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STATFED BUILDING, BHANGGARH, GUWAHATI-781005**

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No GMDA/GEN/19/2010/Pt-VII/05 DATED: 26/02/2016

**EXPRESSION OF INTEREST (EOI) FOR
DEVELOPMENT OF OLD JAIL LAND PROJECT AT FANCY BAZAAR
GUWAHATI, ASSAM ON PPP MODE**

Guwahati Metropolitan Development Authority (GMDA) invites Expression of Interest from Private Developers for developing 56 Bigha, 2 Katha and 5 lessas land parcel known as Old Jail Land at Fancy Bazar, Guwahati, Assam.

The RfQ document may be downloaded from www.gmda.co.in from 29/02/ 2016 onwards till 21/03/2016. The Expression of Interest must be submitted in a sealed envelope clearly marked "Expression of Interest for Development of Jail Land Project at Fancy Bazar, Guwahati, Assam on PPP Mode" through speed post/registered post/courier at the below mentioned address latest 22/03/2016 before 14:00 hrs. For details please refer the RfQ document.

A pre-bid meeting shall be held at 11:00 AM on 11/03/2016 at the Office of Guwahati Metropolitan Development Authority, Bhangagarh, Guwahati, Assam 781005.

Sd/-

Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Bhangagarh, Guwahati-781005

Request for Qualification Document

For Selection of Developer

for

**DEVELOPMENT OF OLD JAIL LAND PROJECT
AT FANCY BAZAR, GUWAHATI, ASSAM ON
PUBLIC PRIVATE PARTNERSHIP (PPP) MODE**

Issued By

Guwahati Metropolitan Development Authority (GMDA)

Bhangagarh, Guwahati-781005

Website: www.gmda.co.in



DISCLAIMER

The information contained in this Request For Qualification Document (“**RfQ Document**”) or subsequently provided to Bidder, whether verbally or in documentary or any other form by or on behalf of the **Guwahati Metropolitan Development Authority (GMDA)**(the “Authority”) or any of its employees or advisers, is provided to Bidder on the terms and conditions set out in this RfQ Document and such other terms and conditions subject to which such information is provided. This RfQ Document is not an agreement or an offer by the Authority to the prospective Bidder or any other person. The purpose of this RfQ Document is to provide interested parties with information that may be useful to them in the formulation of their EOI pursuant to this RfQ Document. This RfQ Document includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RfQ Document may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this RfQ Document. The assumptions, assessments, statements and information contained in this RfQ Document, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct their own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this RfQ Document and obtain independent advice, as required. Information provided in this RfQ Document to the Bidder may be 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 Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein. The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RfQ Document or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the RfQ Document and any assessment, assumption, statement or information contained therein or deemed to form part of this RfQ Document or arising in any way in this Selection Process. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Bidder upon the statements contained in this RfQ Document. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this RfQ Document.

The issue of this RfQ Document does not imply that the Authority is bound to select a Bidder or to appoint the Preferred Bidder, as the case may be, for the Project and the Authority reserves the right to reject all or any of the EOI without assigning any reasons whatsoever. The Bidder shall bear all its costs associated with or relating to the preparation and submission of its EOI including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its EOI. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Bidder in preparation or submission of the EOI, regardless of the conduct or outcome of the Selection Process.

Abbreviations

CR	: Crore
GMDA	: Guwahati Metropolitan Development Authority
INR/ Rs.	: Indian National Rupee
PPP	: Public Private Partnership
RfQ Document	: Request for Qualification Document
RfP	: Request for Proposal

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Submission Formats:

- Format 1: Cover Letter
- Format 2: Description of the Bidder
- Format 3: Project Experience
- Format 4: Financial Qualification & Annual Accounts for last 3 years ending March 31, 2015
- Format 5: Power of Attorney for Authorised Signatory
- Format 6: Full Set of Conceptual Designs

Important Dates under consideration

Activity	Dates
RfQ Document documents downloadable from www.gmda.co.in	29.02.2016
Last date of sending queries on RfQ Document	9.03.2016
Site Visit & Pre Bids Meeting	11.03.2016
Submission of Qualification EOI	22.03.2016
Opening of Qualification EOI	22.03.2016
Shortlisting of Bidder	28.03.2016
Issue of RfP Document to Shortlisted Bidders	30.03.2016

Note: Any change in the above dates shall be at the discretion of GMDA. All bidders should follow www.gmda.co.in for any updates, though the GMDA will try to provide exclusive communication to the bidders on relevant dates and venue. Bidders are advised to follow all public announcements/communications (Corrigendum, Minutes of Meetings etc.), related to the captioned project, in the GMDA website (www.gmda.co.in), which will be treated as addendum to the RfQ Document.

1 Guwahati Metropolitan Development Authority – an Introduction

- 1.1 Guwahati, the capital of Assam and the only metropolitan city in the entire North Eastern Region is also the entry point for the North Easter Region. The Guwahati Metropolitan Development Authority was established in 1992 as per Guwahati Metropolitan Development Authority Act 1985 (amended). It replaced the erstwhile Guwahati Development Authority constituted in 1962 under the Town and Country Planning Act, 1959 (amended). In order to ensure planned development of the Metropolitan area, GMDA has adopted the Master Plan and Zoning Regulations prepared by the Town and Country Planning Department, Govt. of Assam in the year 1992 and is now in the process of preparing a new Master Plan and Zoning Regulations.
- 1.2 GMDA's jurisdiction extends over an area of 262 sq.kms covering Guwhati Municipal Corporation area, North Guwahati Town Committee area and some revenue villages of SilasundariGhopaMouza, Pub BarsarMouza, Dakhin Rani Mouza, RamcharaniMouza, BeltolaMouza.
- 1.3 GMDA's functions include the following:
- Planning: Preparation of Master Plan and Zoning Regulation;
 - Development: Preparation and execution of development schemes. To carry out or cause to be carried out such works as are contemplated in the Master Plan;
 - Regulation and Control: To regulate and control the development though statutory plans and other measures;
 - Co-ordination: To co-ordinate development activities of other public agencies operating within Guwahati Metropolitan Area.

2 Project Background

- 2.1 The Brahmaputra River is an iconic element in defining Guwahati's identity. The Government of Assam has initiated The "Brahmaputra Riverfront Development Project". The comprehensive Masterplan for this initiative covers the entire riverfront extending over a 20 km area. The detailed plan of the first phase for the city core, over a 7km length is underway. The Riverfront Project consists various proposals for use of the riverfront which inter alia includes continuity and access along the river, linkages from the city to the riverfront, land use restructuring, development of cultural zones, revitalization of the river ecology, riverside promenade/ walkways, ghats, plazas and parks, social infrastructure-museums, art gallery, conservatory, conference facilities and youth center, lighting, street furniture & public art, heritage management & conservation, parking facilities, ferry terminals, public amenities etc.
- 2.2 Guwahati Metropolitan Development Authority (the "GMDA") possess contiguous land parcel within 250 meters from MG Road, which is integral part of the overall urban re-generation effort of the zone. The Project Site was allotted to GMDA by the Revenue & Disaster Management Department, Government. of Assam measuring 56 Bigha, 2 Katha and 5 lessas. The site is the erstwhile old district jail located in Fancy bazar area of Guwahati. The site can be accessed through the two main thoroughfares of Guwahati city namely the Assam - Trunk (A.T) Road and Mahatma Gandhi (M.G) Road. Site surrounded by 3 roads - Kedar Road (16 m wide), Jail Road (15 m wide) and MS Road (13 m wide). Fancy Bazar area, is an important destination for wholesale and retail trade in the city of Guwahati. Fancy Bazar is also an important location for Bank and Financial Institution segment. The Site and its surrounding area are described as Exhibit 1 of Appendix 1. The Site Survey Report for the Site is attached in Exhibit 2 of Appendix 1.
- 2.3 GMDA intends to develop the Project Site as an integral part of the Riverfront Development Project. Accordingly, an Iconic Commercial Centre is proposed to be developed with various public amenities and designer landscapes. Further, GMDA intends to develop this Project through private investment under Public Private Partnership (PPP) Mode.
- 2.4 The development over the 56 Bigha site old jail land site in Fancy Bazar will be governed by a specific development control, including:

-
- 80% of land Area shall be open space and 20% area may be used for developing an Iconic Commercial Center;
 - FAR of the entire site will be available for the Commercial Centre over 20% of the land. The Maximum allowable FAR will be 2;
 - The Iconic Commercial Center shall be used for accommodating Retail, Office, Hotel, Exhibition Hall, Meeting Hall, Auditorium, Disaster Management Center etc;
 - The Open Space including a low lying area (i.e. 80% of the Project Site) may be used for ethnic Landscaping, Beautifications, and a waterbody;
 - Parking facility to accommodate at least 1000 nos. 4-Wheelers and 1000 nos. 2-Wheelers will have to be created in 80% of the site; the parking are in addition to the mandatory parking provision necessary for the proposed structure.
 - Facilities of landing of Helicopter to facilitate the airlift of critical cases during emergency.
 - The integration of the site and neighborhood development (like skywalk);

2.5 Jones Lang LaSalle Property Consultants (India) Pvt. Ltd. (JLL), a globally reputed consulting firm, has been appointed as Transaction Advisor.

3 Request for Qualification Document(RfQ Document)

- 3.1 For selection of the Developer, GMDA proposes to carry out 2 stage bidding process. In the first Stage, GMDA shall shortlist prospective developer through inviting Expression of Interest (EOI). The GMDA is hereby publishing the comprehensive Request for Qualification Document (RfQ Document) for this purpose.
- 3.2 The RfQ Document may be downloaded from the web address of the GMDA (i.e. www.gmda.co.in)
- 3.3 This RfQ Document sets out the bidding/ evaluation process and provides necessary formats for the Bidder to prepare their Expression of Interest for Development the Project.
- 3.4 This RfQ Document must be read in conjunction with all information and conditions with regard to the submission of EOI. Specific information on the prescribed formats for the submission of EOI is annexed to this volume.
- 3.5 The Bidders are advised to submit their EOI complying with the requirements stipulated in this volume. EOI shall be disqualified in case these are incomplete or non-responsive, and if the information is not submitted as per the suggested formats and/ or at the discretion of GMDA.

4 Eligibility Criteria

4.1 The Bidder shall be a Single Entity to implement the project subject to compliance with applicable laws, policies and guidelines of Government of India and Government of Assam.

4.2 An Eligible Entity is one which satisfies the following:

- The entity is a Company under the Companies Act, 1956.

OR

- The Entity is a Trust under the Indian Trusts Act, 1882

OR

- The Entity is a Statutory Board/ Authority/ Corporation created in India under a separate Law/ Act of India/ any State Govt.

4.3 To become eligible for participation in this bidding process, Bidder shall satisfy the following criteria:

Technical Eligibility:

1. Bidder to demonstrate the capability, as developer or operator of any one of the following eligible project types (Eligible Project):
 - ✓ Commercial Project
 - ✓ Institutional Project
 - ✓ Integrated Residential Project
2. Bidder to demonstrate the capability of Eligible Project:
 - a. Minimum Development/ Construction capability of:
 - at least 3,50,000 sq.ft., built up space in the last 5 years, in a Single Project; or
 - at least totaling 7,00,000 sq.ft., built up space in the last 5 years, through a maximum of 3 Projects, with minimum 2,00,000 sq.ft. built-up space for each project.

Financial Eligibility:

Minimum Net Worth: The Bidder to showcase of Minimum Net Worth of INR 100 Cr.as on 31st March 2015

Average Annual Turnover: The Bidder to showcase Average Annual Turnover during last 3 Years Ending 31st March 2015 of INR 500 Cr.

4.4 Explanatory Note to Eligibility Criteria:

- Net worth means, as per Format 4 and supported by Audited Financial Statement of the Bidder for the said period;
- Turnover means and includes the revenue from core/ main business activity of the Bidder excluding Non-core Income, Other Income and Sale of Capital Assets.
- Power of Attorney towards the Authorized Person of the single bidder.

5 EOI Submission Requirement

5.1 Sealing and Marking

The Bidders are required to submit their EOI in sealed envelope, clearly marked as

**“EXPRESSION OF INTEREST FOR DEVELOPMENT OF OLD JAIL LAND PROJECT
AT FANCY BAZAR, GUWAHATI, ASSAM ON PPP MODE”**

5.2 EOI Submission Check List

- Format 1: Cover Letter
- Format 2: Description of the Bidder
- Format 3: Project Experience (duly certified by Chartered Accountant)
- Format 4: Financial Qualification along with Audited Annual Accounts for last 3 years(duly certified by Chartered Accountant)
- Format 5: Power of Attorney for Authorised Signatory (duly notarized)
- Format 6: Full Set of Conceptual Designs

Explanatory Note: non-submission and/ or non compliance and/ or insufficient information as per the above EOI Submission Check List shall be reason for rejection of the EOI of the Bidder without providing any reason to the Bidder.

5.3 Submission Venue

The EOI shall be submitted to the following address:

**Guwahati Metropolitan Development Authority
Bhangagarh, Guwahati, Assam 781005.
Tel: 0361 252 9824**

5.4 Submission Date

The EOI shall be reached to the above address on or before 22.03.2016 at 14:00 Hours

5.5 Site Visit and Pre Bid Meeting

A Pre Bids meeting shall be held at 11.00 hrs on 11.03.2016 at the following address to clarify any queries that the bidders may have. The Pre Bid meeting shall be followed by a guided site visit. Queries in writing should be sent to the following address or email before 9.03.2016. The venue of the Pre Bids Meeting would be:

**Guwahati Metropolitan Development Authority
Bhangagarh, Guwahati, Assam 781005.
Tel: 0361 252 9824**

The minutes of the pre-Bids meeting incorporating the clarifications shall be put up in the official website of GMDA (i.e. www.gmda.co.in) and shall form part of this RfQ Document.

5.6 Contact Persons

The Bidder may contact the following persons for further information:

Chief Executive Officer

Guwahati Metropolitan Development Authority

Bhangagarh, Guwahati, Assam 781005.

Tel: 0361 2529824/ 2529650

E: ceogmdaghy@gmail.com

5.7 EOIOpening Date

The EOI of all the Bidders shall be opened on 22.03.2016 at 15.30 Hours in the following address:

Guwahati Metropolitan Development Authority

Bhangagarh, Guwahati, Assam 781005.

Tel: 0361 252 9824

Any Bidder, willing to be present in the EOI Opening meeting shall be eligible along with appropriate authority letter.

6 General Instruction to Bidder

- 6.1 The Bidder shall be responsible for all the data provided in EOI. The EOI shall be prepared in reasonable detail to enable GMDA or its nominated agencies/ advisors to evaluate the EOI.
- 6.2 The Bidder is advised to carry out necessary technical surveys, field investigations, market & demand assessment, etc. at its own cost and risk, before submitting the EOI. Any queries subsequent to submission of EOI shall not be entertained for providing clarification.
- 6.3 The GMDA or any of its agencies/ advisors reserves the right to vet and verify any or all information submitted by the Bidder. The GMDA's decision regarding any Bidder's eligibility or otherwise shall be final and binding and the GMDA and/or any of agencies/ advisors would be under no obligation and/ or responsibility to inform any Bidder of the grounds of such decision / rejection.
- 6.4 To assist in the examination, evaluation, and comparison of EOI, GMDA or any of its agencies/ advisors may, at its discretion, ask any Bidder for clarification. Supplementary information or documentation regarding qualifications/ any other clarifications, if any sought for from the Bidders at any time must be provided within the time frame stipulated in such request(s).
- 6.5 Bidders may, prior to submitting their EOI for the Project, visit and examine the site of the Project and its surroundings at their own expense and obtain and ascertain for themselves, all technical data, demand and other information necessary for preparing their EOI. The GMDA may provide necessary support for conducting site visit.
- 6.6 The Bidders shall be deemed to have full knowledge of the site, whether physically inspected or not and any objection/ allegation of inadequate/ nor availability/ suppression of information either before or after submission of EOI shall not be entertained irrespective of its consequences.
- 6.7 The Bidders shall bear all costs associated with the preparation and submission of its EOI, including data collection, analysis, design, etc. Neither the GMDA nor any of its agencies/ advisors will be responsible or liable for all such costs, regardless of the conduct or outcome of this process.

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- 6.8 The GMDA may modify in the RfQ Document by issuing an Addendum before last date of submission of EOI.
- 6.9 The GMDA may, at its discretion, extend the EOI Submission Date and any such extension shall be communicated through publication in the website of the GMDA.
- 6.10 The Selection Process shall be governed by, and construed in accordance with, the laws of India and the Court at Guwahati shall have exclusive jurisdiction over all disputes arising under, pursuant to and/or in connection with the Selection Process.
- 6.11 The GMDA reserves the right, without any obligation or liability, to accept or reject any or all the EOI, at any stage of the process, to cancel or modify the process, or any part thereof, or to vary any of the terms and conditions, at any time, or can select any party depending on its own evaluation process, without assigning any reason whatsoever.
- 6.12 EOI that are incomplete in any respect or those that are not consistent with the requirements as specified in this RfQ Document may be considered non-responsive and shall be liable for rejection. Strict adherence to formats, wherever specified, is required. Non-adherence to formats shall be a ground for declaring a EOI non-responsive.
- 6.13 All communication and information should be provided in writing and in English language only and all financial data shall be in Indian Rupees only. Documents, records, information and/ or any other information in any other language shall not be evaluated/ assessed/ reviewed for the purpose of evaluation of the EOI.
- 6.14 All communication and information provided should be legible, and wherever the information is given in figures, the same should also be mentioned in words. In case of conflict between amounts stated in figures and words, the amount stated in words will be taken as correct.

7 Selection Methodology

7.1 EOI Evaluation

The following procedure will be adopted in evaluating the EOI:

- **Step 1: Opening of EOI and Checking of Qualifying Documents**

Checking of qualifying documents and technical documents submitted along with the EOI. This will be the Part 1, which shall be checked, and non-submission of document will lead to rejection of the EOI.

- **Step 2: Evaluation of EOI**

On completion of the above submission check, the applicant's profile, experience, satisfactory completion of similar projects and financial standing shall be evaluated in line with Eligibility Criteria. The GMDA shall have the right to reject any/ all EOI on the ground of non-availability of sufficient/ desired information in the prescribed format.

- **Step 3: Presentation on Concept Design**

The Bidder, will be invited to present on a scheduled date, a detailed Presentation on the Conceptual Design and its relevance with the Project Objective. The GMDA shall be liberty and sole authority to accept the Design or to provide comment for adherence on the Design or complete rejection of the Design. Bidders shall be shortlisted based on the Point Scoring evaluation of this step at a Cut Off Score of 70%. The scoring pattern for the evaluation shall be as follows:

- Concept Design of Iconic Commercial Center over 20% of the site: **40%**
- Concept Design of Landscaping and other facilities over 80% of the site: **30%**
- Implementation Plan (including Traffic Circulation, Means of Finance, time-frame): **30%**

7.2 Shortlisting

Based on the information received as above, a list of Shortlisted Bidders will be prepared. On approval from GMDA, the pre-qualified Bidders shall be intimated to collect the Request for Proposal Document including Agreement for submission of the Technical and Financial Proposal within the stipulated date.

8 Submission Formats & Annexures

Submission Formats:

- Format 1: Cover Letter
- Format 2: Description of the Bidder
- Format 3: Project Experience
- Format 4: Financial Qualification along with Audited Annual Accounts for last 3 years
- Format 5: Power of Attorney for Authorised Signatory
- Format 6: Full Set of Conceptual Designs

Format 1: Cover Letter

**Chief Executive Officer
Guwahati Metropolitan Development Authority
Bhangagarh, Guwahati, Assam 781005.**

**Subject: Expression of Interest for Development of Old Jail Land Project at Fancy Bazar,
Guwahati, Assam on PPP Mode**

Dear Sir,

We have examined in detail and have understood the terms and conditions stipulated for eligibility of the Bidder in the RfQ Document issued by GMDA. We agree and undertake to abide by all these terms and conditions. We hereby submit all the necessary information and relevant documents for participating in the selection process for the above project.

We understand that GMDA reserves the right to accept or reject all or any EOI and cancel the entire selection process without assigning any reason thereof.

Thanks and regards,

(Signature of Authorised Person along with official seal)

Date:

Enclosures:

Format 2: Description of the Bidder

Description of the Bidder

Name of the Bidder	
Address of the Bidder and Contact Person, Phone/Fax Nos.	

Contact Details: {as a Single Point Contact for this Project}

Name of the Person	
Address	
Office Phone and Fax Nos.	
Mobile No.	
Email id	

(Signature of Authorized signatory)

Format 3: Project Experience

The Bidder must showcase relevant experience in the Development or Operation of Commercial/ Institutional/ Integrated Residential projects only (with responsibility of planning, constructing and/or financing) to fulfil the Technical Eligibility criteria. For this purpose, the Bidder must present relevant information in the following format.

Name of Bidder

Sl. No.	Name and location of relevant project	Role (Developer or Operator)	Brief description on Nature of the Project and Investment (INR Crores)	Total Land Area & Built up Area in Sq.M. and Other Project Features	Date of Start and Completion of Project, if Applicable	Current Status
1						
2						
3						
4						
5						
6						

This is to certify that the above information has been examined by us on the basis of relevant documents; books of accounts & other relevant information and the information submitted above is as per record and as per details annexed.

Signature, Address, Seal & Membership No. of Chartered Accountant

Format 4: Financial Qualification

Net Worth:

The Net Worth of the Bidder as per the audited annual report of the financial year ended 31st March 2015 should be presented in the following tabular format

The Net Worth should be calculated as per the formula given in this document. The copies of the audited financial statements for last 3 (three) years must be submitted along with the format.

Name of Bidder

S. No	Head	Indian Rupees
1	Paid up Share Capital	
2	Reserves and Surplus	
3	Sub total (1+2)	
4	Revaluation reserve	
5	Intangible Assets	
6	Miscellaneous expenditure and carry forward losses to the extent not written off	
7	Sub total (4+5+6)	
8	Net worth (3 – 7)	

Turnover:

The Turnover of the Bidder as per the audited annual report of the financial year ended 31st March 2015 should be presented in the following tabular format

	2014-15	2013-14	2012-13
Turnover			

This is to certify that the above information has been examined by us on the basis of relevant documents; books of accounts & other relevant information and the information submitted above is as per record and as per details annexed.

Signature, Address, Seal & Membership No. of Chartered Accountant



Format 5: Power of Attorney for Authorised Signatory

{Non-Judicial Stamp Paper}

KNOW ALL MEN by these presents that we, ...[name of the company], a company incorporated under the Companies Act 2013/ a Entity having its Registered Office at [Address of the Single Bidder] (hereinafter referred to as "Bidder"):

WHEREAS in response to the Request for Qualification (RfQ Document) for **Selection of Developer for Development of Old Jail Land Project at Fancy Bazar, Guwahati, Assam on PPP Mode**("Project"), the Bidder is submitting EOI for **Development of Old Jail Land Project at Fancy Bazar, Guwahati, Assam on PPP Mode**and is desirous of appointing an attorney for the purpose thereof.

Whereas the Bidder deems it expedient to appoint Ms./ Mr. _____ daughter/ son of _____ resident of _____, holding the post of _____ as the Attorney of the Bidder.

NOW KNOW ALL MEN BY THESE PRESENTS, that _____[name of the Company] do hereby nominate, constitute and appoint ----- [name & designation of the person] as its true and lawful Attorney so long as she/ he is in the employment of the Bidder to do and execute all or any of the following acts, deed and things for the Bidder in its name and on its behalf, that is to say:

To act as the official representative for submitting the EOI for selection of the **Developer for Development of Old Jail Land Project at Fancy Bazar, Guwahati, Assam on PPP Mode**and other relevant documents in connection therewith.

To sign all papers for all bids, offers, Project documents, necessary documents, papers, applications, representations and correspondence necessary and proper for the purpose aforesaid;

To submit documents, receive and make inquiries, make the necessary corrections and clarifications to the Project documents, as may be necessary;

To do all such act, deed and things in the name and on behalf of the Bidder as necessary for the purpose aforesaid.

IN WITNESS WHEREOF the Bidder puts its hand and seal to this Power of Attorney on this -----
----- [day, month & year]

[name& designation of the person]

Format 6: Full Set of Conceptual Designs& Conceptual Note

Minimum Requirement:

- ✓ Site Layout Plan and Usage Plan
- ✓ Thematic Design for Iconic Commercial Centre
- ✓ Thematic Design for Parking Area
- ✓ Thematic Design for Open Space and Waterbody Beautification
- ✓ Design for Traffic Flow Proposal
- ✓ Implementation Plan and Means of Finance

Appendix 1:

Exhibit 1:



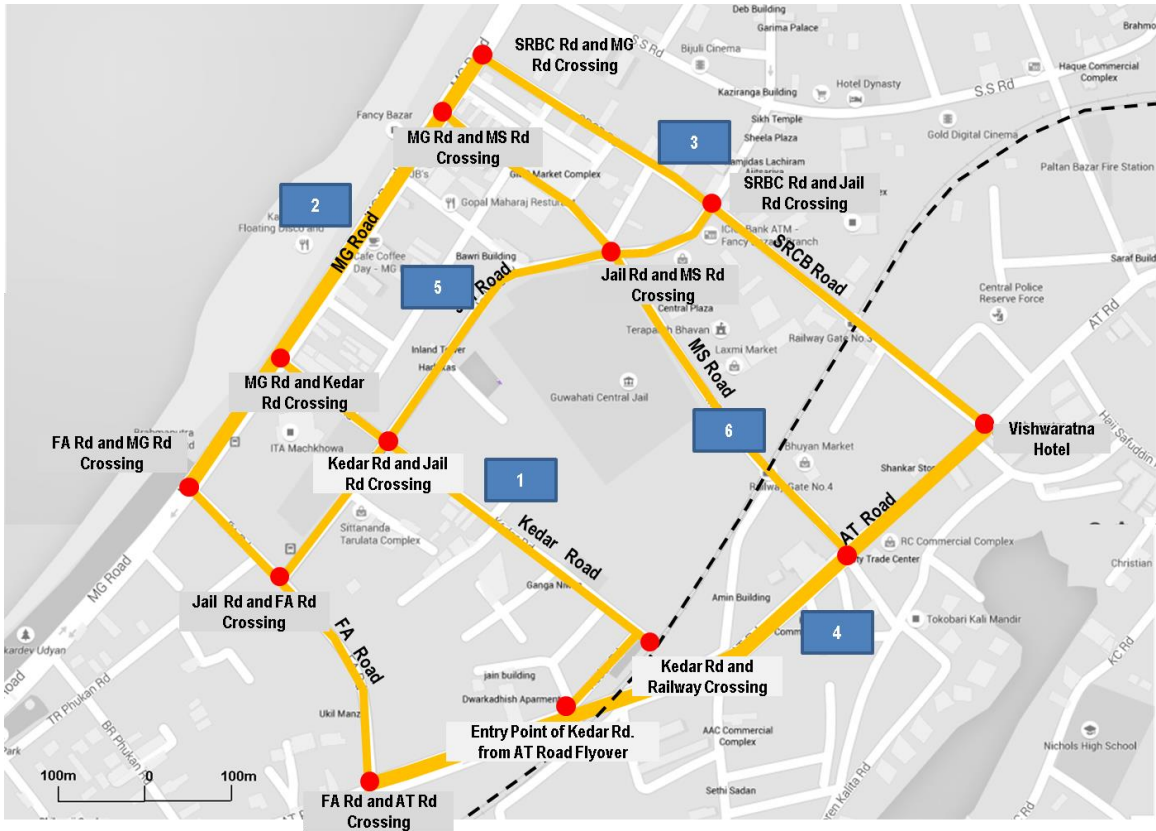


Exhibit 2:

