

**No.: DICDL/DSIR/ABCD/EOI/BANK/01**

## **Expression of Interest (EoI)**

**for**

### **Lease of Facilities for Bank in the Premises of ABCD Building, Dholera Special Investment Region (DSIR)**

**Dholera Industrial City Development Limited (DICDL)**

**6<sup>th</sup> Floor, Block No. 1 and 2, Udyog Bhavan,**

**Sector-11, 'GH-4' Circle, Gandhinagar – 382017**

**Gujarat, India**

**Dec 2019**

## **Disclaimer**

This Notice inviting Expression of Interest (EOI) is intended to provide interested parties (“Applicants”) with information on selection for Lease of Facilities in the Premises of ABCD Complex, Dholera for Banks.

The information contained in this EOI or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of the DICDL or any of its employees or advisors, is provided to Applicants(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and is neither an offer nor invitation by the DICDL to the prospective Applicants or any other persons. The purpose of this EOI is to provide Applicants with information that may be useful to them in the formulation of their responses pursuant to this EOI (“Response”). This EOI includes statements, which reflect various information, assumptions and assessments arrived at by the DICDL in relation to the Social infrastructure development. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for the DICDL, its employees or advisors to consider the investment objectives, financial situation and particular needs of each Applicant who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI 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 EOI and obtain independent advice from appropriate sources.

Information provided in this EOI to Applicants 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 DICDL or its employees or advisors accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The DICDL, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant, 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 EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way with assessment of Applicants for participation in the EOI process.

The DICDL 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 EOI.

The DICDL 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 EOI. The issue of this EOI does not imply that the DICDL is bound to select any agencies for the Project and the DICDL reserves the right to reject all or any of the applications without assigning any reasons whatsoever.

The Applicants 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 the DICDL or any other costs incurred in connection with or relating to its application. All such costs and expenses will remain with the Applicants and the DICDL shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by the Applicants in preparation or submission of the application, regardless of the conduct or outcome of the Selection Process.

## Expression of Interest (EOI)

Government of India has envisaged the development of Delhi Mumbai Industrial Corridor (DMIC) along the alignment of proposed Multi-modal High Axle Load Dedicated Freight Corridor between Delhi and Mumbai, covering an overall length of 1483 km.

NICDIT and Dholera Special Investment Region Development Authority (DSIRDA) formed a SPV named Dholera Industrial City Development Limited (DICDL) for implementation of projects.

**Dholera Industrial City Development Limited (DICDL)** invites the Expression of Interest from interested banks who would like to set up and operate their branch in ABCD Office complex, Dholera. The floor space admeasuring approximately 900 sq. foot is available at the ground floor office of the company.

The space will be available on lease basis for a period of **nine** years which may be renewed further on mutual terms and conditions. The banks will be required to set up the furniture and other amenities as per the pre-designed guidelines specified by the company. The company reserve right to allocate the space to bank depending upon the requirement and the development.

The interested banks should demonstrate interest to participate in the Expression of Interest after going through the details put on the website of the company.

### **Schedule of EoI Process**

The Employer shall endeavor to adhere to the following schedule:

**Date of issue of EOI: 16/12/2019**

<b>Pre-Proposal Meeting</b>	<b>30/12/2019, 12:00 noon 6th Floor, Block No. 1 and 2, Udyog Bhavan, Sector-11, 'GH-4' Circle, Gandhinagar – 382017 Gujarat, India</b>
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<b>Response to queries by the Client</b>	<b>03/01/2020</b>
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<b>Proposal Due Date</b>	<b>10/01/2020, 03:00 pm</b>
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## **Instructions**

### **Submission of Proposals**

- (i) Banks shall submit their Proposals at the office address on or before the last date and time for receipt of proposals mentioned in schedule.
- (ii) The Banks are required to submit their proposal as per **Annexure-B** to open their branch.
- (iii) The envelope containing commercial proposal shall be sealed and superscripted “Proposal – Lease of Premises to Banks in ABCD Complex established in Dholera”.

### **Evaluation of Proposals**

- (i) The proposals will be opened as per the schedule mentioned in EoI. Authorized representatives of the Banks who wish to remain present during the proposal opening.

### **Lease Agreement**

- (i) The DICDL will sign formal lease agreement with the banks for this purpose containing detailed terms and conditions.
- (ii) The lease shall be initially for a period of 9 years with increase of monthly rent at the rate mutually agreed range from 5% to 10% per annum.

### **Right to accept or reject Proposal(s)**

The DICDL reserves the right to annul the process, or to accept or reject any or all the Proposals in whole or part at any time without assigning any reasons and without incurring any liability to the affected Banks or any obligation to inform the affected Banks of the grounds for such decision.

### **Other Terms and Condition**

- 1) Premises shall be offered preferably on “*As Is basis*”, on Rental or long term lease basis.
- 2) Offer will be made at a monthly fixed rate per sqft/month based on Carpet area. O&M Charges including Electricity consumption based on actual bills received and payable Taxes which would be extra and directly payable to the respective authorities.
- 3) Brokers are not entertained.
- 4) DICDL reserves right to cancel or reject any EOI offer received.
- 5) DICDL shall discuss the detailed terms with agencies expressing their Interest to take the property.
- 6) DICDL may give preference to the banks who wish to give facility like ATM and Security lockers, etc.
- 7) The banks are required to make necessary arrangement for security and housekeeping services required for their operation

## Annexure-A

### A) Property Details:

#### Space available for Rent / Lease:

Floor	Carpet Area (in Sqft)	Type of Office
Ground floor	900 sq. ft. approximately	Unfurnished (core and shell)

\*A floor plan is attached at Annexure X

### B) EOI Submission:

- 1) EOI is to be submitted in physical form (Sealed Cover) at General Manager, Dholera Industrial City Development Limited (DICDL), Block no. 1, 6th Floor, Udhya Bhavan, Sector – 11, Gandhinagar
- 2) Processing fee of Rs 1,000/- in the form of Original Demand Draft in favour of “Dholera Industrial City Development Limited (DICDL), Gandhinagar” payable at Gandhinagar.
- 3) Last Date and time for submission of EOI is: 03/01/2020 (03:00 pm)
- 4) Security Deposit: NIL

### C) Minimum Details to be provided as EOI response:

1) Bank Name:	
2) List of Directors/Promoters:	
3) Key Contact person:	
4) Type of Bank: (Submit copy of document as per details registered with RBI)	
5) Registration No. (Submit copy)	
6) PAN No. (Submit copy)	
7) GST Registration No. (Submit copy)	
8) Contact Details : - Name - Address - Mobile No - Landline - e-Mail	

9) Yearly Turnover of last 3 financial years (Rs. in Cr.) (Please submit audited Balance Sheet or Chartered Accountant certificate)	
10) Services to be provided by the bank	

**Annexure-B:  
Proposal Letter  
<< On the Bank Letter Head >>**

To  
General Manager  
Dholera Industrial City Development Limited (DICDL)  
Block no. 1, 6<sup>th</sup> Floor,  
Udhyog Bhavan,  
Sector – 11  
Gandhinagar

**Subject: Lease of Facilities for Bank in the Premises of ABCD Building in Dholera  
Special Investment Region (DSIR)**

Dear Sir,

We, the undersigned, have carefully examined the terms and conditions of the referred invitation for proposal and submit our proposal herewith.

It is hereby confirmed that I/We are entitled to act on behalf of our company and empowered to sign this document as well as such other documents, which may be required in this connection.

Yours Faithfully

Signature of the Authorized Signatory of the Bank with stamp of the Bank

Name:  
Designation:  
Contact Number:  
Email: