



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**EXPRESSION OF INTEREST (EOI)**

Renovate, Operate, Maintain and Transfer (ROMT) for

**INTEGRATED BANKING HUB**

TOWNSHIP ADMINISTRATOR  
BHEL Ranipur Haridwar

INDEX

S. No	CONTENTS	Page No.
1.	Text of Advertisement Invitation for Expression of Interest	3
2.	Letter of Invitation	4
3.	Background	5
4.	Aims & Objectives	5
5.	Purpose of EOI	5
6.	Venue & Deadline for Submission of Proposal	5
7.	Validity of Offer	5
8.	Terms of EOI	5
9.	Special Terms and Conditions:	6
10.	Eligibility Criteria	7



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

11.	Evaluation Criteria & Method of Evaluation	7
12.	Response	7
13.	Conflict of Interest	8
14.	The condition under which EOI is issued	8
15.	Instructions for bidders	8
16.	General Terms and Conditions	9
17.	Format - 1: Applicant's Expression of Interest	10
18.	Format - 2: Organizational Contact Details	11
19.	Format - 3: Experience in Related Fields	12
20.	Format - 4: The Financial Strength of the Organization	13
21.	Format - 5: Financial Bid	14
22.	Format - 6: Declaration	15



# TOWNSHIP ADMINISTRATION & DEVELOPMENT

## BHEL RANIPUR HARIDWAR

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

### 1. Text for Advertisement

TOWNSHIP ADMINISTRATOR  
BHEL Ranipur Haridwar

#### **INVITATION FOR EXPRESSION OF INTEREST**

TOWNSHIP ADMINISTRATOR BHEL Ranipur Haridwar invites sealed Expression of Interest (EOI) from reputed Developers/service provider for Renovate, Operate, Maintain and Transfer (ROMT) for Development of **INTEGRATED BANKING HUB** to provide world class amenities to Residents & other of BHEL, Haridwar. The Expression of Interest (EOI) is being called only to assess the reserve price. After assessment, Tender will be called and awarded as per suitable conditions.

The EOI document containing the details of qualification criteria, submission requirements, brief objective & scope of work and evaluation criteria, etc. can be downloaded from the website [www.bhelhwr.co.in](http://www.bhelhwr.co.in).

Further details, if any, may be obtained from during working hours.

Last date for submission of EOI is 10/Dec/2022 up to 5:00 PM. Sealed envelope marked to the captioned address, containing EOI may be dropped in drop box specially kept for the subject EOI mentioning "Expression of Interest (EOI) for Renovate, Operate, Maintain and Transfer (ROMT) for Development on the top cover at the following address:

V.S. Chauhan,  
Township Administrator,  
BHEL Ranipur Haridwar

Note: Township Administrator or any of its designates reserves the right to cancel this request for EoI and/or invite afresh with or without amendments, without liability or any obligation for such request for EoI and without assigning any reason. Information provided at this stage is indicative and Township Administrator right to amend/add further details in the EoI.



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

## 2. Letter of Invitation

Dear Sir/Madam,

Township Administrator invites sealed Expression of Interest (EOI) from Reputed Developers for Renovate, Operate, Maintain and Transfer (ROMT) for Development of **INTEGRATED BANKING HUB** to provide world class amenities to Residents & Other of BHEL Haridwar.

The EOI document containing the details of qualification criteria, submission requirements, brief objective & scope of work and method of evaluation etc. is enclosed.

The EOI document is also available on the BHEL website [bhelhwr.in/](http://bhelhwr.in/).

You may submit your responses in sealed envelopes in prescribed format to the undersigned in the drop box /Registered post kept exclusively placed for this.

Township Administrator,  
BHEL Ranipur Haridwar 249403,

Queries if any may be referred in writing to the Manager (ESTATE) BHEL Ranipur Haridwar, at the above-mentioned address or at Email: Township Administration BHEL Haridwar, [yadavvk@bhel.in](mailto:yadavvk@bhel.in), [dbhatt@bhel.in](mailto:dbhatt@bhel.in)

Sr. No.	Date	Date	Time
1	Publishing Date	18/Nov/2022	5:00PM
2	Document Download Start Date	19/Nov/2022	8:00AM
3	Document Download End Date	4/Dec/2022	5:00PM
4	EOI Submission Start Date	5/Dec/2022	5:00 PM



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

5	EOI Submission End Date	10/Dec/2022	5:00PM
6	EOI Opening Date	12/Dec/2022	2:00PM

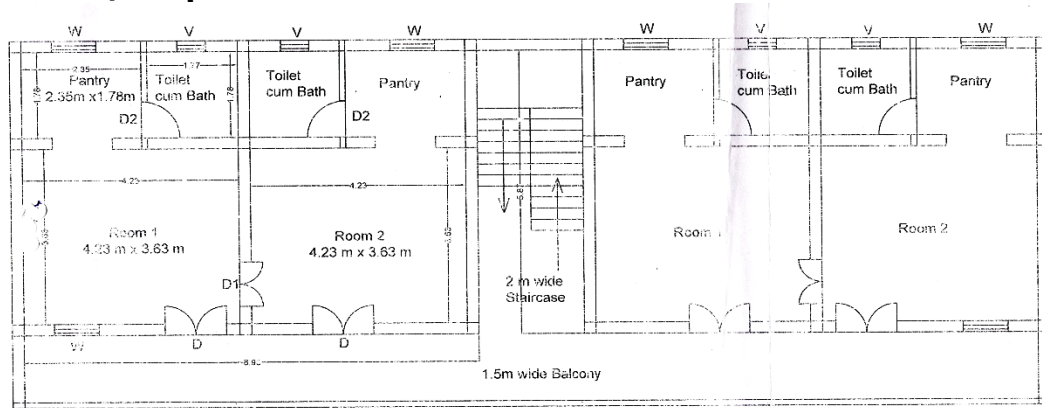
Yours faithfully,

Township Administrator  
BHEL Ranipur Haridwar

### 3. Background

CQRS 1-8 are lying vacant since long. Approximately 122 sq.m area is available consisting of 4 rooms of 4.23m \* 3.63m at ground floor and same no. of rooms at first floor at walking distance from State Bank of India Branch Sec-5 BHEL. The area, being in center of BHEL Township in Haridwar, is suitable for banks with approx. 100 staff and additional area for private and public parking.

#### Area / Map of Premises in as follows:



CQRS Type-IV

### 4. Aims and objectives

- a) A quality renovation, a good operating management and transfer of **INTEGRATED BANKING HUB**.
- b) To assess the commercial viability of the Project.
- c) BHEL to the rates quoted by the bidder.
- d) The submission of EOI doesn't guarantee the allotment of the contract.
- e) The objective of the EOI is to seek professional opinion on the effectiveness of the Project, both in terms of financial and physical realization of the project.

### 5. Purpose of EoI:

The Expression of Interest (EOI) is being called **only** to assess the reserve price. After assessment Tender will be called and awarded as per suitable conditions.

### 6. Venue & Deadline for submission of the proposal

- a. The proposal, in its complete form, in all respects as specified in the EOI, must be submitted to the Township Administration at the address specified herein. In exceptional circumstances and at its discretion, the Township Administration may extend the deadline for submission of proposals by issuing an amendment to be made available on the [www.bhelhwr.co.in](http://www.bhelhwr.co.in) website, in which case all rights and obligations of BHEL Haridwar and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**b. Address of submission:**

Township Administrator,  
BHEL Ranipur Haridwar 249403,

**7. Validity of Offer**

The offer for EOI as per this document shall be valid for a period of **3 months** initially which may be extended further if required by BHEL, Haridwar.

**7. Special Terms and Conditions:**

**a. BHEL Obligations:**

- i. Provision of the **INTEGRATED BANKING HUB** on as and where is basis for ROMT.
- ii. Provision of electrical connection, water connection and path for sewage. (On payment basis as per policy)

**b. Licensee's Obligations**

- i. Provide an architectural plan within one month of the letter of acceptance.
- ii. Design, Renovate and start operations of **INTEGRATED BANKING HUB** within 3 months of Letter of Acceptance.
- iii. Operation must be strictly restricted to the boundaries of the space allotted and any violations are subject to suitable penalty.
- iv. The **INTEGRATED BANKING HUB** must be compliant with the Fire Prevention and Life Safety Regulations issued by Government of Uttarakhand. Regular payment of license fee, as stipulated.
- vii. Deploy staff required for smooth operation in the set up.
- viii. The bidder shall be liable to pay both Electricity and Water usage charges incurred at the allotted space on the basis of actual meter reading.
- ix. The bidder shall or shall cause to organize the supervision, security, monitoring and control of the operation and maintenance of the facilities, as may be necessary to ensure the proper performance.
- x. The Bidder is responsible for any damages caused during the period of the contract and is liable to make necessary fixtures. Failure to do so will lead to a monetary compensation as quoted by BHEL Haridwar.
- xi. The bidder shall, in carrying out services ensure the usage of Paper/Cloth bags, preferable eco-friendly/biodegradable material instead of plastic bags.

**c. Period of Contract:**

- i. The period of contact will be (3) Three years. Extension beyond the original period is at the sole discretion of the BHEL at the revised license fee/ revised user charges as stipulated. The contractor shall hand over the allotted space along with infrastructure to BHEL Haridwar, at the time of completion of the allotted period.

**d. Breach of Contract:** In case(s) of breach of contract/default(s) as defined below (but not restricted to the said reasons), the contract can be terminated prematurely after serving a **One-month** show-cause notice. Following (not restricted to) may constitute breach of contract:



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

- i. Non-payment of Licensee Fee within two months of the due date.
- ii. Repeated Non-compliance of contractual obligations/provisions pertaining to up-gradation/maintenance/hygiene of premises.
- iii. Corrupt or corrosive practices.
- iv. Violation of conditions stipulated in the conditions of the contract.
- v. Engaging in unlawful activities.

**8. Eligibility Criteria:** As-under:

Sr. No	Criteria	Supporting document	Compliance
1	The applicant shall be a firm/ company/ partnership/ proprietorship firm registered under the Indian Companies Act, 1956/ the partnership Act, 1932 and who have their registered offices in India.	Copy of Certificate of incorporation and Partnership Deed, if any Certificate by Company Secretary of the Bidder's organization	
2	The firm should be in the business of providing similar services for at least 05 years as on 18/Nov/22.	Certificate signed by the authorized signatory	
3	The firm should not be blacklisted by BHEL	Self-declaration certificate to be enclosed.	
4	PAN No. / Goods Service Tax Registration Certificate	Copy of Certificate to be enclosed	
5	Preference will be given to the agency/organization having prior experience of subject work for any Central / State Govt. / Govt. Autonomous Bodies.	Experience Certificate to be enclosed	

**10. Evaluation Criteria and Method of Evaluation**

- a. Screening of EOIs shall be carried out as per eligibility conditions mentioned in this document and based on verification of testimonials submitted.
- b. EOI will be evaluated for shortlisting inter alia based on their past experience of handling a similar type of project (infrastructure, retail spaces of medium/large scale, etc.), the strength of their manpower, the financial strength of the firm and presentation/proposal to the selection committee whose decision will be final.
- c. Agencies who qualify as per the eligibility conditions will be provided a brief about the subject work. The agencies may be required to make a presentation, if required, to a selection committee show-casing their proposals.
- d. BHEL Haridwar Administration will take up references and reserve the right to pay due heed to the Bidder's performance elsewhere and any past experience from other public and private clients of the bidder.





## TOWNSHIP ADMINISTRATION & DEVELOPMENT

### BHEL RANIPUR HARIDWAR

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

#### 11. Response

- a. Bidders must ensure that their bid response is submitted as per the formats attached with this document. Special comments on the objectives and scope of the service projected in the inquiry may also be submitted along with the offer.
- b. Application in sealed cover super scribed as "EOI for Integrated Banking Hub ." must be dropped in the drop box at the specified address.

#### 12. Conflict of interest

- a. Where there is any indication that a conflict of interest exists or may arise, it shall be the responsibility of the Bidder to inform BHEL Haridwar, detailing the conflict in writing as an attachment to this Bid.
- b. BHEL Haridwar Administration will be the final arbitrator in cases of potential conflicts of interest. Failure to notify the BHEL Administration of any potential conflict of interest will invalidate any verbal or written agreement.
- c. A Conflict of Interest is where a person who is involved in the selection agency has or may be perceived to have a personal interest in ensuring that a particular Bidder is successful. Actual and potential conflicts of interest must be declared by a person involved in a Bid process

#### 13. The Condition under which EOI is issued

- a. The EOI is not an offer and is issued with no commitment. BHEL Haridwar Administration reserves the right to withdraw invitation for EOI and/or vary any part thereof at any stage. BHEL Haridwar Administration further reserves the right to disqualify any bidder, should it be necessary at any stage.

#### 14. Instructions for the bidders

The Expression of Interest is to be submitted in the manner prescribed below. All information as detailed below is to be submitted in hard copies in separately sealed envelope:

- a. Applicant's Expression of Interest as per Format-1.
- b. Organizational Contact Details as per Format-2.
- c. Experience of the organization as per Format-3.
- d. Financials of the organization as per Format-4.
- e. Financial Bid as per Format-5.
- f. Declaration as per Format-6.
- g. Power of Attorney in favour of Authorised Signatory with long and short signatures of the Authorised Person.

#### **General Terms and Conditions**

1. The Expression of Interest (EOI) is being called to assess the market price. BHEL will not be bound by the rates quoted by the party. It may also be noted that the submission of the Expression of interest must not be construed as a guarantee of allotment of contract.
2. BHEL reserves the right to reject any or all proposals submitted in response to this invitation for EOI at any stage without assigning any reasons whatsoever.



## TOWNSHIP ADMINISTRATION & DEVELOPMENT

### BHEL RANIPUR HARIDWAR

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

3. Interested parties are advised to visit the respective location and survey and assess business potential and submit their budgetary offer after they have studied and understood the job.
4. The licensee will be liable to honour all state and central govt rules/norms with reference to issues pertaining to the service offering and operation of his/her business.
5. The Bidder is responsible for any damages caused during the period of the contract and is liable to make necessary fixtures. Failure to do so will lead to a monetary compensation as quoted by BHEL Haridwar.
6. The Bidder must not permit or encourage any nuisance which might be potentially dangerous or injurious for the local public.
7. Periodic/surprise inspection of the Integrated Banking Hub shall be carried out by officials nominated/authorized from BHEL from time to time.
8. If the bidder indulges in carrying out any unlawful activities, BHEL is at liberty to cancel the agreement and retain the security deposit.
9. The bidder shall ensure the cleanliness of the premises all the time.
10. The above Terms and Conditions shall be the part of the License Agreement. The conditions listed in the EOI are briefly put. Details are likely to be furnished in the Final Agreement.
11. Bidders agreeing to the above terms and conditions, satisfying the eligibility conditions and interested in running the above activities shall have to submit the following and other relevant documents and information along with the Expression of Interest.
  - a. Bidder's professional background including contact details (address, Telephone and Fax no., Email ID, details of branches, if any).
  - b. In case of a company - Please enclose Memorandum and Articles of Association along with certificates of incorporation, and the date of commencement of business etc.
  - c. In the case of a Firm, registered under the Partnership Act 1932- Please enclose details of partners along with the certificate of registration, details of their business and partnership deed etc. duly attested by Notary.



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format 1**

**APPLICANT'S EXPRESSION OF INTEREST**

To,

The Township Administrator  
BHEL Ranipur Haridwar

Dear Sir,

In response to the Invitation for Expressions of Interest (EOI) published on 18/Nov/2022 for the above purpose, we would like to express interest to carry out the above-proposed task. As instructed, we attach the following documents in sealed envelope:

1. Organizational Details (Format-2)
2. Experience in related fields (Format-3)
3. The financial strength of the organization (Format-4)
4. Financial Bid (Format-5)
5. Declaration (Format-6)

Sincerely Yours,

Signature of the applicant [Full name of applicant]

Stamp.....

Date:

Encl.: As above.

Note: This is to be furnished on the letterhead of the organization.



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format-2**

S. No	Organizational Contact Details	
1.	Name of Organization	
2.	Main areas of business	
3.	Type of Organization Firm/ Company/ Partnership firm registered under the Indian Companies Act, 1956/ the partnership Act, 1932	
4.	Whether the firm has been blacklisted by any Central Govt. / State Govt./PSU/ Govt. Bodies / Autonomous? If yes, details thereof.	
5.	Address of registered office with telephone no. & fax	
6.	Contact Person with telephone no. & e-mail ID	

Enclose: -

1. Copy of Certificate of Incorporation.
2. Copy of Article of Association in respect of 3 above.
3. Undertaking in respect of 4 above.

Signature of the applicant

Full name of applicant

Stamp & Date



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format 3**

**Experience in Related Fields**

Overview of the past experience of the Organization in all aspects

Sr. No	Items	Number of Assignments during last 05 years	Order Value of each assignment in crore of Rs. (Enclose copy of each order)	Mention the name of Client/ Organization (Enclosed completion certificates)
1	Experience of assignment of similar nature			
2	Experience of assignments in Government / Public Sector			
3	Experience of assignments in the Private Sector			

\*Decision of Evaluating Committee in ascertaining "similar nature" and "similar assignment" will be final.

Signature of the applicant

Full name of applicant

Stamp & Date



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format-4**

**The Financial Strength of the Organization**

Sr. No	Financial Year	Whether profitable yes/No	Annual net Profit (in Crores of Rs.)	Overall annual turnover (in Crores of Rs.)	Annual turnover from only Consultancy services rendered in India (in Crores of Rs.)
1	2019-20				
2	2020-21				
3	2021-22				

Note: Please enclose the auditor's certificate in support of your claim.

Signature of the applicant  
Full name of applicant

Stamp & Date



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format-5**

**Financial Bid**

To  
Township Administrator  
BHEL Ranipur Haridwar.

\*\*\*\*\*

I/We \_\_\_\_\_ have read all the Terms and conditions to subject EOI document and understood the same, and I/We hereby agree to abide by the conditions/stipulations mentioned therein. I/We also hereby agree to abide by the General conditions of contract.

I/We agree to pay \_\_\_\_\_(In Figures)  
\_\_\_\_\_(In Words) towards  
1<sup>st</sup> year's license fee) (The amount quoted is exclusive of GST and any other charges.)

I/We agree that if the amount undertaken or ordered to be paid is stated differently in words and figures, the amount stated in words shall be the amount undertaken or to be paid.

I / We agree to pay all cess /taxes/assessments and any other charges/levies whatever payable or hereafter becomes payable to the Railways, Government, Municipal Corporations and Local Bodies in addition to the accepted License fee.

SIGNATURE OF THE BIDDER:

NAME of Bidder:

ADDRESS:

Phone No:

Date:



**TOWNSHIP ADMINISTRATION & DEVELOPMENT**  
**BHEL RANIPUR HARIDWAR**

File No. HR-TAX/ESTATE/BANKING HUB/2022-23

Date: 12/11/2022

**Format-6**

**Declaration**

I/We \_\_\_\_\_ have physically checked the locations and conditions of the subject area, surroundings, commercial viability of business.

I/We have submitted the offer after careful checking and understanding of proposed work to avoid difficulties or problems later.

I/We hereby confirm and declare that my/our firm/company \_\_\_\_\_ is not blacklisted/delisted or debarred by any Government Company/Govt. Department/Railway Administration from participating in the tender / EOI / Quotation as on date due to non-performance.

I/We hereby confirm and declare that my/our firm/company has never been put on defaulter list by EPF/ESI/Service Tax/Labor Deptt. etc. I/We hereby confirm and declare that my/our firm/company is /are not involved in any illegal activity and/or has not been charge-sheeted for any criminal activity during the last three years and any pending case against me/us is presently under trial or investigation stage.

Note: The declaration is to be furnished on the letterhead of the organization.

Authorized Person's Signature.

Name and Designation:

Date of Signature: