

**SUB-LEASING A PLOT OF LAND MEASURING MORE OR LESS  
50 (FIFTY) ACRES FOR 99 YEARS (RENEWABLE) IN JIJARPUR AND  
JAFALA MOUZAS NEAR KHARAGPUR (ABOUT 800 METRES OFF NH  
60 CONNECTED BY 20 M WIDE ROAD). It is also connected to NH 6.**

## **TENDER DOCUMENT**

**Issued By:**

**West Bengal Biotech Development Corporation Ltd.**

**(WBBDC)**

**4, Camac Street (2<sup>nd</sup> Floor)**

**Kolkata-700 016.**

**(Must be submitted along with INR 500/- by Demand Draft / Banker's Cheque (non-refundable) drawn in favour of West Bengal Biotech Development Corporation Ltd. payable at Kolkata)**

# TENDER DOCUMENT - A

**WEST BENGAL BIOTECH DEVELOPMENT CORPORATION LTD.**  
4, CAMAC STREET (2<sup>ND</sup> FLOOR), KOLKATA-700 016.

EOI No. 89-WBBDC / 1E-9 / 10

Date: 04.08.2010

## N O T I C E

West Bengal Biotech Development Corporation Ltd. (WBBDC), a Government of West Bengal Undertaking, intends to invite the best offer from reputed, bonafide, resourceful, International Property Consultants (IPC) for sub-leasing a land measuring more or less 50 (fifty) acres for 99 years (renewable) in Jijarpur and Jafala Mouzas near Kharagpur (800 metres off NH 60 connected by 20 m wide paved road). The land is more or less developed having the normal drainage facility. The power line passes just beside the said plot. The added advantage of the plot is that it is connected by road both to NH 6 and NH 60, the later being the nearer. The piece and parcel of land is fully acquired, having no litigation or arbitration added to it. The piece of land may be used for Commercial and / or Residential / or Institutional purpose(s).

The International Property Consultants (IPCs) should fulfill the minimum criteria as follows : *i*) Submission of proof of successful / proven track record of handling large size land transaction of Govt. / Semi-Govt. bodies / PSUs / or other reputed business houses in the State of West Bengal, *ii*) Credential of execution of at least 4 nos. divestment / sales / JV for large land parcel of a minimum value of INR 15(fifteen) crores in the State of West Bengal, *iii*) Submission of proof of National and International presence to facilitate participation from National level developers, International Fund Houses and Large Corporate Bodies. Sealed quotations / Detailed Expression of Interest(s) incorporating the above-mentioned requirements especially containing the credentials of the IPC along with the agreement to terms and conditions are invited for the abovementioned purpose. The application is to be submitted by **4 P.M. (IST)** on **23.08.2010** along with a non-refundable fee of **INR.500/-** by Demand Draft / Banker's Cheque drawn in favour of "West Bengal Biotech Development Corporation Ltd.", payable at Kolkata. The documents will be opened on 25.08.2010 at 3.00 P.M. The Bidders or their authorized representatives may remain present at the time of opening the said documents.

Sd/-

**Managing Director**

## TENDER DOCUMENT - B

**WEST BENGAL BIOTECH DEVELOPMENT CORPORATION LTD.  
4, CAMAC STREET (2<sup>ND</sup> FLOOR), KOLKATA-700 016.**

EOI No.89-WBBDC / 1E-9 / 10

Date: 04.08.2010

### GENERAL TERMS AND CONDITIONS

#### **A) RESUME OF THE PROJECT**

- 1) WBBDC, intends to invite the best offer from reputed, bonafide, resourceful, International Property Consultants (IPC) for sub-leasing a land measuring more or less 50 (fifty) acres for 99 years (renewable) in Jijarpur and Jafala mouzas near Kharagpur (800 metres off NH 60 connected by 20m wide paved road).

#### **B) SCOPE OF WORK**

- a) Study and Analysis of Surrounding reality, i.e. Status and Prospect for development potential.
- b) Preparation of bid documents and selection criteria of prospective sub-lessee.
- c) Floating bid documents in the media, examining offers thus received, selection of successful sub-lessee after due negotiation.
- d) Drafting Sub-Lease Agreement and its finalization and execution with the selected sub-lessee in compliance with existing government rules.
- e) Carrying out all the above works with approval of WBBDC.

#### **C) TIME OF COMPLETION**

3 (Three) calendar months since placing the Letter of Award, which will be hereafter called as LOA.

#### **D) ELIGIBILITY CRITERIA OF THE INTENDING BIDDER**

The intending bidder should have:

- a) Successful track record of handling similar land transaction of Government / Semi-Government / PSUs in the state of West Bengal.
- b) Credential of successful execution of at least 1 (one) no. divestment / sales / JV with Government / Semi-Government / PSUs for large land parcel of minimum value of INR 15 (fifteen) crores in the State of West Bengal during last 10 years ending on 31.03.2010.
- c) National and international presence to facilitate participation from national level developers, international fund houses and large corporate bodies.

#### **E) BIDDING PROCESS**

The bidding process will be carried out by following two stages, two packet system, i.e. by submission of eligibility proposals in one sealed packet (Packet-1) and financial bid separately in another sealed packet (Packet-2). Both the packets are to be kept in a duly sealed Packet-3 superscripted with the following and to be submitted by **4 P.M.** on **23.08.2010** to the office of the Managing Director, WBBDC. Both the Tender Documents-B & C (duly filled in) are to be signed by the authorized and competent representative of the bidder and to be kept inside the Packet-2. Packet-2 will be opened only after the bidder fulfils the eligibility criteria that are submitted in Packet-1. The documents will be opened on **25.08.2010** at **3.00 pm**. Bidders or their authorized representatives may remain present at the time of opening the documents.

*“EOI No. 89-WBBDC/1E-9/10, Dated.04.08.2010: Subleasing of Land”*

# **TENDER DOCUMENT - B**

**WEST BENGAL BIOTECH DEVELOPMENT CORPORATION LTD.**  
4, CAMAC STREET (2<sup>ND</sup> FLOOR), KOLKATA-700 016.

EOI No.89-WBBDC / 1E-9 /

Date: 04.08.2010

**F) PAYMENT**

- a) In full on successful completion of all work as mentioned in clause-B within the stipulated period.
- b) Release of Payment: In 30 (thirty) days since the raising of bills.
- c) Applicable Service Tax shall be paid further on production of requisite document.
- d) Applicable tax will be deducted at source.

**G) VALIDITY OF OFFER**

30 (thirty) calendar days since date of submitting the offer.

**H) NO DEVIATION**

The priced offer will nowhere contain any deviation from terms contained herein.

**I) SPECIAL TERMS**

WBBDCCL reserves right to accept or reject any offer in part or whole, without assigning any reason.

**J) EXECUTION OF AGREEMENT**

An agreement in a prescribed format shall have to be executed in a period of 30 days since placement of LOA.

**K) ACCEPTANCE CRITERIA**

Non-compliance of any term as above will call for cancellation of the bid.

**L) CONTACT PERSON**

The Managing Director, WBBDCCL may be contacted on or before 20.08.2010 for any clarification at his e-mail : [wbbiotech@gmail.com](mailto:wbbiotech@gmail.com) or over phone no.033 2282 0138.

Date : ( Signature of the Authorized Signatory )

Place : Name :

Company Seal of the Bidder Designation :

# TENDER DOCUMENT - C

**WEST BENGAL BIOTECH DEVELOPMENT CORPORATION LTD.**  
4, CAMAC STREET (2<sup>ND</sup> FLOOR), KOLKATA-700 016.

EOI No.89-WBBDC / 1E-9 / 1

Dated: 04.08.2010

## SCHEDULE OF WORK

**Sub : Sub-leasing a land measuring more or less 50 (fifty) acres for 99 years (renewable) in Jijarpur and Jafala Mouzas near Kharagpur (800 metres off NH 60 connected by 20 m wide road).**

<b>Sl. No.</b>	<b>Description of Item</b>	<b>Rate</b>
1.	a) Study and Analysis of Surrounding reality i.e. Status and Prospect for development potential. b) Preparation of bid documents and selection criteria of prospective developers. c) Floating bid documents in the media, examining offers thus received, selection of successful agency after due negotiation. d) Drafting Sub-Lease Agreement and its finalization and execution with the selected agency in compliance with existing government rules. e) Carrying out all the above works with approval of WBBDC.	.....% (..... ..... Percent) of the Lease Premium (in INR) of the plot of Land quoted by the selected sub-lessee.

### **Special Note:**

- a) The rate will include implication of providing men, materials, transport, accommodation, tax, levy, duty, incidentals etc. EXCEPT applicable service tax, which will have to be paid separately.
- b) Applicable Tax will be deducted at sources.

Date:

Place:

(Signature of the Authorized Signatory)

Name:

Company Seal of the Bidder /

Designation:

Telephone No.:

Fax No.:

e-mail: