



# ISLAMIC UNIVERSITY OF SCIENCE AND TECHNOLOGY AWANTIPORA, KASHMIR

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## EXPRESSION OF INTEREST FOR CONSTRUCTION OF BOYS HOSTEL ADJACENT TO J&K BANK NEAR POLICE STATION AWANTIPORA

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The information contained in this Expression of Interest document (the “EOI”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Islamic University of Science and Technology (the” Authority”) or any of their employees or advisors, is provided to Applicant(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 Authority to the prospective Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for qualification pursuant to this EOI (the “**Application**”). This EOI 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 Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party 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 the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility of the accuracy or otherwise for any interpretation or opinion on law expressed herein. The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant or 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 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 pre-qualification of Applicants for participation in the Bidding Process. The Authority 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 Authority 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 Authority is bound to select and shortlist pre-qualified Applications for Bid Stage or to appoint the selected Bidder or Developer/Lessee, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Applications or Bids without assigning any reasons whatsoever. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Application including but not



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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 Application. All such costs and expenses will remain with the Applicant 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 Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Bidding Process.

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## ABBREVIATIONS

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<b>IUST / AUTHORITY :</b>	<b>Islamic University of Science and Technology</b>
<b>PPP :</b>	<b>Public Private Partnership</b>
<b>RFP :</b>	<b>Request for Proposal</b>

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## BACKGROUND

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Islamic University of Science & Technology (IUST) was created in 2005 by Act No. XVIII of 2005 dated: 07th November 2005 passed by J&K State Legislature and notified by the State Government, through Jammu & Kashmir Government Gazette dated: 11-11-2005. The University is included in the list of Universities maintained by the University Grants Commission under section - 2(f) of the U.G.C Act, 1956 and is eligible receive Central Assistance in terms of rules framed under Section 12(B) of U.G.C Act. The University has been accredited Grade-B by the first ever NAAC visiting team in the month of September 2015. The university is located in Awantipora, a small picturesque town situated on the main national highway (NH1A) in Kashmir adjacent to the shrine of Syed Hassan Mantaqui. The spectacular campus has the Himalayan mountain range on one side, the Jhelum River on the other and a beautiful grove of almonds cradling the main campus. IUST has started functioning administratively from 2005 onwards and the academic sessions/teaching programmes started from June 2006 onwards.

The University is in great need of Boys Hostel for safety and security of the students. The demand for hostels is more important considering the fact that talent present anywhere in state can opt for our University if the provision for hostel accommodation is provided/offered to the students. The traffic in the University campus can also be minimized and ecological balance be maintained when more and more students are accommodated in hostel premises. The time consumed in to and for of students can be saved by providing hostel facility.

***Development/contraction of Boys Hostel at IUST campus is one of the flagship projects of IUST to be developed on public private partnership (PPP) format***



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## PROJECT

IUST intends to undertake Development Boys Hostel at IUST Awantipora. The Project is envisaged to be developed on PPP format having following broad components: The Project is envisaged to be developed on PPP format having following broad components:

### PROJECT COMPONENTS

- Construction of Hostel Block
- Food and nutrition
- Recreation
- Health Care
- Around the clock Electric Supply
- Around the clock water supply
- Proper waste management

The proposed Project has a potential to be developed on PPP due to demand of hotel facilities in the region, un-availability of similar project in the region.

### PROJECT LOCATION & CONNECTIVITY

**Location:**  $33^{\circ}54'35.1''N75^{\circ}01'05.7''E$  (33.909744, 75.018237)

IUST is located in southern part of Kashmir Valley on the banks of river Jhelum.



**Land details:** The land earmarked for the proposed project is located near Police Station Awantipora, on National Highway. 30 km from the heart of the city (Srinagar)



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**Connectivity:** The proposed site is well connected with rest of Kashmir Valley

**Road connectivity:** The proposed site is strategically located in the periphery of the junction of two major roads i.e. NH-1A and town road.

**Rail Connectivity:** 1.5 km from Railway Station Awantipora

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## GENERAL INSTRUCTIONS

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IUST invites Expression of Interest (EOI)s for pre-qualification of interested parties (the “Applicants”) who fulfil the eligibility criteria and interested in participating for the Project.

This EOI is issued for short listing of Applicants on PPP format.

The selected agency selected through bid process is required to undertake Planning, Financing, Construction, Operation & Maintenance (O&M) of proposed project.

The Expression of Interest document contains information about the Project pre-qualification requirements and process in relation to pre-qualification of the Applicants for further participation in the bidding process for the Project as per following sections:

- Section I: Project Information
- Section II: Instruction to Applicants
- Section III: Criteria for Evaluation

Applicants are required to read carefully contents of this document and to provide required information, as per the checklist so that capabilities of the Applicants can be fully appreciated and assessed.

The Authority shall receive Applications pursuant to this EOI in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time by the Authority, and all Applications shall be prepared and submitted in accordance with such terms on or before the date specified in the Schedule for Bidding Process for submission of Applications (the “Application Due Date”).

The bidder/Applicant has to give a detailed Power Point Presentation, after that all EOI submissions would be evaluated in terms of financial and technical capability of the Applicants, Individual or Consortium, as the case may be. Detailed information on pre-qualification Criterion is available in this EOI

Pre-qualified Bidders/Consortium will be informed by the AUTHORITY through registered post/fax/e-mail.

Request for Proposal (RFP) shall be invited from amongst the pre-qualified Bidders/Consortium separately.

The Authority reserves the right to: -

- a) Reject or accept the EOI,
- b) Cancel the process and reject all or any of the EOI without assigning any reasons whatsoever.

In case of any dispute, Court of Awantipora shall be the jurisdiction for any legal matter.



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## **ELIGIBLE APPLICANTS**

The Applicant for pre-qualification may be a single entity or a group of entities (the “Consortium”), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant Consortium. The term Applicant used herein would apply to both a single entity and a Consortium.

An Applicant shall not have a conflict of interest (the “Conflict of Interest”) that affects the Bidding Process. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the Bidding Process, if a constituent of such Applicant is also a constituent of another Applicant;

Where the Applicant is a single entity, it may be required to incorporate a company under the Companies Act, 1956 as a Special Purpose Vehicle (SPV) to execute the Concession Agreement and implement the Project. In case the Applicant is a Consortium, it should comply with the following additional requirements:

- a. Number of members in a consortium should be limited to 3 (three) members.
- b. The Application should contain the information required for each member of the Consortium.
- c. Members of the Consortium shall nominate one member as the lead member (the “**Lead Member**”), who shall have an equity share of at least 51% in the Consortium.
- d. Members of the Consortium shall enter into formal understanding vide a Memorandum of Association (MoA) in the format, for the purpose of making the Application for the project. A consortium shall be eligible for consideration subject to the conditions set out

## **CHANGE IN COMPOSITION OF THE CONSORTIUM**

Change in the composition of a Consortium will not be permitted by the Authority during the Qualification Stage.

Where the Applicant is a Consortium, change in the composition of a Consortium may be permitted by the Authority during the Bid Stage, only where:

- a. The Lead Member continues to be the Lead Member of the Consortium
- b. The substitute is at least equal, in terms of Technical Capacity and Financial Capacity, to the Consortium Member who is sought to be substituted and the modified Consortium shall continue to meet the prequalification and short-listing criteria for Applicants; and
- c. the new Member(s) expressly adopt(s) the Application already made on behalf of the Consortium as if it were a party to it originally and is not an Applicant/Member/Associate of any other Consortium bidding for this Project.

Approval for change in the composition of a Consortium shall be at the sole discretion of the Authority and must be approved by the Authority in writing.



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The modified/ reconstituted Consortium shall be required to submit a revised **Memorandum of Association** before the Bid Due Date.

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## SUBMISSION / PRESENTATION OF EOI

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### **SUBMISSION OF EOI**

EOI Application shall be submitted in a sealed single envelope having the title of envelope.

The envelope should contain following information in 3 sets (Original, copy 1 & Copy 2)

- (i) Covering letter
- (ii) Checklist of submissions as per **Annexure 1**
- (iii) Financial Information certified by Chartered Accountant as per **Annexure 2**
- (iv) Audited Annual Accounts for the last three **financial** years.
- (v) In case of Consortium Memorandum of Association (MOA) per **Annexure 3**
- (vi) Experience certificates for Development / Construction
- (vii) Demand Draft of Rs. 10,000.00/ - (Rupees Ten Thousand only) in favour of "Finance Officer IUST" payable at IUST Awantipora as tender document fee.

Applicants shall submit the EOI preferably in English language.

The EOI shall be submitted along with a covering letter together with the desired supporting documents and proofs on the letter head of the Applicant/Consortium together with each page of the Document duly signed by the head or authorized signatory of the Applicant/Consortium under a common seal.

### **PRESENTATION**

The presentation and submission of the documents by the Applications on 1400 hours IST on **(May 15, 2018)** at IUST Campus

### **AMENDMENT OF EOI**

At any time prior to the Presentation Due Date, the Authority may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the EOI by the issuance of Addenda.

Any Addendum thus issued will be published in the newspaper and can be downloaded from the websites [WWW.IUSTLIVE.COM](http://WWW.IUSTLIVE.COM)

In order to afford the Applicants a reasonable time for taking an Addendum into account, or for any other reason, the Authority may, in its sole discretion, extend the Application Due Date.



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## CONFERENCE INTEGRATIVE SESSION (PRE-BID MEETING) (15 May 2018)

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- A. There shall be a conference interactive-session for the applicants on 15 May 2018 in which any doubt of applicants shall be clarified besides discussions on any additional conditions proposed by the applicant as found necessary.
- B. No query/condition shall be entertained thereafter.
- C. Applicants can visit the Project site and ascertaining for themselves the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.
- D. Submission of a proposal by an applicant/firm implies that he has read the tender document and has made himself aware of the scope & specifications of the work to be done and of conditions having a bearing on the execution of the work.
- E. Canvassing whether directly or indirectly, in connection with proposals is strictly prohibited and the proposals bids submitted by the applicants who resort to canvassing will be liable to rejection
- F. Application **shall be considered for financial bid only if technical bid:**
  - 1) Is received as per the checklist at Annexure-I.
  - 2) Is received by the Application on Due Date.
  - 3) Is signed and sealed.
  - 4) Contains all the information (complete in all respects) per the checklist at Annexure-I.
  - 5) It is accompanied by the Memorandum of Association (MoA) (for Consortium), specific to the Project
  - 6) It does not contain any condition or qualification;

The Authority reserves the right to reject any Application which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Authority in respect of such Application.



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## OPENING & EVALUATION

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### **THE FOLLOWING PROCEDURES FOR OPENING AND EVALUATION OF PROPOSALS WILL BE ADOPTED**

The Proposals of the applicants will be evaluated and shortlisted by a subcommittee to see whether each applicant:

- a) Meets all the Eligibility Criteria
- b) Contains all the documents and certificates required to be furnished
- c) Has been properly signed by the Authorized Signatory and meets other requirements stipulated in the Tender document.

All the shortlisted applicants would be subject to a review by the Committee of Assessors who may reduce this list and identify the consultants.

Even though an applicant may satisfy the above requirements, he would be liable to disqualification if he has:

- A) Made misleading or false representation or deliberately suppressed the information in the forms, statements and in documents required
- B) Record of poor performance such as abandoning work, not properly completing contracts, litigious background or financial failures / weakness etc.

Only the applicants who are found to be eligible after completion of the evaluation will be informed of the date and time of opening of financial bid.

### **EVALUATION PARAMETERS**

The Applicant's competence and capability is proposed to be established by the following parameters:

- I. Financial Capability in terms of Net-worth (the "**Net-Worth**").
- II. Technical Experience of Applicant

On each of these parameters, the Applicants would be required to meet the evaluation criteria as detailed in this Section. The evaluation shall be carried out in terms Pass/Fail of the Applicants for both the above-mentioned parameters separately. Applicant(s) meeting all the criteria will, subject to the terms of the Bidding Documents, be qualified to submit its(their) Bid(s) for the Project.

### **FINANCIAL CAPABILITY:**





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- I. Applicant should have a minimum net-worth of Rs. 100 Lacs in last three financial years.
- II. Audited Annual Accounts for last three financial years

### **TECHNICAL EXPERIENCE:**

The Applicant /Consortium should have following minimum experience of at least one project in each of the below mentioned categories (i.e. development/construction over the past 5 (five) years).

- I. Development/Construction of a Hostel / Building during last five years which is operational as on date of issue of this EOI
- II. Development/Construction of a Real Estate project / or any Govt Semi Govt Building works with minimum investment of Rs. 5 crore (in a single Project), which was commissioned during last five years

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## ANNEXURE - 1

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### **CHECKLIST FOR SUBMISSION OF EOI**

1. Covering Letter
2. Memorandum of Association
3. General Information
4. Financial Information
5. Audited Financial Statements/ Annual Reports
6. DD of Rs. 10,000.00/= in favour of Finance Officer IUST
7. Experience Certificates for Construction/ Development
8. Company profile and manpower information