or contract, as the case may be. For the avoidance of doubt, a project which constitutes a natural monopoly such as an airport or port should normally be included in this category even if it is not based on a long-term agreement with a public entity;
  - (b) the entity claiming experience should have held, in the company owning the Eligible Project, a minimum of 26% equity during the period for which Eligible Experience is being claimed;
  - (c) the capital cost of the project excluding cost of the land should be more than Rs. 1,50,00,00,000/- (Rupees One Hundred and Fifty Crores only); and
  - (d) the entity claiming experience shall, during the past 10 (ten) financial years preceding the Application Due Date, have (i) paid for development of the project (excluding the cost of land), and/ or (ii) collected and appropriated the revenues from users availing of non-discriminatory access to or use of fixed project assets, such as revenues from highways, airports, ports and railway infrastructure, but shall not include revenues from sale or provision of goods or services such as electricity, gas, petroleum products, telecommunications or fare/freight revenues and other incomes of the company owning the Project.
- 3.2.4. For a project to qualify as an Eligible Project under Categories 3 and 4, the Applicant should have paid for execution of its construction works or received payments from its client(s) for construction works executed, fully or partially, during the 10 (ten) financial years immediately preceding the Application Due Date,. However, payments/receipts of less than Rs. 1,50,00,00,000/- (Rupees One Hundred and Fifty Crores only) shall not be reckoned as payments/receipts for Eligible Projects. For the avoidance of doubt, construction works shall not include supply of goods or equipment except when such goods or equipment form part of a turn-key construction contract/ EPC contract for the project. Further, the cost of land shall not be included hereunder.
- 3.2.5. The Applicant shall quote experience in respect of a particular Eligible Project under any one category only, even though the Applicant (either individually or along with a member of the Consortium) may have played multiple roles in the cited project. Double counting for a particular Eligible Project shall not be permitted in any form.

- 3.2.6. Experience for any activity relating to an Eligible Project shall not be claimed by two or more Members of the Consortium. In other words, no double counting by a Consortium in respect of the same experience shall be permitted in any manner whatsoever.

### **3.3. Details of Experience**

- 3.3.1. The Applicant should furnish the details of Eligible Experience for the last 10 (ten) financial years immediately preceding the Application Due date.
- 3.3.2. The Applicants must provide the necessary information relating to Technical Capacity as per format at Annex-II of Appendix-I.
- 3.3.3. The Applicant should furnish the required Project-specific information and evidence in support of its claim of Technical Capacity, as per format at Annex-IV of Appendix-I.

### **3.4. Financial information for purposes of evaluation**

- 3.4.1. The Application must be accompanied by the Audited Annual Reports of the Applicant (of each Member in case of a Consortium) for the last 10 (ten) financial years, preceding the year in which the Application is made.
- 3.4.2. In case the annual accounts for the latest financial year are not audited and therefore the Applicant could not make it available, the Applicant shall give an undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Applicant shall provide the Audited Annual Reports for 10 (ten) years preceding the year for which the Audited Annual Report is not being provided.
- 3.4.3. The Applicant must establish a minimum Net Worth as specified in Clause 2.2.2 (B), and provide details as per format at Annex-III of Appendix-I.

### **3.5. Selection of Applicants**

- 3.5.1. All the Applicants who meet the Threshold Technical capacity and Financial Capacity in accordance with the provision of clause 2.2.2 would be eligible for participation in the Bid Stage.
- 3.5.2. BMRDA may, in its discretion, maintain a reserve list of pre-qualified Applicants who may be invited to substitute the short-listed Applicants in the event of their withdrawal from the Bid Process or upon their failure to conform to the conditions specified herein; provided that a substituted Applicant shall be given at least 30 (thirty) days to submit its Bid.

#### 4. FRAUD AND CORRUPT PRACTICES

- 4.1. The Applicants and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process. Notwithstanding anything to the contrary contained herein, BMRDA may reject an Application without being liable in any manner whatsoever to the Applicant if it determines that the Applicant has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Bidding Process.
- 4.2. Without prejudice to the rights of BMRDA under Clause 4.1 hereinabove, if an Applicant is found by BMRDA to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Bidding Process, such Applicant shall not be eligible to participate in any tender or RFQ issued by BMRDA during a period of 2 (two) years from the date such Applicant is found by BMRDA to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.
- 4.3. For the purposes of this Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:
- (a) “corrupt practice” means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of BMRDA who is or has been associated in any manner, directly or indirectly with the Bidding Process or the LOA or has dealt with matters concerning the Project Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of BMRDA, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or (ii) save and except as permitted under sub clause (d) of Clause 2.2.1, engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOA or after the execution of the Project Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Project Development Agreement, who at any time

has been or is a legal, financial or technical adviser of BMRDA in relation to any matter concerning the Project;

- (b) “fraudulent practice” means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the Bidding Process;
- (c) “coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the Bidding Process;
- (d) “undesirable practice” means (i) establishing contact with any person connected with or employed or engaged by BMRDA with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or (ii) having a Conflict of Interest; and
- (e) “restrictive practice” means forming a cartel or arriving at any understanding or arrangement among Applicants with the objective of restricting or manipulating a full and fair competition in the Bidding Process.



## 5. PRE-APPLICATION CONFERENCE

- 5.1. A Pre-Application conference of the interested parties shall be convened at the designated date, time and place. Only those persons who have purchased the RFQ document shall be allowed to participate in the Pre-Application conference, through their representative attending the conference. A maximum of two representatives of each Applicant shall be allowed to participate on production of BMRDA letter from the Applicant.
- 5.2. During the course of Pre-Application conference, the Applicants will be free to seek clarifications and make suggestions for consideration of BMRDA. BMRDA shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

## 6. MISCELLANEOUS

- 6.1. The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Bangalore shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process.
- 6.2. BMRDA, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;
- (a) suspend and/ or cancel the Bidding Process and/ or amend and/ or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
  - (b) consult with any Applicant in order to receive clarification or further information;
  - (c) pre-qualify or not to pre-qualify any Applicant and/ or to consult with any Applicant in order to receive clarification or further information;
  - (d) retain any information and/ or evidence submitted to BMRDA by, on behalf of, and/ or in relation to any Applicant; and/ or
  - (e) independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Applicant.
- 6.3. It shall be deemed that by submitting the Application, the Applicant agrees and releases BMRDA, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection herewith and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or future.

**APPENDIX I. Letter Comprising the Application for Pre-Qualification**  
(Refer Clause 2.13.2)

Dated:

To,

\_\_\_\_\_

**Sub: Application for pre-qualification for Bidadi Integrated Township Project**

Dear Sir,

With reference to your RFQ document dated \*\*\*\*\*,<sup>\$</sup> I/we, having examined the RFQ document and understood its contents, hereby submit my/our Application for Qualification for the aforesaid project. The Application is unconditional and unqualified.

2. I/We acknowledge that BMRDA will be relying on the information provided in the Application and the documents accompanying such Application for pre-qualification of the Applicants for the aforesaid project and we certify that all information provided in the Application and in Annexes I to IV is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Application are true copies of their respective originals.
- 3 This statement is made for the express purpose of qualifying as a Bidder for the aforesaid Project.
- 4 I/ We shall make available to BMRDA any additional information it may find necessary or require to supplement or authenticate the Qualification statement.
- 5 I/ We acknowledge the right of BMRDA to reject our Application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
- 6 I/ We certify that in the last three years, we/ any of the Consortium Members or our/their Associates have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
- 7 I/ We declare that:

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<sup>\$</sup> All blank spaces shall be suitably filled up by the Applicant to reflect the particulars relating to such Applicant.

- (a) I/ We have examined and have no reservations to the RFQ document, including any Addendum issued by BMRDA.
  - (b) I/ We do not have any conflict of interest in accordance with Clauses 2.2.1(c) and 2.2.1(d) of the RFQ document; and
  - (c) I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as defined in Clause 4.3 of the RFQ document, in respect of any tender or request for proposal issued by or any agreement entered into with BMRDA or any other public sector enterprise or any government, Central or State; and
  - (d) I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of Clause 4 of the RFQ document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
- 8 I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Application that you may receive nor to invite the Applicants to Bid for the Project(s), without incurring any liability to the Applicants, in accordance with Clause 2.17.6 of the RFQ document.
  - 9 I/ We believe that we/ our Consortium/ proposed Consortium satisfy(ies) the Net Worth criteria and meet(s) all the requirements as specified in the RFQ document and are/ is qualified to submit a Bid.
  - 10 I/ We declare that we/ any Member of the Consortium, or our/ its Associates are not a Member of a/ any other Consortium applying for qualification.
  - 11 I/ We certify that in regard to matters other than security and integrity of the country, we or any Member of the Consortium or any of our/their Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project(s) or which relates to a grave offence that outrages the moral sense of the community.
  - 12 I/ We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.
  - 13 I/ We further certify that no investigation by a regulatory authority is pending either against us/any Member of the Consortium or against our/ their Associates or against our CEO or any of our Directors/ Managers/ employees.

14 I/ We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the provisions of this RFQ, we shall intimate BMRDA of the same immediately.

The Statement of Legal Capacity as per format provided at Annex-V in Appendix-I of the RFQ document, and duly signed, is enclosed. The power of attorney for signing of application and the power of attorney for Lead Member of consortium, as per format provided at Appendix II and III respectively of the RFQ, are also enclosed.

15 I/ We understand that the selected Bidder shall either be an existing Company incorporated under the Indian Companies Act, 1956, or shall incorporate itself as such prior to execution of the Project Agreement.

16 I/ We, hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by BMRDA in connection with the selection of Applicants, selection of the Bidder, or in connection with the selection/ Bidding Process itself, in respect of the above mentioned Project(s) and the terms and implementation thereof.

17 I/ We agree and undertake to abide by all the terms and conditions of the RFQ document.

18 I/ We certify that in terms of the RFQ, my/our Networth is Rs. .... (Rs. in words).

{We agree and undertake to be jointly and severally liable for all the obligations of the Contractor under the Project Agreement till occurrence of Financial Close in accordance with the Project Agreement.}<sup>s</sup>

In witness thereof, I/We submit this application under and in accordance with the terms of the RFQ document.

Yours faithfully,

Date:

(Signature of the Authorised

Signatory)

Place:

(Name and designation of the Authorised

Signatory)

Name and seal of the Applicant/

Lead Member

Note: Paragraphs in square parenthesis may be omitted, if not applicable, or modified as necessary.

<sup>s</sup> Omit if the Applicant is not a Consortium

**Appendix I ANNEX-I**  
**Details of Applicant**

1.
  - (a) Name:
  - (b) Country of incorporation:
  - (c) Address of the corporate headquarters and its branch office(s), if any, in India:
  - (d) Date of incorporation and/ or commencement of business:
  
2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in [this/ these Project(s)]:
  
3. Details of individual(s) who will serve as the point of contact/ communication for BMRDA:
  - (a) Name:
  - (b) Designation:
  - (c) Company:
  - (d) Address:
  - (e) Telephone Number:
  - (f) E-Mail Address:
  - (g) Fax Number:
  
4. Particulars of the Authorised Signatory of the Applicant:
  - (a) Name:
  - (b) Designation:
  - (c) Address:
  - (d) Phone Number:
  - (e) Fax Number:
  
5. In case of a Consortium:

- (a) The information above (1-4) should be provided for all the Members of the Consortium.
- (b) A copy of the Jt. Bidding Agreement, as envisaged in Clause 2.2.5 (g) should be attached to the Application.
- (c) Information regarding role of each Member should be provided as per table below:

S No.	Name of Member	Role* {Refer Clause 2.2.5 (d)} <sup>\$</sup>	Percentage of equity in the Consortium {Refer Clauses 2.2.5 (a) & (c) and (g)}
1.			
2.			
3.			
4.			
5.			
6.			

- \* The role of each Member, as may be determined by the Applicant, should be indicated in accordance with instruction 4 at Annex-IV.

- (d) The following information shall also be provided for each Member of the Consortium:

**Name of Applicant/ member of Consortium:**

No.	Criteria	Yes	No
1.	Has the Applicant/ constituent of the Consortium been barred by the Central/ any State Government, or any entity controlled by them, from participating in any project (BOT or otherwise).		

<sup>\$</sup> All provisions contained in curly parenthesis shall be suitably modified by the Applicant to reflect the particulars relating to such Applicants

2.	If the answer to 1 is yes, does the bar subsist as on the date of Application.		
3.	Has the Applicant/ constituent of the Consortium paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalised due to any other reason in relation to execution of a contract, in the last three years?		

6. A statement by the Applicant and each of the Members of its Consortium (where applicable) or any of their Associates disclosing material non-performance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below (Attach extra sheets, if necessary):



**Appendix I Annex-II**  
**Technical Capacity of the Applicant @**  
 (Refer to Clauses 2.2.2 (A), 3.2 and 3.3 of the RFQ)

Applicant type #	Member Code*	Project Code**	Cate- gory\$	Experience¥ (Equivalent Rs. crore)\$		
				Payments made/ received for construction of Eligible Projects in Categories 3 and 4	Payments made for developm ent of Eligible Projects in Categories 1 and 2	Revenues appropriate d from Eligible Projects in Categories 1 and 2
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Single entity Applicant		a				
		b				
		c				
		d				
Consortium Member 1		1a				
		1b				
		1c				
		1d				
Consortium Member 2		2a				
		2b				
		2c				
		2d				
Consortium Member 3		3a				
		3b				
		3c				
		3d				
Consortium Member 4		4a				
		4b				
		4c				
		4d				

Applicant type #	Member Code*	Project Code**	Category\$	Experience¥ (Equivalent Rs. crore)\$		
				Payments made/ received for construction of Eligible Projects in Categories 3 and 4	Payments made for development of Eligible Projects in Categories 1 and 2	Revenues appropriated from Eligible Projects in Categories 1 and 2
Consortium Member 5		5a				
		5b				
		5c				
		5d				
Consortium Member 6		6a				
		6b				
		6c				
		6d				
		Aggregate Experience Score =				

**Appendix I Annex-II**

**@** Provide details of only those projects that have been undertaken by the Applicant under its own name and/ or by an Associate specified in Clause 2.2.8 and/ or by a project company eligible under Clause 3.2.3 (b). In case of Categories 1 and 2, include only those projects which have an estimated capital cost exceeding the amount specified in Clause 3.2.3 (c) and for Categories 3 and 4, include only those projects where the payments made/received exceed the amount specified in Clause 3.2.4. In case the Application Due Date falls within 3 (three) months of the close of the latest financial year, refer to Clause 2.2.11.

**#** An Applicant consisting of a single entity should fill in details as per the row titled Single entity Applicant and ignore the rows titled Consortium Member. In case of a Consortium, the row titled Single entity Applicant may be ignored. In case credit is

claimed for an Associate, necessary evidence to establish the relationship of the Applicant with such Associate, in terms of Clause 2.2.8, shall be provided.

\* Member Code shall indicate NA for Not Applicable in case of a single entity Applicant. For other Members, the following abbreviations are suggested viz. LM means Lead Member, TM means Technical Member, FM means Financial Member, OMM means Operation & Maintenance Member, OM means Other Member. indicate NA for Not Applicable in case of a single entity Applicant. For other Members, the following abbreviations are suggested viz. LM means Lead Member, OM means Other Member.

\*\*Refer Annex-IV of this Appendix-I. Add more rows if necessary.

\$ Refer Clause 3.2.1.

\$\$ For conversion of US Dollars to Rupees, the rate of conversion shall be Rupees 48 (forty eight) to a US Dollar. In case of any other currency, the same shall first be converted to US Dollars as on the date 60 (sixty) days prior to the Application Due Date, and the amount so derived in US Dollars shall be converted into Rupees at the aforesaid rate. The conversion rate of such currencies shall be the daily representative exchange rates published by the International Monetary Fund for the relevant date.

**Appendix I ANNEX-III****Financial Capacity of the Applicant**

(Refer to Clauses 2.2.2 (B), 2.2.3(ii) and 3.4 of the RFQ)

(In Rs. crore\$\$)

Applicant type \$	Member Code£	Net Worth€
		Year 1
Single entity Applicant / Lead Member		
Consortium Member 1		
Consortium Member 2		
Consortium Member 3		
Consortium Member 4		
Consortium Member 5		
Consortium Member 6		
TOTAL		

**Name & address of Applicant's Bankers:**

\$ An Applicant consisting of a single entity should fill in details as per the row titled Single entity Applicant and ignore the rows titled Consortium Members. In case of a Consortium, row titled Single entity Applicant may be ignored.

£For Member Code, see instruction 4 at Annex-IV of this Appendix-I.

€The Applicant should provide details of its own Financial Capability or of an Associate specified in Clause 2.2.8.

\$\$ For conversion of other currencies into rupees, see note below Annex-II of Appendix-I.

**Instructions:**

1. The Applicant/ its constituent Consortium Members shall attach copies of the balance sheets, financial statements and Annual Reports for 5 (ten) years preceding the Application Due Date. The financial statements shall:
  - (a) reflect the financial situation of the Applicant or Consortium Members and its/ their Associates where the Applicant is relying on its Associate's financials;
  - (b) be audited by a statutory auditor;
  - (c) be complete, including all notes to the financial statements; and
  - (d) correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).
2. Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + accrued liabilities).
3. Year 1 will be the latest completed financial year, preceding the bidding. Year 2 shall be the year immediately preceding year 1 and so on. In case the Application Due Date falls within 3 (three) months of the close of the latest financial year, refer to Clause 2.2.11.
4. In the case of a Consortium, a copy of the Jt. Bidding Agreement shall be submitted in accordance with Clause 2.2.5 (g) of the RFQ document.
5. The applicant shall also provide the name and address of the Bankers to the Applicant.
6. The Applicant shall provide an Auditor's Certificate specifying the net worth of the Applicant and also specifying the methodology adopted for calculating such net worth in accordance with Clause 2.2.3 (ii) of the RFQ document.

**Appendix I Annex-IV**  
**Details of Eligible Projects**

(Refer to Clauses 2.2.2 (A), 3.2 and 3.3 of the RFQ)

Project Code:

Member Code:

Item (1)	Refer Instruction (2)	Particulars of the Project (3)
Title & nature of the project		
Category	5	
Year-wise (a) payments received/ made for construction, (b) payments made for development of PPP projects and/ or (c) revenues appropriated	6	
Entity for which the project was constructed/ developed	7	
Location		
Project cost	8	
Date of commencement of project/ contract		
Date of completion/ commissioning	9	
Equity shareholding (with period during which equity was held)	10	
Whether credit is being taken for the Eligible Experience of an Associate (Yes/No)	15	

## Instructions:

1. Applicants are expected to provide information in respect of Eligible Projects in this Annex. The projects cited must comply with the eligibility criteria specified in Clause 3.2.3 and 3.2.4 of the RFQ, as the case may be. Information provided in this section is intended to serve as a back up for information provided in the Application. Applicants should also refer to the Instructions below.

2. For a single entity Applicant, the Project Codes would be a, b, c, d etc. In case the Applicant is a Consortium, then for Member 1, the Project Codes would be 1a, 1b, 1c, 1d etc., for Member 2 the Project Codes shall be 2a, 2b, 2c, 2d etc., and so on.
3. A separate sheet should be filled for each Eligible Project.
4. Member Code shall indicate NA for Not Applicable in case of a single entity Applicant. For other Members, the following abbreviations are suggested viz. LM means Lead Member, TM means Technical Member, FM means Financial Member, OMM means Operation & Maintenance Member; and OM means Other Member. In case the Eligible Project relates to an Associate of the Applicant or its Member, write "Associate" along with Member Code.
5. Refer to Clause 3.2.1 of the RFQ for category number.
6. The total payments received/ made and/or revenues appropriated for each Eligible Project are to be stated in Annex-II of this Appendix-I. The figures to be provided here should indicate the break-up for the past 10 (ten) financial years. Year 1 refers to the financial year immediately preceding the Application Due Date; Year 2 refers to the year before Year 1, Year 3 refers to the year before Year 2, and so on (Refer Clause 2.2.11). For Categories 1 and 2, expenditure on development of the project and/or revenues appropriated, as the case may be, should be provided, but only in respect of projects having an estimated capital cost exceeding the amount specified in Clause 3.2.3 (c). In case of Categories 3 and 4, payments made/ received only in respect of construction should be provided, but only if the amount paid/received exceeds the minimum specified in Clause 3.2.4. Payment for construction works should only include capital expenditure, and should not include expenditure on repairs and maintenance.
7. In case of projects in Categories 1 and 2, particulars such as name, address and contact details of owner/ Authority/ Agency (i.e. concession grantor, counter party to PPA, etc.) may be provided. In case of projects in Categories 3 and 4, similar particulars of the client need to be provided.
8. Provide the estimated capital cost of Eligible Project. Refer to Clauses 3.2.3 and 3.2.4
9. For Categories 1 and 2, the date of commissioning of the project, upon completion, should be indicated. In case of Categories 3 and 4, date of completion of construction should be indicated. In the case of projects under construction, the likely date of completion or commissioning, as the case may be, shall be indicated.
10. For Categories 1 and 2, the equity shareholding of the Applicant, in the company owning the Eligible Project, held continuously during the period for which Eligible Experience is claimed, needs to be given (Refer Clause 3.2.3).
11. Experience for any activity relating to an Eligible Project shall not be claimed by two or more Members of the Consortium. In other words, no double counting by a consortium in respect of the same experience shall be permitted in any manner whatsoever.

12. Certificate from the client or the Applicant's statutory auditor<sup>\$</sup> must be furnished as per format below for each Eligible Project. In jurisdictions that do not have statutory auditors, the auditors who audit the annual accounts of the Applicants/Member/Associate may provide the requisite certification.
13. If the Applicant is claiming experience under Categories 1 & 2<sup>£</sup>, it should provide a certificate from its statutory auditor in the format below:

**Certificate from the Statutory Auditor regarding PPP Projects<sup>#</sup>**

Based on its books of accounts and other published information authenticated by it, this is to certify that ..... (name of the Applicant/Member/Associate) is/ was an equity shareholder in ..... (title of the project company) and holds/ held Rs. .... cr. (Rupees ..... crore) of equity (which constitutes .....%<sup>€</sup> of the total paid up and subscribed equity capital) of the project company from ..... (date) to ..... (date)<sup>¥</sup>. The project was/is likely to be commissioned on ..... (date of commissioning of the project).

We further certify that the total estimated capital cost of the project is Rs. .... cr., of which Rs. .... cr. of capital expenditure was incurred during the past five financial years as per year-wise details noted below: ..... We also certify that the annual revenues collected and appropriated by the aforesaid project company in terms of Clauses 3.2.1 and 3.2.3 (d) of the RFQ during the past ten financial years were Rs. .... cr. as per year-wise details noted below:

Name of the audit firm:

Seal of the audit firm: (Signature, name and designation of the Authorised Signatory)

Date:

14. If the Applicant is claiming experience under Category 3 & 4<sup>§</sup>, it should provide a certificate from its statutory auditors or the client in the format given below:

<sup>\$</sup> In case duly certified audited annual financial statements containing the requisite details are provided, a separate certification by statutory auditors would not be necessary.

<sup>£</sup> Refer Clauses 3.2.1 and 3.2.4 of the RFQ.

<sup>#</sup> Provide Certificate as per this format only. Attach Explanatory Notes to the Certificate, if necessary, statutory auditor means the entity that audits and certifies the annual accounts of the company.

<sup>€</sup> Refer instruction no.10 in this Annex IV.

<sup>¥</sup> In this case the project is owned by the Applicant company, this language may be suitably modified to read: "It is certified that ..... (Name of the Applicant) constructed and/ or owned the ..... (Name of the project) from ..... (Date) to ..... (Date)."

<sup>§</sup> Refer Clauses 3.2.1 and 3.2.4 of the RFQ.



**Certificate from the Statutory Auditor/ Client regarding construction works <sup>o</sup>**

Based on its books of accounts and other published information authenticated by it, this is to certify that ..... (name of the Applicant/Member/Associate) was engaged by ..... (title of the project company) to execute ..... (name of project) for ..... (nature of project)<sup>†</sup>. The construction of the project commenced on ..... (date) and the project was/ is likely to be commissioned on ..... (date, if any). It is certified that ..... (name of the Applicant/ Member/ Associate) received/paid Rs. .... cr. (Rupees ..... crore) by way of payment for the aforesaid construction.

We further certify that the total estimated capital cost of the project is Rs. .... cr., of which the Applicant/Member/Associate received/paid Rs. .... cr. (Rupees ..... crore), in terms of Clauses 3.2.1 and 3.2.4 of the RFQ, during the past ten financial years as per year-wise details noted below:

.....

It is further certified that the payments/ receipts indicated above are restricted to the share of the Applicant who undertook these works as a partner or a member of joint venture/ consortium.<sup>ae</sup>

Name of the audit firm:

Seal of the audit firm: (Signature, name and designation of the Authorised Signatory)

Date:

(Authorised Signatory) Name: Designation: Signature of the Authorised Signatory and date.

15. In the event that credit is being taken for the Eligible Experience of an Associate, as defined in clause 2.2.8, the Applicant should also provide a certificate in the format below:

<sup>o</sup> Provide Certificate as per this format only. Attach Explanatory Notes to the Certificate, if necessary. Statutory auditor means the entity that audits and certifies the annual accounts of the company.

<sup>†</sup> In case the Applicant owned the Eligible Project and engaged a contractor for undertaking the construction works, this language may be modified to read: "this is to certify that ..... (Name of Applicant/Member/Associate) held 26% or more of the paid up and subscribed share capital in the ..... (Name of Project company) when it undertook construction of the ..... (Name of Project) through ..... (Name of the contractor).

<sup>ae</sup> This certification should only be provided in case of jobs/ contractors, which are expected as part of a partnership/joint venture/consortium. The payments indicated in the certificate should be restricted to the share of Applicant in such partnership/ joint venture/ consortium. This portion may be omitted if the contract did not involve a partnership/ joint venture/ consortium. In case where work is not executed by partnership/ joint venture/ consortium, this paragraph may be deleted.

**Certificate from Statutory Auditor/ Company Secretary regarding Associate<sup>B</sup>**

Based on the authenticated record of the Company, this is to certify that more than 50% (fifty per cent) of the subscribed and paid up voting equity of ..... (name of the Associate) is held, directly or indirectly<sup>f</sup>, by ..... (name of Applicant/ Consortium Member). By virtue of the aforesaid share-holding, the latter exercises control over the former, who is an Associate in terms of Clause 2.2.8 of the RFQ.

A brief description of the said equity held, directly or indirectly, is given below:

{Describe the share-holding of the Applicant/ Consortium Member in the Associate}

Name of the audit firm:

Seal of the audit firm: (Signature, name and designation of Date: the authorised signatory).

<sup>B</sup> In the event that the Applicant/ Consortium Member exercises control over an Associate by operation of law, this certificate may be suitably modified and copies of the relevant law may be enclosed and referred to.

<sup>f</sup> In the case of indirect share-holding, the intervening companies in the chain of ownership should also be Associates i.e., the share-holding in each such company should be more than 50% in order to establish that the chain of “control” is not broken.

**ANNEX-V****Statement of Legal Capacity**

(To be forwarded on the letterhead of the Applicant/ Lead Member of Consortium)

Ref. Date:

To,

-----

-----

-----

**Sub: Application for pre-qualification for Bidadi Integrated Township Project**

Dear Sir,

We hereby confirm that we/ our members in the Consortium (constitution of which has been described in the application) satisfy the terms and conditions laid out in the RFQ document.

We have agreed that ..... (insert member's name) will act as the Lead Member of our consortium.\*

We have agreed that ..... (insert individual's name) will act as our representative/ will act as the representative of the consortium on its behalf and has been duly authorized to submit the RFQ. Further, the authorised signatory is vested with requisite powers to furnish such letter and authenticate the same.

Thanking you,

Yours faithfully,

(Signature, name and designation of the authorised signatory)

\*Please strike out whichever is not applicable.

**APPENDIX II. Power of Attorney for signing of Application**

(Refer Clause 2.2.4)

Know all men by these presents, We..... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr/ Ms (name), ..... son/daughter/wife of ..... and presently residing at ....., who is presently employed with us/ the Lead Member of our Consortium and holding the position of ....., as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our application for pre-qualification and submission of our bid for the Bidadi Integrated Township Project proposed or being developed by the BMRDA (the "Authority") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in Pre-Applications and other conferences and providing information/ responses to BMRDA, representing us in all matters before BMRDA, signing and execution of all contracts including the Project Agreement and undertakings consequent to acceptance of our bid, and generally dealing with the BMRDA in all matters in connection with or relating to or arising out of our bid for the said Project and/ or upon award thereof to us and/or till the entering into of the Project Agreement with BMRDA.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, ....., THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF ....., 2....

For .....

(Signature)

(Name, Title and Address)

Witnesses:

(Notarised)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

**Notes:**

The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

Wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.

For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.

### **APPENDIX III. Power of Attorney for Lead Member of Consortium** (Refer Clause 2.2.4)

Whereas BMRDA (“Authority”) has invited applications from interested parties for Bidadi Integrated Township (the “Project”).

Whereas, ....., and .....  
(collectively the “Consortium”) being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Qualification document (RFQ), Request for Proposal (RFP) and other connected documents in respect of the Project, and

Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and BMRDA to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium’s bid for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, ..... having our registered office at ....., M/s. .... having our registered office at ....., and ..... having our registered office at ....., (hereinafter collectively referred to as the “Principals”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/S ..... having its registered office at ....., being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “Attorney”). We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the concession/contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the pre-qualification of the Consortium and submission of its bid[s] for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, participate in bidders and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of bid of the Consortium and generally to represent the Consortium in all its dealings with BMRDA, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s bid[s] for the Project and/ or upon award thereof till the Project Agreement is entered into with BMRDA.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF .....2010

For ..... (Signature) ..... (Name & Title)

For ..... (Signature)

..... (Name & Title)

For ..... (Signature)

..... (Name & Title)

Witnesses:

.....

(Executants)

(To be executed by all the Members of the Consortium)

Notes:

The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

Wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.

For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Apostille certificate.

**APPENDIX IV****Joint Bidding Agreement**

(Refer Clause 2.13.2)

(To be executed on Stamp paper of appropriate value)

THIS JOINT BIDDING AGREEMENT is entered into on this the ..... day of  
..... 20...

**AMONGST**

1. {..... Limited, a company incorporated under the Companies Act, 1956} and having its registered office at ..... (hereinafter referred to as the “First Part” which expression shall, unless repugnant to the context include its successors and permitted assigns)

**AND**

2. {..... Limited, a company incorporated under the Companies Act, 1956} and having its registered office at ..... (hereinafter referred to as the “Second Part” which expression shall, unless repugnant to the context include its successors and permitted assigns)

**AND**

3. {..... Limited, a company incorporated under the Companies Act, 1956 and having its registered office at ..... (hereinafter referred to as the “Third Part” which expression shall, unless repugnant to the context include its successors and permitted assigns)}<sup>\*</sup>

The above mentioned parties of the FIRST, SECOND and, THIRD PART are collectively referred to as the “Parties” and each is individually referred to as a “Party”

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<sup>\*</sup> The number of Parties will be shown here, as applicable, subject however to a maximum of 6 (six).



**WHEREAS,**

- A. \_\_\_\_\_, established under the \_\_\_\_\_, represented by its \_\_\_\_\_ and having its principal offices at \_\_\_\_\_] (hereinafter referred to as “the Authority” which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited applications (the Applications”) by its Request for Qualification No. .... dated .....(the “RFQ”) for pre-qualification and short-listing of bidders for \_\_\_\_\_ Project (the “Project”) through public private partnership.
- B. The Parties are interested in jointly bidding for the Project as members of a Consortium and in accordance with the terms and conditions of the RFQ document and other bid documents in respect of the Project, and
- C. It is a necessary condition under the RFQ document that the members of the Consortium shall enter into a Joint Bidding Agreement and furnish a copy thereof with the Application.

**NOW IT IS HEREBY AGREED as follows:****1. Definitions and Interpretations**

In this Agreement, the capitalised terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the RFQ.

**2. Consortium**

- 2.1 The Parties do hereby irrevocably constitute a consortium (the “Consortium”) for the purposes of jointly participating in the Bidding Process for the Project.
- 2.2 The Parties hereby undertake to participate in the Bidding Process only through this Consortium and not individually and/ or through any other consortium constituted for this Project, either directly or indirectly or through any of their Associates.

**3. Covenants**

The Parties hereby undertake that in the event the Consortium is declared the selected Bidder and awarded the Project, it shall incorporate a special purpose vehicle (the “SPV”) under the Indian Companies Act 1956 for entering into a Project Agreement with BMRDA and for performing all its obligations as the Contractor in terms of the Project Agreement for the Project.

**4. Role of the Parties**

The Parties hereby undertake to perform the roles and responsibilities as described below:

- a) Party of the First Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Bidding Process and until the Appointed Date under the Project Agreement when all the obligations of the SPV shall become effective;
- b) {Party of the Second Part shall be {the Technical Member of the Consortium;}}
- c) {Party of the Third Part shall be the Financial Member of the Consortium; and}
- d) {Party of the Fourth Part shall be the Operation and Maintenance Member/ Other Member of the Consortium.}

**5. Joint and Several Liability**

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the Project and in accordance with the terms of the RFQ, RFP and the Project Agreement, till such time as the Financial Close for the Project is achieved under and in accordance with the Project Agreement.

**6. Shareholding in the SPV**

- 6.1 The Parties agree that the proportion of shareholding among the Parties in the SPV shall be as follows:

First Party:

Second Party:

{Third Party :}

{Fourth Party:}

- 6.2 The Parties undertake that a minimum of 26% (twenty six per cent) of the subscribed and paid up equity share capital of the SPV shall, at all times till the second anniversary of

the date of commercial operation of the Project, be held by the Parties of the First, {Second and Third} Part whose experience and network have been reckoned for the purposes of qualification and short-listing of Applicants for the Project in terms of the RFQ.

6.3 The Parties undertake that each of the Parties specified in Clause 6.2 above shall, at all times between the commercial operation date of the Project and the second anniversary thereof, hold subscribed and paid up equity share capital of SPV equivalent to at least 5% (five per cent) of the Total Project Cost.

6.4 The Parties undertake that they shall collectively hold at least 51% (fifty one per cent) of the subscribed and paid up equity share capital of the SPV at all times until the second anniversary of the commercial operation date of the Project.

The Parties undertake that they shall comply with all equity lock-in requirements set forth in the Project Agreement.

## **7. Representation of the Parties**

Each Party represents to the other Parties as of the date of this Agreement that:

- a. Such Party is duly organised, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;
- b. The execution, delivery and performance by such Party of this Agreement has been authorised by all necessary and appropriate corporate or governmental action and a copy of the extract of the charter documents and board resolution/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:
  - i. require any consent or approval not already obtained;
  - ii. violate any Applicable Law presently in effect and having applicability to it;
  - iii. violate the memorandum and articles of association, by-laws or other applicable organisational documents thereof;

- iv. violate any clearance, permit, concession, grant, license or other governmental authorisation, approval, judgment, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or
- v. create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;
- c. this Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it; and
- d. there is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfillment of its obligations under this Agreement.

## **8. Termination**

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the Financial Close of the Project is achieved under and in accordance with the Project Agreement, in case the Project is awarded to the Consortium. However, in case the Consortium is either not pre-qualified for the Project or does not get selected for award of the Project, the Agreement will stand terminated in case the Applicant is not pre-qualified or upon return of the Bid Security by BMRDA to the Bidder, as the case may be.

## **9. Miscellaneous**

- 9.1 This Joint Bidding Agreement shall be governed by laws of {India}.
- 9.2 The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of the Authority.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

For and on behalf of

LEAD MEMBER by:

(Signature)

(Name)

(Designation)

(Address)

SIGNED, SEALED AND DELIVERED

For and on behalf of

SECOND PART

(Signature)

(Name)

(Designation)

(Address)

SIGNED, SEALED AND DELIVERED

For and on behalf of

THIRD PART

(Signature)

(Name)

(Designation)

(Address)

In the presence of:

1.

2.

Notes:

1. The mode of the execution of the Joint Bidding Agreement should be in accordance with the procedure, if any, laid down by the Applicable Law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
2. Each Joint Bidding Agreement should attach a copy of the extract of the charter documents and documents such as resolution / power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member.
3. For a Joint Bidding Agreement executed and issued overseas, the document shall be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney has been executed.

### Schedule- A Site Details

Details of lands earmarked for the Township

Sl.No	Name of the Village	Approximate Area in Acres
1	Byramangala	1353.00
2	Bannigiri	1204.19
3	Hosur	2562.27
4	K.G.Gollarapalya	350.30
5	Kanchugaranahalli	1575.38
6.	Kanchugaranahalli Kaval	111.21
7.	Aralalasandra	1467.31
8.	Kempayyanapalya	397.06
9.	Mandalahalli	92.21
10.	Vaderahalli	62.36
		Total 9178.29

The actual land area of the Bidadi Integrated Township shall be made available after the land acquisition process is completed.

**Schedule – B**  
**Government Order**



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ನಡವಳಿಕೆಗಳು

ವಿಷಯ: ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ವ್ಯಾಪ್ತಿಯ ಬಿಡದಿ  
ಟೌನ್‌ಶಿಪ್ ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಬಗ್ಗೆ.

ಓದಲಾಗಿದೆ:

1. ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ:ನಅಇ 97 ಬಿಎಂಆರ್ 2006, ದಿನಾಂಕ 18-10-2006.
2. ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ:ನಅಇ 30 ಬಿಎಂಆರ್ 2007, ದಿನಾಂಕ 11-6-2007.
3. ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ: ನಅಇ 224 ಬಿಎಂಆರ್ 2007. ದಿನಾಂಕ 06.10.2007.
4. ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಇವರ ಪತ್ರ ಸಂಖ್ಯೆ:ಬಿಎಂಆರ್‌ಡಿಎ/ಬಿಡದಿಟೌನ್‌ಶಿಪ್/409-10. ದಿನಾಂಕ 04.05.2010.

ಪ್ರಸ್ತಾವನೆ:

ಮೇಲೆ (1)ರಲ್ಲಿ ಓದಲಾದ ದಿನಾಂಕ 18-10-2006ರಲ್ಲಿ ಆದೇಶದಲ್ಲಿ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಬಿಡದಿ, ರಾಮನಗರ, ಸಾತನೂರು, ಸೋಲೂರು ಮತ್ತು ನಂದಗುಡಿ ಸೇರಿದಂತೆ 5 ಉಪನಗರಗಳನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಸರ್ಕಾರವು ಮಂಜೂರಾತಿ ನೀಡಿ, ಈ ಪೈಕಿ ಪ್ರಾಯೋಗಿಕವಾಗಿ ಮೊದಲನೇಯ ಹಂತದಲ್ಲಿ ಬಿಡದಿ ಸಮಗ್ರ ಉಪನಗರವನ್ನು ಪೈಲಟ್ ಯೋಜನೆಗಾಗಿ ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಆದೇಶಿಸಿತ್ತು.

2. ಮೇಲೆ (2)ರಲ್ಲಿ ಓದಲಾದ ದಿನಾಂಕ 11-6-2007ರಲ್ಲಿ ಈ ಯೋಜನೆಯಿಂದ ಬಾಧಿತರಾದ ವ್ಯಕ್ತಿಗಳಿಗೆ ಸರ್ಕಾರವು ಭೂ ಪರಿಹಾರ ಪುನರ್ ವಸತಿ ಮತ್ತು ವಸತಿ ಹೀನರಿಗೆ ಪರಿಹಾರ ಮತ್ತು ನಿಬಂಧನೆಯ ಷರತ್ತುಗಳಿಗೆ ಸರ್ಕಾರ ಮಂಜೂರಾತಿ ಆದೇಶಿಸಿದೆ.

3. ಮೇಲೆ (3)ರಲ್ಲಿ ಓದಲಾದ ದಿನಾಂಕ 06.10.2007ರ ಆದೇಶದಲ್ಲಿ ಬಿಡದಿ ಸಮಗ್ರ ಉಪನಗರ ಯೋಜನೆಯನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಲು M/s.DLF ಸಂಸ್ಥೆಯ ಮುಂದಾಳತ್ವದ ಸಮೂಹವನ್ನು "ಆದ್ಯತೆಯ ಬಿಡರ್" ಎಂದು ಪರಿಗಣಿಸಿ ಅವರ ಬಿಡ್‌ನ್ನು ಒಪ್ಪಿ "Letter of Intent"ನ್ನು ನೀಡಲು ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಅಧಿಕಾರವನ್ನು ನೀಡಿ ಆದೇಶಿಸಿತ್ತು.

4. ಮೇಲೆ (4)ರಲ್ಲಿ ಓದಲಾದ ದಿನಾಂಕ 04.05.2010 ಪತ್ರದಲ್ಲಿ ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಇವರು ಬಿಡದಿ ಸಮಗ್ರ ಟೌನ್‌ಶಿಪ್ ಯೋಜನೆಯನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಲು M/s.DLF ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಯನ್ನು ಆಯ್ಕೆ ಮಾಡಿ ಸದರಿ ಸಂಸ್ಥೆಯನ್ನು preferred bidder ಎಂದು ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಆಯ್ಕೆ ಮಾಡಿರುವುದನ್ನು ದೃಢೀಕರಿಸಿ letter of intent ನೀಡಲು ಮಂಜೂರಾತಿಯನ್ನು ಸರ್ಕಾರ ನೀಡುತ್ತೆಂದು, ಆದರೆ ಆರ್ಥಿಕ ಹಿಂಜರಿತದ ಪರಿಣಾಮವಾಗಿ M/s DLF ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಯು ಬಿಡದಿ ಟೌನ್‌ಶಿಪ್ ಯೋಜನೆಯ ಅನುಷ್ಠಾನಕ್ಕಾಗಿ ಠೇವಣಿ ಇಟ್ಟಿದ್ದ ರೂ.400 ಕೋಟಿಗಳನ್ನು ಹಿಂಪಡೆದಿರುವುದಾಗಿ ಮಹಾನಗರ ಆಯುಕ್ತರು ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಇವರು ವರದಿ ಮಾಡಿ ಪ್ರಸ್ತುತ ಜಾಗತಿಕ ಬಂಡವಾಳ ಹೂಡಿಕೆ ಸಮ್ಮೇಳನವನ್ನು ಸರ್ಕಾರದಿಂದ (Global Investment meet) ನಡೆಸುತ್ತಿರುವ ಕಾರಣ ಪೂರ್ಣ ಪ್ರಮಾಣದಲ್ಲಿ ಅಂದರೆ 9178.29 ಎಕರೆಗಳನ್ನು ಇಡೀ ಯೋಜನೆಯಾಗಿ ಬಿಡದಿ ಸಮಗ್ರ ಉಪಯೋಜನೆಯನ್ನು ಕಾರ್ಯಗತಗೊಳಿಸಲು ಮತ್ತೊಮ್ಮೆ ಜಾಗತಿಕ ಸಂಸ್ಥೆಗಳಿಂದ Expression of Interest/ Request for qualification ಅನ್ನು ಕರೆಯಲು ಸರ್ಕಾರದ ಮಂಜೂರಾತಿ ನೀಡುವಂತೆ ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಇವರು ಕೋರಿರುತ್ತಾರೆ. ಮುಂದುವರೆದು, ದೇಶದಲ್ಲಿ ಜಾಗತಿಕ ಹಿಂಜರಿತ ಸುಧಾರಣೆಗೊಂಡಿರುವುದರಿಂದ, ಉದ್ದೇಶಿತ ಬಿಡದಿ ಸಮಗ್ರ ಉಪನಗರ ಯೋಜನೆಯನ್ನು ಕೈಗೊಳ್ಳಲು ಪೂರಕ ವಾತಾವರಣ ನಿರ್ಮಾಣಗೊಂಡಿರುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಸರ್ಕಾರ ಈ ಯೋಜನೆ ಅನುಷ್ಠಾನದಿಂದ (i) ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶದಲ್ಲಿನ ಹೊಸ ನಗರ ಸ್ಥಾಪನೆಯಿಂದ ಉದ್ದೇಶಿತ ಯೋಜಿತ ರೀತಿಯ ಬೆಳವಣಿಗೆಯ ಗುರಿಯನ್ನು ಸಾಧಿಸಲು ಸಹಾಯಕವಾಗಿರುವುದಾಗಿಯೂ (ii) ಅಧಿಸೂಚಿತ ಪ್ರಾಕ್ಟೀಸ್ ಅನ್ವಯ ಅಭಿವೃದ್ಧಿ ಯಾಗದಿರುವ ಭೂಮಿಯನ್ನು ಸ್ವಾಧೀನಪಡಿಸಿಕೊಂಡು ಅಭಿವೃದ್ಧಿಪಡಿಸುವುದರಿಂದ, ಭೂ ಮಾಲೀಕರಿಗೆ ಅಭಿವೃದ್ಧಿ ಹೊಂದಿದ ಜಮೀನನ್ನು ಪಡೆಯಲು ಲಾಭದಾಯಕವಾಗುವುದಾಗಿ, ಹಾಗೂ (iii) ಈ ಯೋಜನೆಯ ಅಭಿವೃದ್ಧಿಯಿಂದ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ರೂ.3400 ಕೋಟಿಗಳ ಮಹತ್ತರವಾದ ಆದಾಯ ಬರಲಿದ್ದು, ಈ ಹಣವನ್ನು ಬೆಂಗಳೂರು ಮಹಾನಗರ ವಿಭಾಗದ ಮೂಲಭೂತ ಸೌಕರ್ಯ ಮತ್ತು ನಗರಾಭಿವೃದ್ಧಿ ಹಾಗೂ ಇತರ ಉಪಯುಕ್ತ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯಗಳಿಗೆ ಉಪಯುಕ್ತವಾಗುವುದೆಂದು ಸರ್ಕಾರ

ತೀರ್ಮಾನಿಸಿ ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಇವರ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ಸರ್ಕಾರ ಈ ಕೆಳಕಂಡಂತೆ ಆದೇಶಿಸಿದೆ.

ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ: ನಅಇ 128 ಬಿಎಂಆರ್ 2009, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 01.06.2010

ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ಹೇಳಿರುವ ಅಂಶಗಳನ್ನು ಪರಿಗಣಿಸಿ, ದಿನಾಂಕ 06/10/2007ರ ಸರ್ಕಾರಿ ಆದೇಶದ ಸಂಖ್ಯೆ: ನಅಇ 224 ಬಿಎಂಆರ್ 2007ದಲ್ಲಿ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ DL&F ಸಂಸ್ಥೆಗೆ ಬಿಡದಿ ಸಮಗ್ರ ಉಪಯೋಜನೆಯನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಲು "Preferred bid" ಎಂದು ಪರಿಗಣಿಸಿ "Letter of Intent"ನ್ನು ನೀಡಿದ್ದ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸಿದೆ.

ಹಾಗೂ ದೇಶದಲ್ಲಿ ಜಾಗತಿಕ ಹಿಂಜರಿತ ಸುಧಾರಣೆಗೊಂಡಿರುವುದರಿಂದ, ಉದ್ದೇಶಿತ ಬಿಡದಿ ಸಮಗ್ರ ಉಪನಗರ ಯೋಜನೆಯನ್ನು ಕೈಗೊಳ್ಳಲು ಪೂರಕ ವಾತಾವರಣ ನಿರ್ಮಾಣಗೊಂಡಿರುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಪುನಃ ಬಿಡದಿ ಸಮಗ್ರ ಟೌನ್‌ಶಿಪ್ ಯೋಜನೆಯನ್ನು ಅನುಷ್ಠಾನಗೊಳಿಸಲು ಜಾಗತಿಕ ಪುನರ್-ಟೆಂಡರ್ ಕರೆಯಲು ಸರ್ಕಾರದ ಮಂಜೂರಾತಿ ನೀಡಿ ಆದೇಶಿಸಿದೆ.

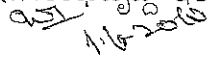
ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ  
ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ



(ಎಂ.ಎಸ್.ಪ್ರೇಮಚಂದ್ರ)

ಸರ್ಕಾರದ ಅಧೀನ ಕಾರ್ಯದರ್ಶಿ

ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ.



ಗೃ.

1. ಸಂಕಲನಕಾರರು, ಕರ್ನಾಟಕ ರಾಜ್ಯ ಪತ್ರ ಬೆಂಗಳೂರು. ಮುಂದಿನ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಪ್ರಕಟನೆಗಾಗಿ.

ಪ್ರತಿ:-

1. ಮಹಾಲೇಖಪಾಲರು, ಕರ್ನಾಟಕ ವೃತ್ತ, ಬೆಂಗಳೂರು.
2. ಸರ್ಕಾರದ ಎಲ್ಲಾ ಅಪರ ಮುಖ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು, ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು.
3. ಮಾನ್ಯ ಮುಖ್ಯಮಂತ್ರಿಯವರ ಕಾರ್ಯದರ್ಶಿಗಳು, ವಿಧಾನಸೌಧ, ಬೆಂಗಳೂರು.

4. ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ಆರ್ಥಿಕ ಇಲಾಖೆ/ಒಳಾಡಳಿತ/ಕಂದಾಯ/ಮೂಲಭೂತ ಸೌಲಭ್ಯ ಅಭಿವೃದ್ಧಿ/ಲೋಕೋಪಯೋಗಿ/ವಸತಿ/ವಾಣಿಜ್ಯ ಮತ್ತು ಕೈಗಾರಿಕೆ/ಪರಿಸರ, ಅರಣ್ಯ ಮತ್ತು ಜೀವ ಪರಿಸ್ಥಿತಿ ಶಾಸ್ತ್ರ/ಜಲಸಂಪನ್ಮೂಲ/ಸಣ್ಣ ನೀರಾವರಿ/ಇಂಧನ/ಗ್ರಾಮೀಣ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್/ಐಟಿಬಿಟಿ/ಕಾರ್ಮಿಕ/ಕನ್ನಡ ಮತ್ತು ಸಂಸ್ಕೃತಿ ವಾರ್ತಾ ಮತ್ತು ಪ್ರವಾಸೋದ್ಯಮ ಇಲಾಖೆ.
5. ಮಹಾನಗರ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.
6. ವಿಭಾಗೀಯ ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ವಿಭಾಗ, ಬೆಂಗಳೂರು.
7. ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಂಗಳೂರು.
8. ಆಯುಕ್ತರು, ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ, ಬೆಂಗಳೂರು.
9. ಅಧ್ಯಕ್ಷರು ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ, ಬೆಂಗಳೂರು.
10. ಆಯುಕ್ತರು, ಕೈಗಾರಿಕಾ ಅಭಿವೃದ್ಧಿ ಮತ್ತು ನಿರ್ದೇಶಕರು, ವಾಣಿಜ್ಯ ಮತ್ತು ಕೈಗಾರಿಕೆ, ಬೆಂಗಳೂರು.
11. ಅಧ್ಯಕ್ಷರು, ಬೆಂಗಳೂರು ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು.
12. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಕರ್ನಾಟಕ ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ಮಂಡಳಿ, ಬೆಂಗಳೂರು.
13. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಇಂಧನ ಪ್ರಸರಣ ನಿಗಮ ನಿಯಮಿತ, ಬೆಂಗಳೂರು.
14. ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು ವಿದ್ಯುತ್‌ಚಕ್ತಿ ಪ್ರಸರಣ ನಿಗಮ, ಬೆಂಗಳೂರು.
15. ಡೈರೆಕ್ಟರ್ ಜನರಲ್ ಆಫ್ ಪೊಲೀಸ್, ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು.
16. ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನೆ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.
17. ನಿರ್ದೇಶಕರು, ಪೌರಾಡಳಿತ ಇಲಾಖೆ, ಬೆಂಗಳೂರು.
18. ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ರಾಮನಗರ ಜಿಲ್ಲೆ.
19. ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ, ಜಿಲ್ಲಾ ಪಂಚಾಯತ್ ರಾಮನಗರ,
20. ಹೆಚ್ಚುವರಿ ಪ್ರತಿ/ರಕ್ಷಾ ಕಡತ.