



**RANCHI MUNICIPAL CORPORATION, RANCHI**

**REQUEST FOR PROPOSAL**

**FOR**

***DEVELOPMENT OF MULTISTORIED  
MARKETING COMPLEX***

**ON**

**CONVERSION BASIS**

**AT**

**S.K SAHAY DAILY MARKET, MAIN ROAD RANCHI**

Ranchi Municipal Corporation, Kutchery, Ranchi -834001

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### **DISCLAIMER**

This Request for Proposal (RFP) is issued by Ranchi Municipal Corporation (RMC).

Whilst the information in this RFP has been prepared in good faith, it is not and does not purport to be comprehensive or to have been independently verified. Neither Ranchi Municipal Corporation nor any of their officers or employees, nor any of their advisers nor consultants, accept any liability or responsibility for the accuracy, reasonableness or completeness of, or for any errors, omissions or misstatements, negligent or otherwise, relating to the proposed Project, or makes any representation or warranty, express or implied, with respect to the information contained in this RFP or on which this RFP is based or with respect to any written or oral information made or to be made available to any of the recipients or their professional advisers and, so far as permitted by law and except in the case of fraudulent misrepresentation by the party concerned, and liability therefore is hereby expressly disclaimed.

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The RFP is not a prospectus or offer on invitation to the public in relation to the sale of shares, debentures or securities, nor shall this RFP or any part of it form the basis of or be relied upon in any way in connection with, any contract relating to any shares, debentures or securities. In considering an investment, if any, in the proposed Project, each recipient should make its own independent assessment and seek its own professional, technical, financial and legal advice.

Information provided in this RFP 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. The RMC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The RMC 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 RFP.

The RMC 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 RFP.



Ranchi Municipal Corporation (RMC) has in its possession land at a prime location for running a multistoried marketing complex at Daily Market, Mahatma Gandhi Road, Ranchi.

## 1. Introduction

Ranchi is the capital of the Indian state of Jharkhand, which was formed on 15 November, 2000. Jharkhand accounts for nearly 40% of the mineral resources of India. The name Ranchi comes from the name of a local bird. Up to 1927, the place was known as Ranchi.

Rapidly increasing population has put pressure on the existing commercial spaces. Ranchi being State Capital, it attracts large number of visitors from neighboring towns and cities for procuring daily needs adding further pressure on the existing markets and commercial areas.

Most of the existing commercial hubs and markets lack in basic amenities like parking space, electricity, water supply, sanitation and aesthetics. Ranchi Municipal Corporation (RMC) has been always the front runner in providing better infrastructure facilities to the people of the city of Ranchi.

The main objective is to make Ranchi a truly beautiful world class city. Keeping this objective as priority, RMC ("Employer") has identified site to be developed as Marketing Complex on Conversion basis.

In view of limited resources available with RMC and keeping in view the nature and size of this project RMC now seeks services from suitable developers who would develop this project on Conversion Basis.

Project is developed in accordance with detailed scope of work mentioned in TOR (Terms of Reference), of this RFP, complying applicable laws.

With the objective of developing the projects under a Conversion Basis framework, RMC will carry out a transparent competitive bid process for identification and selection of a suitable developer.

Chief Executive Officer, RMC now invites Request for Proposal (RFP) from eligible developer ("Bidders").

## 2. Terms of Reference

### 2.0 General

2.1 RMC has identified site to be developed as Marketing Complex along with a peripheral development on Conversion mode. RMC will contribute by way of land.

### 2.2 Site:

LOCATION:	<b>MAHTMA GANDHI ROAD, RANCHI</b>
OWNERSHIP:	<b>RANCHI MUNICIPAL CORPORATION</b>
AREA:	<b>2936.85 SQ. Mtr</b>

2.3 The project would be developed on the basis of comprehensive layout plan & design suggested by the selected developer and approved by R.M.C for development of this



site on conversion basis. In case plan suggested by the developer is not accepted by R.M.C then the bidder will have to develop complex as per the plan given by R.M.C.

2.4 The selected developer would also be responsible for supervision and monitoring of the construction and development activities during the project period to ensure that the Projects are developed in accordance with detailed scope of work mentioned hereunder complying applicable laws.

2.5 With the objective of developing the projects under a conversion framework, RMC seeks the services of a qualified firm for acting as a “DEVELOPER” and for preparation of the comprehensive Plan Layout and Construction of the proposed marketing complex.

2.6 The project duration will start from the date of signing of the Agreement with the Selected Developer and the project has to be completed in a period of 18 months from the date of agreement.

2.7 The developer has to submit a project schedule after the award of work along with necessary Gantt chart.

2.8 The proposed plan must be as per the Ranchi Municipal Corporation building by Laws and approved by the respective authority. The sanction and approval of the layout plan shall be the responsibility of RMC.

2.9 Fund for construction of entire marketing complex shall be arranged by the developer.

2.10 Sharing of space will be done vertically.

2.11 The layout plan should have the provision of 309 shops each of 48.00 Sq ft in the rear portion of the complex with entry from rear side on ground, 1<sup>st</sup> and 2<sup>nd</sup> floor. RMC has to rehabilitate the 9 vendors/ shopkeeper presently doing their business from the site. Besides minimum space of about 2000 Sq. ft will be provided to RMC on ground floor in the front portion of the main structure of the market place to rehabilitate 9 shopkeeper with an area equivalent to their initial allotted area. So the above mention area will be retained by the RMC and will be adjusted against the RMC Share of the built-up area determined by this bidding process.

### **3. Cost Of Document**

The Tender document is available for sale against non-refundable payment of Rs. 5,000 (Rupees Ten Thousand only) by demand draft drawn in favor of “Ranchi Municipal Corporation” payable at Ranchi. The Tender Document is not transferable to any other bidder.

### **4. Eligibility Criterion**

- a. The bidder should be a company registered in India under the Companies Act, 1956.
- b. The bidder should be a developer and should have been in this business for a period exceeding five years as on 31.03.2012.
- c. The Bidding Company should be Profit making in each of the last 3 financial years. (Copy of



the audited profit and loss account/ balance sheet/ annual report of the last three financial years are required).

- d. (i) Bidders shall have experience to construct Multistoried Market Complex with basement of at least Rs. 15 ( Fifteen ) crores.  
  
(ii) Average annual turnover of at least Rs. 20.00 Crores in the last three financial years.  
  
(iii) Net worth of Rs. 10 (Ten) Crores.
- e. All bids shall be duly signed by a person authorized by the Management or authorized signatory of the company on whose behalf the bid is submitted (Original copy of authorization to be attached).
- f. Only one proposal will be accepted from one company.
- g. The bidder should not be blacklisted by any Govt. Organization/PSU at the time of submitting the proposals.

#### **5. Technical Specification of Project**

Marketing complex has to be constructed as per the specification mentioned in '**Appendix 7**' of this Bid document.

#### **6. Bid Security And It's Amount**

- a. Bidders shall submit, along with their Bids, Bid security or EMD of Rs. 18,00000 (Rupees Eighteen Lakhs only), in the form of a Demand Draft in favor of "Chief Executive Officer, Ranchi Municipal Corporation", payable at Ranchi. The DD shall be enclosed with the Technical bid.
- b. The EMD would be refunded to all unsuccessful bidders at the expense of the Bidders within a reasonable time consistent with the rules and regulations in this behalf. The EMD of successful bidder would be adjusted towards partial fulfillment of the requirement of Performance Guarantee and will be returned only after the successful fulfillment of the Contract.
- c. Bid without adequate bid security/ EMD will be liable for rejection without providing any opportunity to the bidder concerned.
- d. The above EMD held by RMC till it is returned to the unsuccessful Bidders will not earn any interest thereof.

#### **7. BID Document has to be submitted in following format:**

The bid document has to be submitted in two separate envelopes as marked as indicated below:

##### **Envelope 1: "Technical Submissions"**

- a. Letter of Application (**Appendix 1**)
- b. Power of Attorney for Signing of the Application (**Appendix 2**)
- c. In case of Consortium, Power of Attorney for designating the Lead



Member (**Appendix 3**)

- d. Application Form (in case of Consortium, the *Organization Profile and Related Experience* will need to be provided by the Lead Member for the other members of the consortium also). (**Appendix 4**)
- e. In case of Consortium, Memorandum of Understanding between the members.
- f. Demand Draft of **Rs. 10000 (Rupees Ten Thousand)** only towards the cost of RFP Document by way of a cross demand draft in favor of **C.E.O, RMC, Ranchi** (Should be submitted with the application).
- g. A letter of declaration clearly mentioning that the Applicant has not been blacklisted by any of the state governments or central government across the country in the past (in case of consortium, the same needs to be submitted separately on their respective letter heads for all consortium members).
- h. A Letter of Exclusivity (**Appendix 5**)
- i. Documents related to see 4 (a), 4(b), 4(c) and 4(d) of two bid document

**Envelope 2: “Financial Offer”**

The second envelope contain the financial bid as per the format specified in **Appendix 6**

**8. Amendment of RFP**

- a. In order to provide the Applicants a reasonable time to examine the Addendum, or for any other reason, the Ranchi Municipal Corporation, Government of Jharkhand may, at its own discretion, extend the Application Due Date.
- b. The Ranchi Municipal Corporation, Government of Jharkhand will not be responsible for any mistakes / oversights of the prospective Applicants failing to check the contents of the addenda (if any, as and when issued).

**9. Format and Signing of Application**

- a. Applicants would provide all the information as requested in this BID document. The Ranchi Municipal Corporation, Government of Jharkhand will evaluate only those bids that are received in the required format and complete in all respects.
- b. The bidder shall prepare one original set of all documents comprising the BID Document and clearly mark the same as “ORIGINAL”. In addition, the Bidders shall make two (2) additional sets of the BID Document; clearly mark the same as “COPY”. In the event of any discrepancy between the original and the copy, the original shall prevail. A soft copy has to be made available on a CD.



- c. The BID document and its copies shall be typed or written in indelible ink and the Applicant shall initial and stamp each page of the Application. No alterations, omissions, additions, or any other amendments made to the Application shall be accepted and bid will also be rejected on this ground.
- d. One copy of the BID document has to be made by the Bidder and signed and stamped in original on each page (including the cover page) of the BID document and sent along with the Application as a documentary evidence of the fact that the Applicant has read each and every provision of the EOI and has agreed to the contents of the same.

#### **10. Sealing and Marking of Application**

- i. The Applicant shall seal the original and the copy of the Application in separate envelopes, duly marking the envelopes as “ORIGINAL” and “COPY”. The envelopes shall then be sealed in an outer envelope. The signed copy of the EOI can be put in the inner envelope which contains the original Application. The copies of the Application also need to be signed and stamped on each page by the authorized signatory in case of a single Applicant or the authorized signatory of the lead member in case of a consortium.

- ii. The envelopes shall clearly bear the following identification:

**DEVELOPMENT OF MULTISTORIED MARKET COMPLEX ON CONVERSION BASIS AT S. K SAHAY DAILY MARKET.**

- iii. The envelope shall be addressed

**Chief Executive Officer  
Ranchi Municipal Corporation  
Kutchery Road  
Ranchi-834001**

- iv. If the envelope is not sealed and marked as instructed above, the Ranchi Municipal Corporation, Government of Jharkhand assumes no responsibility for the misplacement or premature opening of the contents of the Application submitted and such Application may, at the sole discretion of the Ranchi Municipal Corporation, Government of Jharkhand, be rejected.



**11. Application Due Date**

- a. Applications should be submitted on or before the time and the Application Due Date mentioned in the Schedule of Application Process.
- b. In the manner and form as detailed in this RFP. Applications submitted by either facsimile transmission, email or telex will not be acceptable.

**12. Late Applications**

Applications received after the Application Due Date and Time shall not be accepted by the Ranchi Municipal Corporation.

**13. Modifications/ Substitution/ Withdrawal of Applications**

Applications once submitted cannot be withdrawn or modified / altered in any fashion.

**14. Confidentiality**

- Information relating to the examination, clarification, evaluation, and recommendation for the short-listed applicants shall not be disclosed to any person not officially concerned with the process. The RMC 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.
- The RMC will 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.

**15. Clarifications**

To facilitate evaluation of Applications, the Ranchi Municipal Corporation, Government of Jharkhand may, at its sole discretion, seek clarifications in writing from any Applicant regarding its Application

**16.** R.M.C reserves the right to change any or all of the provisions of this Tender Document before date of submission. Such changes would be intimated to all parties procuring this Tender Document before date of submission.

**17.** R.M.C reserves the right to reject any or the entire tender without assigning any reasons whatsoever. No correspondence will be entertained on this account.



**18. Schedule of Bidding Process**

<b>S.No.</b>	<b>Event description</b>	<b>Date</b>
1	Date of Issue Bid Document	15.04.2012
2	Last date of receiving queries	26.04.2012
3	Pre-Bid Conference	30.04.2012
4	Last date of reply of received queries	04.05.2012
5	Last date of submission of Bid	20.05.2012 upto 3.00 p.m
6	Opening of Bid	20.05.2012 at 4.00 p.m



**Appendix 1**

**Format for Letter of Application**

To,  
CEO  
Ranchi Municipal Corporation  
Ranchi

Re: ***Development of Multistoried Marketing Complex at S K Sahay daily market Ranchi (Jharkhand) on Conversion Basis.***

Dear Sir,

I/Being duly authorized to represent and act on behalf of\_\_\_\_\_. (hereinafter referred to as “the Bidder”), and having reviewed and fully understood all the information provided in the RFP document released by the Ranchi Municipal Corporation, Government of Jharkhand, the undersigned hereby submits the Application in one original and two copies in response to the RFP, for your consideration.

I/We confirm that my/our bid is valid for a period of Six (6) months from \_\_\_\_\_ (Tender Submission Date).

I/ We also hereby agree and undertake as under:

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Application, I/we hereby represent and confirm that our Application is unqualified and unconditional in all respects.

\_\_\_\_\_  
Signature of the Authorized Person

\_\_\_\_\_  
Name of the Authorized Person

Date \_\_\_\_\_

Note:

On the Letterhead of the Bidder or Lead Member of Consortium  
To be signed by the Lead Member in case of a Consortium.



**Appendix 2**

**Format for Power of Attorney for Signing of Bid  
(in case of Consortium)**

*(On Rs 100 non-judicial stamp paper)*

**Power of Attorney**

Know all men by these present, We.....(name and address of the registered office) do hereby constitute, appoint and authorise .....(name and residential address) ..... 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 the project titled

“Ranchi Municipal Corporation invites proposal from established developer for **Development of Multistoried Marketing Complex at S. K. Sahay daily market Ranchi (Jharkhand) on Conversion Basis.**” including signing and submission of all documents and providing information / responses to the Ranchi Municipal Corporation, Government of Jharkhand, representing us in all matters before the RMC, GOJ in all matters in connection with our Application 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.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_ 2011

For \_\_\_\_\_

(Name, Designation and Address)

Accepted

\_\_\_\_\_(Signature)

(Name, Title and Address of the Attorney)

Date : \_\_\_\_\_

*Note:*

- To be executed by the Lead Member in case of a Consortium.
- 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 bid is signed by an authorised Director/Partner 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 Power of Attorney for appointing Lead Member of Consortium**

*(On a Stamp Paper of relevant value)*

**Power of Attorney**

Whereas the Ranchi Municipal Corporation, Government of Jharkhand, ***Ranchi Municipal Corporation invites proposal from established developer for Development of Multistoried Marketing Complex at S K Sahay daily market Ranchi (Jharkhand) on Conversion Basis.***

Whereas, the members of the Consortium are interested in bidding for the Project and implementing the Project in accordance with the terms and conditions of the RFP Document,

And

Whereas, it is necessary under the RFP Document for the members of the Consortium to designate the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Application for the Project who, acting jointly, would have all necessary power and authority to do all acts, deeds and things on behalf of the Consortium, as may be necessary in connection with the Consortium's Application for the Project.

NOW THIS POWER OF ATTORNEY WITNESSETH THAT;

We, M/s. \_\_\_\_\_ (Lead Applicant), M/s \_\_\_\_\_ (other Applicants) *(the respective names and addresses of the registered office)* do hereby designate M/s. \_\_\_\_\_ being one of the members of the Consortium, as the Lead Member of the Consortium, to do on behalf of the Consortium, all or any of the acts, deeds or things necessary or incidental to the Consortium's BID for the Project, including submission of Bid/proposal, participating in conferences, responding to queries, submission of information/ documents and generally to represent the Consortium in all its dealings with the Ranchi Municipal Corporation, Government of Jharkhand, any other Government Agency or any person, in connection with the Project until culmination of the process of bidding and thereafter till the Concession Agreement is entered into with the Ranchi Municipal Corporation, Government of Jharkhand.



***In case of partnership firm: name and address of principal office of the partnership firm to be provided.***

We hereby agree to ratify all acts, deeds and things lawfully done by Lead Member, 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/Consortium.

Dated this the \_\_\_\_\_ day of 2011

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(Executants)

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

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 executants(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.

**Appendix 4****Format for Application****A. Organization Profile & Related Experience**

APPLICANT STATUS: Single entity / Consortium (please tick the relevant status)

If the Application Status is "Consortium", each member should submit the information in the format given below.

**A1. Basic Details:**

- i. Name of the Applicant:
- ii. Address:  
Home:  
Office:
- iii. Telephone:
- iv. Name of the authorized Signatory of the Application:
- v. Mobile Number of the Authorized Signatory
- vi. Email ID:

**A2. Previous Experience of the Bidder**

S.No.	Particulars	Supporting
1		
2		
3		

**B. Financial Details**

Year	Turnover
2008-09	
2009-10	
2010-11	



ii. Net Worth as on 31.03.2011: \_\_\_\_\_

**General Instructions:**

Net Worth and turnover to be certified by the Auditor in case of Company/ by Chartered Accountant in case of firm and individuals. The Bidder's shall also provide the audited annual financial statements as required for this RFP. The Bidder should clearly indicate the calculations and references in the financial statements in arriving at the above numbers. The Bidder should provide the Financial Capability based on its own financial statements. Financial Capability of the Bidder's parent company or its subsidiary or any associate company will not be considered for computation of the Financial Capability of the Applicant.





**Appendix 5**

**Letter of Exclusivity**

(To be executed on Bidder's letter head)

I/ We, \_\_\_\_\_, hereby declare that we are/ will not associate with other firm/entity/consortium for submitting an Application for the Project **"DEVELOPMENT OF MULTISTORIED MARKETING COMPLEX AT AT S. K. SAHAY DAILY MARKET RANCHI (JHARKHAND) ON CONVERSION BASIS"** under consideration.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_ 2011

For \_\_\_\_\_

(Name, Designation and Address of the Chief Executive Officer of the Bidder (lead agency in case of consortium)

Accepted

\_\_\_\_\_(Signature)

(Name, Title and Address of the Bidder/s)

Date : \_\_\_\_\_

*Note:*

- *To be executed by the Lead Member in case of a Consortium*



**Appendix 6**

***Format for financial Bid Submission:***

<b>Description</b>	<b>Percentage</b>
SHARE OF RANCHIMUNICIPAL CORPORATION IN TERMS OF PERCENTAGE.	

In words:

.....  
.....

**Appendix 7****GENERAL SPECIFICATION OF MATERIALS FOR CONSTRUCTION OF MARKETING COMPLEX**

S.no	Items of works	Specification
1.	Flooring	<ul style="list-style-type: none"><li>• The building flooring at the entrance and shopping area shall be 30% granite and 70% superior marble.</li><li>• Dado would be of 2 feet height black granite at the entrance, shopping areas, front staircase and main entrance lobby.</li><li>• Flooring at main office entrance shall be of superior quality granite.</li><li>• Shop area will be large size granite/vitrified tiles.</li></ul>
2.	Doors & Windows	<ul style="list-style-type: none"><li>• Metal Clad T.S.A windows.</li><li>• Semi solid or solid core Interior doors.</li></ul>
3.	Stairs	<ul style="list-style-type: none"><li>• Front stairs shall be granite.</li><li>• Handle of the stair will be of Superior Quality Steel .</li></ul>
4.	Bathrooms	Marble flooring and glazed tiles in wall upto 6 feet height with all necessary amenities of ISI mark. Sanitary ware of premium brand like kohler etc.
5.	Wall & Ceilings	Painted ceiling and wall with ready mix paint over wall putty surface. False ceiling as required by RMC.
6.	Electricity	Conceal wiring with complete fitting in the complex all ISI mark of premium brand.
7.	Water Supply	Complete layout of water supply with necessary fitting of high quality having ISI mark of premium brand.



8.	Ventilation	The complex should be well ventilated with custom core mirror over all vanities
9.	Fire Extinguisher	Every floor must equip with relevant fire fighting equipments.
10	Specification of the work /item not mentioned will be of superior quality conforming to National Building code of India and Bureau of Indian Standard and ISO/ISI standards wherever applicable. Escalators or Lifts May also be provided having ISI/ISO Standards.	
11	The marketing complex will be constructed under the supervision of technical wing of RMC.	