

INDORE DEVELOPMENT AUTHORITY

Request for Qualification

for

**SELECTION OF STRATEGIC PARTNER FOR
DEVELOPMENT OF FINTECH CITY ON SUPER
CORRIDOR, INDORE
ON PPP MODE**

ISSUED BY:

INDORE DEVELOPMENT AUTHORITY

7, RACE COURSE ROAD, INDORE

OCTOBER, 2016

Disclaimer

DISCLAIMER

The information contained in this Request for Qualification (“RFQ”) document or subsequently provided to Applicant/s, whether verbally or in documentary form by or on behalf of the Indore Development Authority (IDA), or any of their representatives, employees or advisors (collectively referred to as “IDA Representatives”), is provided to Applicant(s) on the terms and conditions set out in this RFQ Document and any other terms and conditions subject to which such information is provided.

This RFQ Document is not an agreement and is neither an offer nor an invitation by the IDA Representatives to any other party. The purpose of this RFQ Document is to provide interested parties with information to assist the formulation of their Application for short listing pursuant to this RFQ Document. This RFQ Document includes statements, which reflect various assumptions and assessments arrived at by IDA in relation to the Project. Such assumptions and statements, in this RFQ Document do not purport to contain all the information that each Applicant may require. This RFQ Document may not be appropriate for all persons, and it is not possible for IDA Representatives to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFQ Document. The assumptions, assessments, information and statements contained in this RFQ Document may not be accurate, adequate and complete and each Applicant should conduct its own enquiries and analyses, and should check the accuracy, reliability and completeness of the assumptions, assessments, information and statements in this RFQ Document, and obtain independent advice from appropriate sources.

IDA Representatives make no representation or warranty and shall incur no liability to any person, including any Applicant or Bidder, under any law, statute, rule or regulation 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 Document or otherwise, including the accuracy, reliability or completeness of the RFQ Document and any assessment, assumption or information contained therein or deemed to form part of this RFQ Document or arising in any way with qualification of Applicants for participation in the Bidding Process.

IDA reserves the right to reject any or all of the Applications submitted in response to this RFQ document at any stage without assigning any reasons whatsoever. IDA also reserves the right to hold, withdraw or cancel the process at any stage under intimation to the Applicants who submit the RFQ document.

The applicable laws for the purpose are the laws of land. Courts of Indore will have jurisdiction concerning or arising out of this RFQ document. The applicants are expected to abide by the relevant rules and regulations of the respective local authorities concerning the site and building-byelaws and Indore Master Plan.

The IDA Representatives may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFQ Document.

Advertisement

	INDORE DEVELOPMENT AUTHORITY, INDORE 7, RACE COURSE ROAD, INDORE - 452001
	Advt. No. 272 Date : 18.10.2016
<u>Request for Qualification</u> for DEVELOPMENT OF FINTECH CITY, INDORE	
<u>Project Brief</u>	
<p>Indore Development Authority (IDA) intends to develop a FinTech City on Public Private Partnership (PPP) mode in order to cater to the demand of commercial office space for financial services and IT/ITeS industries in Indore. IDA invites Request for Qualification (RfQ) from reputed Developers for the proposed project.</p>	
<u>Salient Features of the Project</u>	
<p>The FinTech City will include offices for finance & IT/ITeS firms and allied activities on a plot of 31 acre (approx.) along the Super Corridor. The broad scope of work for the Developer shall include Planning, Designing, Engineering, Financing, Marketing, Operation & Maintenance of project facility and recovery of the investment by earning revenues through various revenue streams during the Concession Period.</p>	
<u>Submission of RfQ</u>	
<p>The details pertaining to eligibility criteria, scope of work, site details, indicative project components etc. can be downloaded from the website of IDA www.idaindore.org. Interested developers are requested to send their "Request for Qualification" document to the IDA office latest by 1500 hrs on or before 25 November, 2016. The project interaction session is scheduled on 22 October, 2016 at 1500 hrs and the pre-bid meeting is scheduled on 04 November, 2016 at 1500 hrs in IDA office.</p>	
Chief Executive Officer, Indore Development Authority, Indore	

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1 INTRODUCTION

1.1 Background

- a) Indore is selected as a smart city in the first round of the smart city challenge by the Ministry of Urban Development (MoUD), Government of India (GoI).
- b) Indore Fin-Tech City is being developed by the Indore Development Authority (IDA) over an area of 260 acres to play a major role in boosting economic growth in the region and generate large scale employment. The development would provide world-class infrastructure in a well-planned technology and financial hub to meet the growing requirements of the industry. The FinTech City would include campuses of IT Firms and offices of financial institutions.
- c) IT majors like TCS and Infosys have already made their mark in the FinTech City, with campuses of 100 acres and 130 acres respectively currently under construction. An area of 30.7 acres has been demarcated within the FinTech City for offices of financial institutions such as Banks, Broking Firms, Stock Exchange, intermediaries, Insurance Companies, Mutual Funds Companies, regulators, IT/ ITES Firms etc.
- d) **Advantage Indore as Financial & IT/ITeS service sector Hub**

Indore due to its central location is the hub of trade and commerce for Madhya Pradesh. It is the commercial capital of MP with the bulk of its trade coming from Small, Mid and Large scale manufacturing and service industries. These industries range from Textile, Automobile to Pharmaceutical, IT, Food Processing and Retail. Major industrial areas surrounding the city include the Pithampur Special Economic Zone and the Sanwer Industrial belt. Pithampur is also known as the Detroit of India. Indore is among the next preferred IT off-shoring locations.

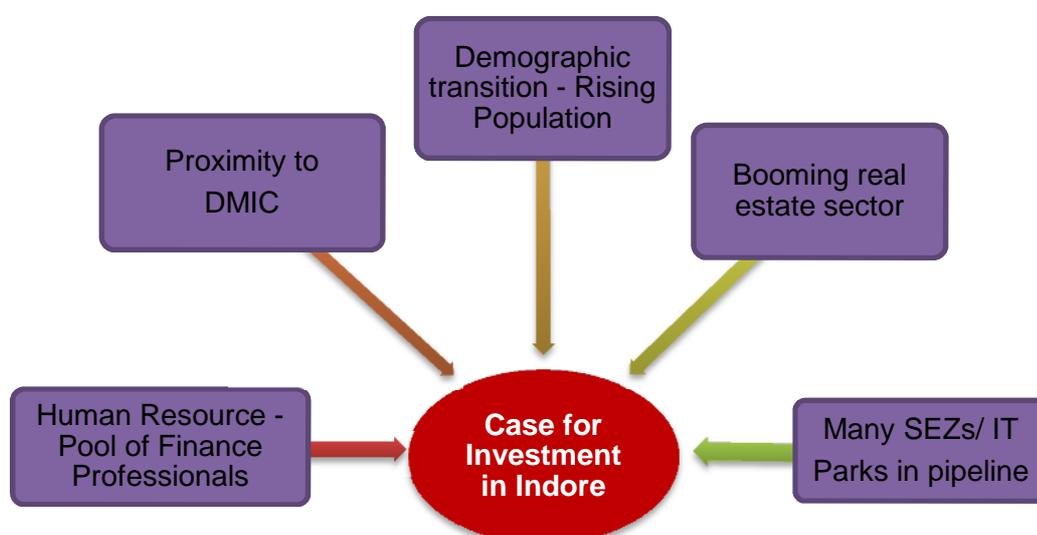
- **Human Resource - Pool of Finance Professionals**

Indore is the educational hub of central India with the presence of a number of prominent Engineering/ Management colleges. There are currently 38 colleges with management studies, and finance as the main branch. Indore is the only city in India to house both an IIT and an IIM. Nearly 70,000 graduates including 15,000 technical graduates are available every year. There are currently over 2,400 Chartered Accountants (CA) in the city. A huge reservoir of skilled manpower ensures a pool of finance professionals in the city.

- **Proximity to Delhi Mumbai Industrial Corridor (DMIC)**

About 1% of influence area of DMIC passes through Madhya Pradesh covering Neemuch, Mandsaur, Ratlam, Dhar and Jhabua districts. The

proposed Investment Region at Pithampur-Dhar-Mhow is located towards east of the alignment of the Corridor.



- **Demographic transition - Rising and Migration of Population**

The population of Indore (including migration of population) increased from 1,506,062 in 2001 to 1,964,086 in 2011. This increase of 30% in population over the last 10 years has generated a huge demand for employment, real estate development and infrastructure.

- **Booming real estate sector**

The city is witnessing significant rise in the number of commercial centers, high-rise residential clusters, multiplexes, clubs, theatres, sports clubs, shopping malls and star hotels. Mega Townships by big real estate players are being developed along the Bye-pass Road. It is being envisaged that the Super Corridor Project and Airport Expansion Plans would trigger real estate development along the western part of the city. The Indore SEZ, Knowledge City, Crystal IT Park etc will attract considerable catchments resulting in real estate development along the Southern & Western part of Indore.

- **Many SEZs/ IT Parks in pipeline**

Indore is going through a high Information Technology growth. IT majors like TCS and Infosys have made their entry in the city. The city is going through a rapid industrial growth stage given its industrial policy framework, suitable investment environment and infrastructure growth. Indore's proximity with two major industrial centers, i.e. Dewas & Pithampur, also proves advantageous.

- **Government Investment in Infrastructure**

Indore city hosts the Global Investors' Summit, attracting investors from 21 countries, including the US, Australia, Japan, Singapore, the UK, Germany and Finland. Airport Development Authority is developing a full-fledged air cargo facility at Indore Airport. At present the total volume of air cargo handled

by CONCOR is nearly by 3000 tons per annum. An international operations at Indore airport is expected to be commence soon.

1.2 Brief Terms of Reference

1.2.1 Scope of work for the Applicant

The Tasks to be performed and key activities under the assignment will include:

- a) Development of FinTech City on Super Corridor including Design (planning & designing), Build (construction & commissioning), Finance (financing & investing), Operation (operation & maintenance) and Transfer (DBFOT).

The Detailed scope of work, including concession agreement terms and implementation arrangement shall be provided in the Request for Proposal (RfP) to be issued by Indore Development Authority herein after refereed as “IDA” to the shortlisted applicants.

1.3 Availability of RFQ Document

The document may be downloaded from the following website www.idaindore.org

1.4 Validity of Applications

The Application shall be valid for a period of not less than 180 (one hundred and Eighty) days from the Application Due Date hereinafter called “**Application Validity Period**”. IDA reserves the right to reject any or all the Applications without assigning any reason whatsoever.

1.5 Scope and Description of Selection Process

- a) IDA proposes to adopt a two stage process to select the applicant based on criteria set out in this RFQ document.
- b) In the first stage applicants will be shortlisted based on the criteria set out in this RFQ.
- c) In the second stage shortlisted applicants shall submit their Financial proposal based on the bidding criteria set out in the RFP document
- d) The shortlisted applicants in the RFQ stage will only be issued the RFP document

1.6 Schedule of Bidding Process

IDA would endeavour to adhere to the following schedule:

Sr. No.	Event Description	Indicative Dates
1.	Date of Issue of RFQ	18/10/2016
2.	Interaction session	22/10/2016
3.	Pre-bid meeting	04/11/2016
4.	Last Date for receiving queries	08/11/2016
5.	IDA response to queries latest by	11/11/2016
6.	Last Date of Submission of RFQ	25/11/2016

1.7 Pre-Bid Conference

The date, time and venue of Pre-Bid Conference shall be:

Date: 04/11/2016

Time: 1500 Hrs

Venue: CEO, IDA office, 7, Race Course, Indore

IDA has also scheduled interaction session during its Global Investor Submit with interested applicants on 22/10/2016 at 1500 Hrs on the above mentioned address.

1.8 Communications

All communications excluding the submission of Application shall be addressed to Email: fintech@idaindore.org with copy to ankur.mishra@in.pwc.com (09988003316)

Sh. R.K.Singh

Chief City Planner, Indore Development Authority

7, Race Course Road,, Indore – 452 001

Tele-fax: 0731-2532094, Mob: +91 9755099388

Email: idaindore7@yahoo.in, fintech@idaindore.org

The hard copy of the RFQ shall be submitted to

Chief Executive Officer

Indore Development Authority

7, Race Course Road, Indore, Indore – 452 001

Tele-fax: 0731-2430553

2 Instructions to Applicants

A. General

2.1 Scope of Application

- a) The Applicant shall submit its Application in the form and manner specified in this RFQ. The short-listed Applicants emerging from RFQ process shall be issued RFP document including details of bidding parameter, Instruction to applicants to submit their detailed proposal

2.2 Eligible Applicants

- a) The Applicant eligible for participating in the qualification process shall be Single Bidding entity meeting the following criteria

The term Applicant would hereinafter apply to the bidding entity.
- b) For the purpose of RFQ a Business Entity shall mean a company incorporated in India under the provisions of the Companies Act, 2013 or incorporated under the equivalent law in case of a foreign Company and should submit registration /incorporation under the governing legislation. Copy of such Registration/incorporation Certificate should be submitted along with the Application.
- c) The Applicant should submit a Power of Attorney as per the format enclosed at **Appendix 2**, authorising the signatory of the Application to submit the RFQ
- d) An Applicant which has earlier been barred by GoMP/IDA or blacklisted by any state government or central government / department / agency in India/ from participating in Bidding Process shall not be eligible to submit an Application, if such bar subsists as on the Application Due Date.
- e) The Applicant shall be required to furnish an affidavit that there is no such bar imposed and existing as on the Application Due Date as per format provided in **Appendix 9**.
- f) An Applicant should have, during the last three years, neither failed to perform on any agreement, as evidenced by imposition of a penalty or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or agreement nor have had any agreement terminated for breach by such Applicant.
- g) While submitting an Application, the Applicant should attach clearly marked and referenced continuation sheets in the event that the space provided in the specified forms in the Appendices is insufficient. Alternatively, Applicants may format the specified forms making due provision for incorporation of the requested information.

2.3 Consortium

Consortium not allowed

2.4 Number of Applications

Each Applicant shall submit only one (1) Application for the Project. Any Applicant, who submits or participates in more than one Application for the Project will be disqualified

2.5 Application Preparation Cost

The Applicant shall be responsible and shall bear all costs and expenses associated with the preparation of its Application. It is clarified that IDA shall be not responsible or in any way liable for such costs, expenses regardless of the conduct or outcome bidding process.

2.6 Acknowledgement by the Applicant

- a) It is desirable that each Applicant submits its Application after collection of required information and analysis or any other matter considered relevant by it.
- b) It would be deemed that by submitting the Application, the Applicant has:
 - a. Made a complete and careful examination of the RFQ Document; and
 - b. Received/downloaded from the client's web portal and fully read all relevant information requested from IDA
- c) IDA shall not be liable for any mistake or error on the part of the Applicant in respect of the above.

2.7 Right to Accept or Reject any of the Applications

- a) Notwithstanding anything contained in this RFQ Document, IDA reserves the right to accept or reject any Application or to annul the Bidding Process or reject all Applications at any time, without assigning any reasons thereof and without any liability or any obligation, of any nature whatsoever, for such rejection or annulment.
- b) IDA reserves the right to reject any Application if:
 - a. At any time, a material misrepresentation is made or discovered; or
 - b. The Applicant does not respond promptly and diligently to requests for additional information or clarification required for evaluation of the Application.
- c) Rejection of the Application by IDA, as aforesaid, would lead to the disqualification of the Applicant.

2.8 Amendment of RFQ Document

- a) At any time prior to the Application Due Date, IDA may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the RFQ Document by the issuance of Addenda posted on the website: www.idaindore.org
- b) In order to provide the Applicants a reasonable time to examine the Addendum, or for any other reason, IDA may, at its own discretion, extend the Application Due Date.

2.9 Clarifications

An Applicant requiring any clarification on the RFQ Document may request IDA online through mail at Email: fintech@idaindore.org with copy to ankur.mishra@in.pwc.com. The Applicants should send in their queries latest by the relevant date and time mentioned in Clause 1.7 'Schedule of Bidding Process'. IDA would endeavour to respond to the queries by the date mentioned in the Schedule of Bidding Process. The responses will be uploaded on the website: www.idaindore.org. It is the responsibility of the applicant to download and fully read all the responses before submission of the application.

B. Preparation and Submission of Application

2.10 Language

The Application and all related correspondence and documents should be furnished by the Applicant with the Application in English only. In case it is submitted in any other language than these documents should be accompanied by appropriate translations of all the pertinent passages in the English language by approved/authorized/licensed translator¹. Supporting material, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Application, the translated in English language shall prevail.

2.11 Submission of Application

- a) The Applicant would provide all the information in terms of this RFQ Document. Only those Applications shall be evaluated that are received in the required format and complete in all respects.
- b) The Applicant shall submit a digitally signed, encrypted and complete Proposal comprising the documents and forms in accordance with Clause 2.12. The

¹Approved/authorized/licensed translator means certified by Government for document translation . The registration/certification number of the translator is mandatory to mention on the translated document along with full address, Phone number and mail-id

submission shall be done through submitting Hard copy of RFQ to Chief Executive Officer at the address mentioned Clause 1.8

2.12 Sealing and Marking of Applications

- a) An authorized representative of the Applicant shall digitally sign the submission letters in the required format. The authorization shall be in the form of a written power of attorney scanned and uploaded together with the Application as per Appendix 2.
- b) The Application shall contain the following (check-list):
 - a. [Format for Letter of Application](#) Appendix 1
 - b. [Format for Power of Attorney for](#) Appendix 2
 - c. [Format for Details of Applicant](#) Appendix 3
 - d. [Format for Establishing Experience of Applicant](#) Appendix 4
 - e. [Financial Experience of the Applicant](#) Appendix 5
 - f. [Format for Affidavit Certifying that Entity / Director/s of Entity are not Blacklisted](#) Appendix 6

2.13 Application Due Date

- a) The Application or its modifications must be uploaded on the website not later than the deadline mentioned in the Schedule of Bidding Process (refer Clause 1.7), or any extension to this deadline. No Application shall be accepted which is submitted after the bid due date. Bids submitted in hard copy and received in IDA office before the Application due date and time shall be accepted. Applications submitted by either facsimile transmission or telex shall not be accepted.
- b) IDA may at its sole discretion, extend the Application Due Date by issuing an Addendum in accordance with Clause 2.8 (a), uniformly for all Applicants.

2.14 Late Applications

No Application shall be accepted which is submitted after the due date. The IDA evaluation committee shall conduct the opening of the Applications received on or before Application due date.

2.15 Evaluation of Applications

- a) The Applications, so received, would subsequently be examined and evaluated by IDA evaluation committee in accordance with the criteria set out in Section 3.
- b) IDA reserve the right to utilise the services of consultant/s or advisor/s, to assist in the examination, evaluation, and comparison of Applications.

- c) IDA reserves the right to reject any or all the Applications, if:
 - a. At any time, a material misrepresentation is made or discovered; or
 - b. The Applicant does not respond promptly and diligently to requests for supplemental information required for the evaluation of the Application.

2.16 Confidentiality

- a) Information relating to the examination, clarification, evaluation, and recommendation for short-listing the firms for next stage of bidding shall not be disclosed to any person not officially concerned with the RFQ Process. IDA will treat all information submitted as part of Application in confidence and would require all those who have access to such material to treat the same in confidence. At the conclusion of the evaluation process, IDA shall publish the list of Applicants who have been Short-listed for next stage of bidding i.e. RFP stage.
- b) IDA shall not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

2.17 Tests of Responsiveness

- a) Prior to evaluation of Applications, it shall be determined whether each Application is responsive to the requirements of the RFQ Document. An Application shall be considered non responsive if the Application:
 - a. is not received online as indicated at 2.11;
 - b. is not digitally signed with the submission letters as stipulated in Clause 2.12 (a);
 - c. does not contains all the information and documents as set out in Clause 2.12 (b) and in the formats set out in this RFQ Document; and
 - d. does not mentions the Application Validity Period as set out in Clause 1.4.
- b) IDA reserves the right to reject any Application which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by IDA in respect of such Applications.

2.18 Clarifications to Facilitate Evaluation

- a) To facilitate evaluation of Applications, IDA, at its sole discretion, seek clarifications in writing from any Applicant regarding its Application. Such clarifications shall be provided within the time specified by IDA, as the case may be, for this purpose. Any request for clarifications and all clarifications shall be in writing.
- b) If an Applicant does not provide clarifications sought under Sub-Clause 2.19 (a) above within the prescribed time, its Application shall be liable to be rejected. In case the Application is not rejected, IDA 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.

2.19 Conflict of Interest

- a) IDA requires that the shortlisted Applicants provide professional, objective, and impartial advice and at all times hold paramount the interests of IDA

C. Shortlisting and Notification

2.20 Shortlisting of Applicants

- a) After the evaluation of Applications, IDA shall prepare a list of Applicants who meet the qualification criteria as set out in this RFQ Document and are eligible for next stage of bidding. Other Applicants may be informed that their Applications have been unsuccessful.
- b) The Applicants would be duly notified that such Applicants are shortlisted for issue of RFP document

3 Criteria for Evaluation

3.1 Evaluation of Applications

- a) This section provides the details of evaluation process. The Applications will be evaluated on the basis of the following parameters:
 - a. Technical capability of the Applicant
 - b. Financial capability of the Applicant
- b) The Applications will be evaluated on the basis of the following parameters

A. Technical Capability Criteria

- 1) The Applicant should have, over the past seven years preceding the Bid Due Date, developed at least one (1) Real-estate project having Built-up area of not less than 10.00 lacs sq.ft or two (2) such projects having total Built-up area of 6 lacs sq.ft each

OR

The Applicant should have, over the past Seven years preceding the Bid Due Date, Developed at least one (1) completed Core Infrastructure Project with project Cost of not less than INR 400 Cr or two (2) such project having project cost of Rs 250 Cr each.

Note: for the purposes hereof:

“Core Infrastructure Sector” would be deemed to include road, power, telecom, ports, airports, railways, metro rail, industrial parks/ estates, logistic parks, dams & bridges.

“Real Estate Project” shall mean and include Hotel / Commercial Complex / International Convention Center/ Residential Township/ Office/ Institutional Complex

“Development” shall mean the responsibility for financing/investing of a project; and planning, designing, constructing, commissioning etc. of the said project either directly or through a contractor

B. Financial Capability

- Minimum Net worth of Rs100 Crores as on March 31, 2016
- Average Annual turnover of Rs 400 Cr in the last three years preceding the Application due date

In computing the Financial and Technical capability of the Applicants, the Financial and Technical Capability of their respective Associates shall also be considered hereunder.

The Application shall be evaluated on the pass-fail basis and post evaluation of applications, IDA shall issue the RFP document to the shortlisted applicants only for next stage of bidding.

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 Selection Process. Notwithstanding anything to the contrary contained in this RFQ, IDA shall reject a Proposal 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 (collectively the “**Prohibited Practices**”) in the Selection Process.
- 4.2 Without prejudice to the rights of IDA under Clause 4.1 hereinabove, if an Applicant, is found by IDA 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 Selection Process, such Applicant shall be disqualified.
- 4.3 For the purposes of this Section, 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 action of any person connected with the Selection Process;
 - b. “**fraudulent practice**” means a misrepresentation or omission of facts or disclosure of incomplete facts, in order to influence the Selection Process
 - c. “**coercive practice**” means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Selection Process;
 - d. “**undesirable practice**” means (i) establishing contact with any person connected with or employed or engaged by the IDA with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection 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 Selection Process.

5 Miscellaneous

- 5.1 The Selection Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Indore shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the Selection Process.
- 5.2 IDA, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to:
- a. Suspend and/or cancel the Selection Process and/or amend and/or supplement the Selection 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. Retain any information and/or evidence submitted to IDA by, on behalf of and/or in relation to any Applicant; and/or
 - d. 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.
- 5.3 It shall be deemed that by submitting the Application, the Applicant agrees and releases IDA, 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.
- 5.4 All documents and other information supplied by IDA or submitted by an Applicant shall remain or become, as the case may be, the property of IDA. IDA will not return any submissions made hereunder. Applicants are required to treat all such documents and information as strictly confidential.
- 5.5 IDA reserves the right to make inquiries with any of the clients listed by the Applicants in their previous experience record.

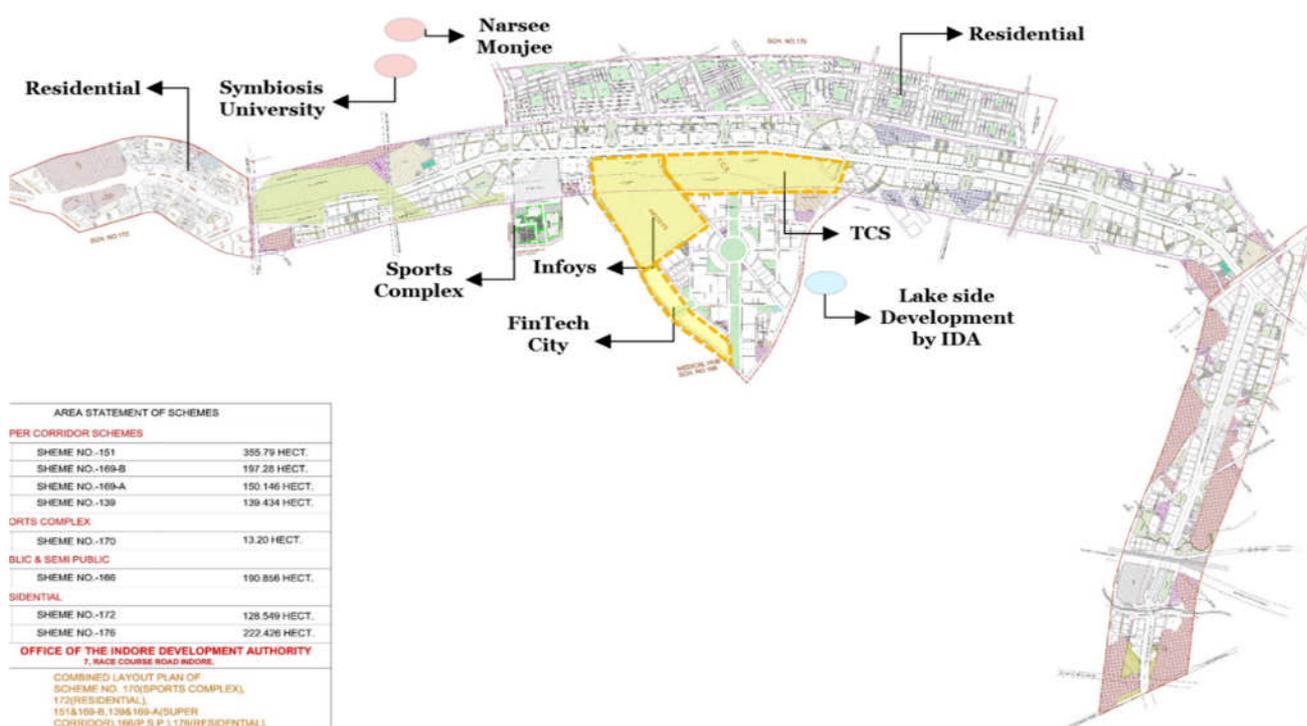
6 Project Information

6.1 Site Location

The project is located at a prime location along the upcoming Indore Super Corridor in close proximity to Devi Ahilyabai Holkar International Airport. The site can be reached in 7-10 min from the airport via an 8-lane road.

6.2 Proximate Development – Super Corridor

The Super Corridor comprises a 300 m wide belt stretching over each side of the 75 m wide road throughout the 12km length. It is fast emerging as an attractive investment destination and there is planned investment of over INR 1500 Cr. within 1 km radius of the project site. IDA plans to invest a total of INR 1560 Cr. in infrastructure development, out of which IDA has already invested INR 300 Cr. infrastructure development



6.3 Project Details

The current building norms for the proposed site

- Land Area – 30.7 acres

- FSI –2
- Permissible Height - 45 m
- The envisaged development includes offices of financial sector firms, IT/ ITES offices, Banks, allied activities, Training Centers, Incubation/Start-ups.
- Retail shops, Shopping Mall, Restaurants, Cafes, Star Hotel, Multiplex and Residential/ Service Apartments can be considered to be allowed based on approval of IDA.
- It is clarified that IT/ITeS/Financial Offices shall constitute 85 % of the allowed BUA remaining 15% of BUA can be utilized in the Allied activities



Appendix 1: Format for Letter of Application

[On the Letter head of the Applicant]

Date:

To
Chief Executive Officer
Indore Development Authority
7, Race Course Road
Indore

Ref: Selection of Strategic Partner for Development of FinTech City Indore on PPP
Mode

Dear Sir,

Being duly authorized to represent and act on behalf of
..... (Hereinafter referred to as "the Applicant"), and having gone through and
fully understood all of the eligibility and qualification requirements and information
provided, the undersigned hereby apply for the captioned project.

We are enclosing our Application for Qualification in one (1) original, with the details
as per the requirements of the RFQ Document, for your evaluation.

We confirm that our Application is valid for a period of 180 (one hundred and Eighty)
days from (Application Due Date)

Yours faithfully,

(Signature of Authorised Signatory)
(Name, Title and Address)

Appendix 2: Format for Power of Attorney for Signing of Application

(On Non – judicial stamp paper of Rs 100/- or such equivalent
Document duly attested by notary public)

Power of Attorney

Know all men by these presents, we (name and address of the registered office) do hereby constitute, appoint and authorise Mr. / Ms..... (name and residential address) who is presently employed with us and holding the position of as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our application for **“Selection of Strategic Partner for Development of FinTech City Indore on PPP Mode”**, including signing and submission of all documents and providing information / responses to IDA, representing us in all matters before IDA, and generally dealing with IDA in all matters in connection with our bid for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

For

(Signature)

(Name, Title and Address)

Accepted

..... (Signature)

(Name, Title and Address of the Attorney)

Note:

- *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.*
- *In case the Application is signed by an authorised Director of the Applicant, a certified copy of the appropriate resolution/ document conveying such authority may be enclosed in lieu of the Power of Attorney.*

Appendix 3: Format for Details of Applicant

1. Details of Applicant

a.	Name of applicant with full address	:	
b.	Tel. No.	:	
c.	Fax No.	:	
d.	Email	:	
e.	Year of Incorporation. Copy of incorporation/registration certificate attached	:	
f.	Name and address of the person holding the Power of Attorney.	:	
g.	(i) Place of Business.	:	
	(ii) Date of Registration.	:	
h.	Are you presently debarred / Black listed by any Government Department /Public Sector Undertaking /Any Employer? (If Yes, please furnished details)	:	
i.	Name and details (Tel / Mobile / E mail) of contact persons	:	

Certified that the above information is correct to the best of our knowledge and no relevant information is concealed. If at any time during or after the shortlisting or at RFP stage, it is proved that the information furnished by us is wrong, IDA reserves the right to take necessary action against the firm and disqualify our firms for further participation in the project

Signature of Authorized Representative of the Firm

Date _____ Name _____

Place _____ Designation _____

Tel No. _____

Mobile No. _____

E Mail ID _____

Seal/Stamp of the Firm

Appendix 4: Format for Establishing Technical Capability of Applicant

Technical Experience of the Applicant

Experience details for minimum technical qualification

Name of Applicant	
1.	Name of Project:
	Location of the Project:
2.	Cost of the Project (INR)* (excluding the Land Cost):
3.	Project Operational since: _____ (Month) _____ (Year)
4	Type of the Project/Category

Note: Only completed projects shall be considered for minimum technical capability

Signature of Authorised Person

Note:

1. The Application Response Sheet for establishing Experience of the Applicant shall be filled in accordance with the guidelines provided in this RFQ document.
2. The Applicant should provide details for each Projects on separate sheets.
3. The Applicant should get the cost of the project (excluding the land cost) (in INR Crores) certified by a statutory auditor.
4. The Applicant should provide proof of operational date of the Project duly certified by statutory auditor.

Notes: Use separate sheet for each Applicant Credential

Appendix 5: Financial Capability of the Applicant

Net worth

Networth (INR 100 Crores)	
FY 2015-16	

Turnover

Annual Turnover (INR 400 Crores)		
FY 2015-16	FY 2014-15	FY 2013-14

Signature of Authorised Person

Note :

1. The above stated Financial Capability shall be duly certified by a Statutory Auditor.

Appendix 6: Format for Affidavit Certifying that Entity / Director/s of Entity are not Blacklisted

(On a Stamp Paper of relevant value)

Affidavit

I M/s. (Sole Applicant / Lead Member/ Other Member /s)), (the names and addresses of the registered office) hereby certify and confirm that we or any of our promoter/s / director/s are not barred or blacklisted by any state government or central government / department / agency/PSU in India from participating in Project/s, as on _____.

We further confirm that we are aware that as per Clause 2.7 (b), our Application for the captioned Project would be liable for rejection in case any material misrepresentation is made or discovered with regard to the requirements of Clause 2.2 (f) or 2.2 (g) any stage of the Selection Process or thereafter during the RFP stage.

Dated thisDay of, 201....

Name of the Applicant

.....
Signature of the Authorised Person

.....
Name of the Authorised Person

Location of FinTech City Site along the Super Corridor, Indore

