

SECTION-I

OFFICE OF THE COLLECTOR & DISTRICT MAGISTRATE, CUTTACK

EOI No 210 /

Dated 01.3.2025

EXPRESSION OF INTEREST (EOI)

- 1) Sealed Expression of Interest (hereinafter called EOI) for leasing out of Built-up space of area 15707 Sqft in Barabati Palace, Barabati Stadium, Cuttack (except the delineated area of Mission Shakti Bazar) is hereby invited in two bid system in the prescribed proforma up to 15.30 hrs on the date mentioned below.
- 2) Organizations / individuals (single or consortium) are eligible to submit their bids for the purpose of **Kalyan Mandap or Other permitted Commercial Use**.
- 3) Bid form consisting of eligibility criteria, terms and conditions, and the proforma of the EOI can be obtained by downloading from the website of Collector, Cuttack as mentioned below.
- 4) The bid form can be downloaded from the link (<https://cuttack.odisha.gov.in>). Bidder can submit bids by downloading the bid document from web site.
- 5) Details for obtaining bid forms, receipt and opening thereof shall be as follows: -

Sl No	Stage	Date & Time
A	Period of availability of the document	01/03/2025 to 21/03/2025
B	Last date for receipt of Prebid queries	17/03/2025 by 15.30 hrs
C	Date of pre-bid conference	17/03/2025 at 15.30 hrs
D	Last date and time for receipt of sealed bids	21/03/2025 by 15.30 hrs
E	Time and date for opening of technical & Financial Bid	21/03/2025 at 17.30 hrs

- 6) The Eligibility Bid will be opened in the presence of the representatives of the bidders at 17.30 hrs. on the last date of receipt of the bids i.e 21/03/2025.
- 7) Financial bid shall be opened only of those bidders who qualify in Eligibility-cum-Technical bid in the presence of the representatives of the bidders.
- 8) In case of the attested copies of the documents/ testimonials/ certificates original copies thereof should be produced on demand at the time of opening of the Bid.
- 9) The bid in which any of the prescribed conditions are not fulfilled is liable to be summarily rejected.
- 10) Canvassing in any form whether directly or indirectly, in connection with the bids is strictly prohibited and the bid submitted by the Consultant who resorts to canvassing shall be liable to rejection.
- 11) The Tender Committee/ Collector, Cuttack does not bind itself to accept the highest or any other bid, and reserves itself the right to reject any or all the bids without assigning any reasons.
- 12) No conditional bid including conditional rebate shall be accepted. Conditional bid will be liable to be summarily rejection.

- 13) The bid forms along with supporting documents shall be received either through speed post or through courier service only. It should be ensure that the bid are to be received the before the due date and time.
- 14) For any doubts and clarifications regarding EOI document please contact the Assistant Collector, Nizarat, Collectorate, Cuttack, Mob- 9692398488.
- 15) Bidders may visit the said site / location , if interested.
- 16) Any addition / alteration needed by Lessee will be done by Lessee at his own cost after getting prior approval from the Authority.


Collector & District Magistrate,
Cuttack

Expression of Interest
for

LEASING OUT OF BARABATI PALACE, BARABATI STADIUM, CUTTACK,
ODISHA FOR KALYAN MANDAP/OTHER PERMITTED COMMERCIAL USE ON
"AS IS WHERE IS BASIS"



Collector & District Magistrate,
Chandinichowk, Cuttack- 753002

Schedule of the bidding process

Period of availability of document:	01/.03/2025 to 21.../.3.../2025 (Downloaded from the website:
Last date for submission of Proposals:	Dt. 21.../.03/2025 By 15:00 hrs.
Last Date for Receipt of Pre-Bid Queries:	Dt. 17.../.03/2025 by 16:00 hrs through email on
Pre Bid Meeting:	Dt. 17.../.03/2025 at 15:00 hrs.
Place of submission of Proposals:	Assistant Collector, Nizarat, Collectorate, Cuttack, Mob- 9692398488
Date and Time of opening of Technical Proposals:	Dt. 21.../.03/2025 at 16.00 hrs
Date and Time of opening of Financial Proposals:	Dt. 21.../.03/2025 for technically qualified bidders
For further Information	Assistant Collector, Nizarat, Collectorate, Cuttack, Mob- 9692398488



PROJECT INFORMATION AND GENERAL CONDITIONS OF CONTRACT

1. BREIF ABOUT BARABATI PALACE

2. PROJECT AREA

Leasing out of Built-up space of area 15707 Sqft in Barabati Palace, Barabati Stadium, Cuttack (except the delineated area of Mission Shakti Bazar).

3. PROJECT OBJECTIVE

The area is intended for Convention Center cum Kalyan Mandap to be developed by the selected bidder. This is a prime location for Kalyan Mandap due to its locational advantage, surrounding development & better connectivity. This can be used for different social functions i.e. Marriage ceremony, Receptions, Thread ceremony, meetings & other activities, convention facilities as there are limited such type of facilities with support infrastructure available in the vicinity.

4. PRODUCT MIX

The components of this Kalyan Mandap include the following;

- ✓ Convention Hall
- ✓ Function Hall
- ✓ Bride Room, Groom Room & Guest Rooms
- ✓ Dining Area, Pantry/ Kitchen Area
- ✓ Open Function Space
- ✓ Parking Area

5. DEVELOPMENT REGULATIONS:

The proposed land and the complex, thereon, shall be used for the purpose of Kalyan Mandap exclusively. The parameters for the proposed constructions shall be governed by the prevailing "Odisha Development Authority" (Planning & Building Standards Regulations) Rule 2020 and any modification/ amendment from time to time.

6. LAND DETAILS

Barabati Palace has earmarked area of 15,707 sq. ft. of space.

7. PROJECT STRUCTURE

- Collector Cuttack ("Authority") shall license space to the successful bidder for Development of Kalyan Mandap with the Operation and Maintenance of the said project is for a rent period of 10 years.
- Initial 1 month from signing of agreement is for construction & commercial operation. Payment of rent shall be collected after 1 month of rent period from the date of possession of the plot. The total term of 10 years is exclusive of the 1 month rent period.
- The Developer shall undertake at its cost and risk the development (including site development, changes/Addition to existing structure, and implementation, financing, design, construction, completion and commissioning of the Project/ Project Assets/ Project Facilities at the Project Site, in accordance with provisions hereof, the Development Controls, Applicable Laws, terms of Applicable Permits and Good Industry Practice
- The successful bidder shall be required to pay an annual rent to the Authority with 10% escalation after completion of every year.
- The quoted annual rent shall be paid as quarterly advance on prorated basis.
- The Developer expressly agrees and undertakes that the Developer shall himself arrange for financing and/ or meeting all financing requirements through suitable debt, equity or any other acceptable financial mode.
- The Developer, at its cost and expense, shall avail comprehensive insurance coverage against risks with an adequate amount for the entire project facilities, to cover the rent.
- The selection of the successful bidder from among the eligible bidders responding to this EoI shall be made on the basis of the highest annual rent quoted.
- The existing area earmark for Mission Sakti Bazar is excluded from Barabati Palace Kalyan Mandap'

8. RENT PERIOD

- License Period shall be for 10 years from the date of expiry of deferred rent period of 1 month or handover of possession which ever is later. Additionally if the



Authority finds the selected bidder satisfactory then it may be renewed further for 3 years on mutually agreed terms and conditions with first right of refusal with Authority after completion of initial 10 years.

- Commencement/ operation of the Kalyan Mandap & other facility shall happen only after written permission from the Authority.
- After completion of rent Period, the said land along with allied facilities & structures over the said land shall come back to the Authority, if at all the agreement period is not being extended by the Authority.

9. RESERVE PRICE

The Reserve price for annual license fee for the Kalyan Mandap is INR 50,00,000/- (Rupees Fifty Lakhs only). The selected bidder shall pay to the Authority the quoted rent, GST and other statutory taxes and fees over and above the rent.

10. SAFETY CODE AND SAFETY RULES (construction & operation period)

- First aid facility shall be maintained in a readily accessible place of the Kalyan Mandap.
- Fire safety measures shall be maintained within the Kalyan Mandap with due approval and clearance from the fire safety departments, to be obtained by the selected bidder.
- No paint containing lead/ lead products shall be used except in the form of paste or readymade paint.

11. ELIGIBILITY CRITERIA

For participating in this bidding process, the Applicants would require to comply with the following criteria:

- The applicant shall be either an Firm/Company/ Proprietorship registered under relevant acts and regulation.
- Any applicant who has been a defaulter in earlier payments to the Govt. is not eligible for technical and financial evaluation.



- The applicant should have experience in construction, development & management of projects preferably in Kalyan Mandap/ Banquet hall/ Hotel only.
- Bidder should have experience in construction at least 1 (one) no. of building project work of not less than 50,000 (fifty thousand) sq. ft. built up area in Cuttack/Bhubaneswar. The construction should be in Govt. /Semi Govt. Sector/P.S.U. or Private Sector. (proof of the same must be enclosed)

The applicant should have minimum average annual turnover of Rs 30.00 Crores at least in last 03 financial years i.e. 2023-2024, 2022-2023 and 2021-2022. *Certified copy by Chartered Accountant has to be enclosed*)

- *Individual Net worth for last Financial Year (i.e. FY 2023-24) should be at least Rs. 10 Crores.*

(Certified copy by Chartered Accountant has to be enclosed)

- Consortium is not allowed.
- Even if an applicant firm satisfies the above requirements, it will be subject to disqualification at any stage of this selection process, if it has;
 - i. Made a false representation in the form, statement and attachments required in the Registration documents;
 - ii. Record of poor performance;
 - iii. If it has been convicted by any court of law.
- The land shall not be mortgaged in any manner for obtaining any financial benefit for the project.

12. TERMINATION OF CONTRACT

The Authority may at its sole discretion terminate the agreement without assigning any reason whatsoever, if the Authority finds any illegal activities or any activities in contravention to the approved use. Also if there is a default in the payment of the rent, for a continuous period of 1 quarter or so, Authority shall reserve the right to terminate the agreement after giving two months prior notice. The decision of Authority in this matter shall be final and binding. For the above cases, either of the parties can terminate the agreement giving a notice period of 2 months. In such event, the possession of the said land along with allied facilities & structures over the said land shall come back to the Authority.

13. RESPONSIVENESS OF BID

The Bids submitted by Bidders shall be initially scrutinized to establish "Responsiveness". A Bid may be deemed "Non Responsiveness" if it does not satisfy any of the following conditions;

- It is not received by the due date and time as specified in the EoI;
- It does not contain sufficient information for it to be evaluated and/ or is not in the formats specified;
- It is not signed and/ or sealed in the manner specified in the EoI;
- It is not accompanied by a Valid Bid Security;

The Bid shall be considered to be substantially responsive if it confirms to the preceding requirements without material deviation or reservation. A material deviation or reservation is one which;

- Affects in any substantial way, the scope, quality, or performance of the Project, or
- Limits in substantial way, inconsistent with the EoI document, Authority's rights or the Bidders obligations under the Agreement, or
- Unfairly affects the competitive position of other Bidders presenting substantially responsive bids.

A bid once declared as "non-responsiveness" and rejected, cannot be made responsive by the bidder having corrected or withdrawn the non-confirming deviation or reservation.

14. SELECTION METHODOLOGY AND AWARD OF WORK

Procedure for the award of work shall be as follows;

- All the Technical Bids so received shall be evaluated by the Authority and the financial bids, of those applications which are technically qualified bidder will be opened for evaluation.
- The successful bidder will be selected based on the highest annual fee over and above the Reserve Price offered by Authority by the technically qualified bidders.
- The District Administration will communicate the successful bidder through a Letter of Award (LoA) along with the draft Contract agreement.

15. RIGHT TO ACCEPT OR REJECT

The Authority reserves the right, without any obligation or liability, to annul to accept or reject any or all the proposals at any stage of the process, to cancel or modify the process or any part thereof or to vary any or the term and condition at any time, without assigning any reason whatsoever.

16. SUBMISSION OF BIDS

The Proposal must be inserted in sealed envelopes. The applicant's name and address in the left hand corner of the envelope and super scribed in 'EXPRESSION OF INTEREST' for Kalyan Mandap or other permitted at Barabati palace, Cuttack on "As is where is Basis". The sealed envelope shall contain two separate sealed envelopes containing Technical Proposal (Envelope-1) and Financial Proposal (Envelope-2).

a. Technical Bid (Envelope-1)

The "ORIGINAL" proposal shall be prepared in indelible ink. It shall contain no inter-lineation or overwriting, except as necessary to correct errors made by the firm itself. The person or persons who sign the Proposals must initiate any such corrections.

All pages of the "ORIGINAL" Proposal shall be signed by the eligible Authority.

i. Envelope A (Technical Bid)

The EoI should be submitted in ORIGINAL in a sealed envelope contain all the details mentioned below;

- ✓ Project proposal including Conceptual plan of the project, cost estimate as per schedule of Rate, Odisha and market rate for non-schedule items, Operational & Maintenance Plan, approach and methodology, time schedule for construction (Bar Chart).
- ✓ Covering letter as per Annexure-A
- ✓ Details of applicant as per Annexure-B
- ✓ Project data sheet as per Annexure-C

ii. Envelope-B (Cost of Document)

Cost of bid document in the form of Demand Draft of Rs.11,800/- (Rupees Eleven Thousand Eight Hundred only) (Non Refundable) in favor of "Collector Cuttack" payable at Cuttack.

iii. Envelope- C (EMD/Bid Security)

Bid security in the form of Demand draft of Rs.5,00,000.00 (Five lakhs only) only in favor of "Collector Cuttack" payable at Cuttack shall be submitted. The bid security of the successful bidder shall be returned upon submission of the Performance Security by the developer. The bid security of the unsuccessful bidders shall be returned within 30 days from opening of financial bid or from the execution of the agreement with the successful bidder whichever is earlier.

The bid security will stand forfeited if:

- (a) Bids are withdrawn within the validity period;
- (b) Preferred Bidder fails to sign the Agreement within 4 weeks of issuance of LOA;
- (c) Preferred Bidder fails to provide Performance Security within the stipulated time period;

The above Envelopes (Envelope-A, Envelope-B, Envelope-C) put together by eligible bidder in one single outer envelope (Envelope-1). It shall be sealed and should be clearly labelled as **EXPRESSION OF INTEREST FOR Kalyan Mandap or other permitted at Barabati palace, Cuttack on "As is where is Basis"**. Also, the envelope must be clearly marked **"DO NOT OPEN, EXCEPT IN PRESENCE OF THE TECHNICAL COMMITTEE"** and should be delivered by registered post/ speed-post/courier, not later than 15:00 hrs. on Dt. /02/2025 at the following address;

To,

The Assistant Collector
Nizarat, Collectorate
Cuttack-12 Odisha

Completed proposal must be delivered on or before the Bid Due Date and time.

b. Financial Bid (Envelope-2)

The financial proposal shall be as per **Annexure-D** and shall be submitted in a separate envelope (Envelope-2). The payment schedule in brief shall be submitted along with the financial bid.

c. Performance Security

The Selected developer would be required to submit a Performance Security of an amount equivalent to 50% of the quoted annual license fee for 1st year, in the form of a Bank guarantee/fixed deposit pledged in favour of "Collector Cuttack", payable at



Cuttack from a nationalized bank, within 15 days of issuance of Letter of Award (LOA). The Bank guarantee/fixed deposit pledged, is to be renewed before its expiry, on a timely manner to cover the entire license period. The said Performance Security shall be refunded without any interest, upon expiry of the agreement between the Authority & the selected developer after successful handover of the project to the Authority as per the terms of this agreement.

** Non-renewal of the Performance security shall be considered as a default by the developer, which may lead to termination of the contract.*

17. PROPOSAL VALIDITY:

The Proposal is valid for a period of 180 days from the Proposal Due Date.

18. SIGNING OF AGREEMENT:

The selected bidder needs to submit the acceptance of the LoA within 15 days of its issuance. Further the selected bidder will have to execute a registered contract agreement with the Authority within 30 days of acceptance of the LoA. Failure in acceptance of LOA and non-submission of performance security within the timeline shall lead to forfeiture of EMD.

19. HANDING OVER OF POSSESSION:

The Authority shall handover the possession after execution of registered agreement within 30 days of its issuance. Failure to take over the possession shall lead to forfeiture of 25% of the performance security.

During the handover of the site, if any increase/decrease in area is observed, then the license fee shall be amended and the bidder agrees to pay the amount accordingly.



Covering Letter

(On the Letterhead of the applicant)

Date: _____

To,
The Collector & District Magistrate
Chandini Chowk
Cuttack-12, Odisha

Ref: Expression of Interest (EoI) Development of Convention Center cum Kalyan Mandap on "Annual License Basis" at Barabati Palace, Cuttack

Being duly authorized to represent and act on behalf of
(hereinafter referred to as "the Applicant"), and having reviewed and fully understood all of the Proposal requirements and information provided and collected, the undersigned hereby submits the Proposal on behalf of _____
(Name of Applicant) for the captioned Project with the details as per the requirements of the EoI, for your evaluation. We confirm that our Proposal is valid for a period of 180 days from the last date of submission of proposal.

We also hereby agree and undertake as under:

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Proposal we hereby represent and confirm that our Proposal is unconditional in all respects and we agree to the terms and conditions of the Expression of Interest.

We hereby certify and confirm that in the preparation and submission of our Proposal, we have not acted in concert or in collusion with any other applicant or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive.

Yours faithfully,
For and on behalf of (Name of Applicant)

Duly signed by the Authorised Signatory of the Applicant
(Name, Title and Address of the Authorised Signatory)



Details of Applicant
(On the Letter Head of the Applicant)

- (a) Name of the Individual/ firm/company :
- (b) Name of the contact person :
- (c) Designation :
- (d) Company/Firm :
- (e) Address :
- (f) Telephone number :
- (g) E-mail address :
- (h) Fax number :
- (i) Mobile number:
- (j) Aadhar/ PAN Card Details:
- (k) Turnover:

Sl No.	Financial Year	Amount in INR
1	2023-24	Rs. _____ /-
2	2022-23	Rs. _____ /-
3	2021-22	Rs. _____ /-

Duly signed by the Authorised Signatory of the Applicant
(Name, Title and Address of the Authorised Signatory)

(Signed and sealed by a Chartered
Accountant) Membership No. _____
Date: _____



Format for Project Data Sheet

Sl. No.	Parameters	Remarks
1	Project Title	
2	Project Description (Residential/Commercial)	
3	Location	
4	Name of Client	
5	Total Project Cost (In Indian Rupees)	
6	Total Built-up area in Sq. ft.	
7	Period of Services rendered by the Applicant (Start date and End date)	
8	Present Status of the Project (Completed/ongoing)	
9	Other Information relating to Project	
10	Copy of work orders	
11	Completion certificate issued by the client	

Note: The work order along with the completion certificates shall be attached for every project. Experience of only completed construction projects shall be considered for evaluation.

**Duly signed by the Authorised Signatory of the Applicant
(Name, Title and Address of the Authorised Signatory)**



FINANCIAL PROPOSAL

To,
The Collector & District Magistrate
Chandini Chowk
Cuttack-12, Odisha

Sub: Financial Proposal for "Development of Convention Center cum Kalyan Mandap on Annual License Fee Basis" at Barabati Palace, Cuttack

We, the undersigned, offer to develop the projects on Annual License Basis for a period of 30 years, in accordance with your advertisement. Our total financial quote is as given below,

Name of the Project	Financial Quote
"Development of Convention Center cum Kalyan Mandap on Annual Licence Basis" at Barabati Palace, Cuttack	Rs. _____ /- (Rupees _____ Only) (Both in Words and Figures, exclusive of GST and other applicable taxes and any other Govt. charges i.e. ground rent/ cess etc.) as License fee per year for 1 st year to the Authority and subsequent escalation of 10% after completion of every year.

Our Financial Proposal shall be binding upon us for the assignment and this proposal would be valid up to 180 days from the last date of submission of proposal.

Yours faithfully,

For and on behalf of (Name of Applicant)

Duly signed by the Authorised Signatory of the Applicant (Name, Title and Address of the Authorised Signatory)

