

Price: Rs. 590
(Inclusive of GST)

EXPRESSIONS OF INTEREST

Engagement of Transaction Advisor / Consultant for Property Development of the spaces available at adjacent / above the Metro Stations of Phase 1A



JAIPUR METRO

Jaipur Metro Rail Corporation Ltd.

(A Govt. of Rajasthan Enterprise)

Corporate Affairs Directorate

2nd Floor, RSIC Wing, Udyog Bhawan ,

Tilak Marg, C- Scheme, Jaipur (Rajasthan)- 302005

Website: www.jaipurmetrorail.in, transport.rajasthan.gov.in/jmrc

CIN: U60221RJ2010SGC030630

EXPRESSIONS OF INTEREST

1. Introduction

- 1.1. Jaipur Metro Rail Corporation Limited (JMRC) is a Government of Rajasthan Undertaking, incorporated under the companies Act 1956, having its registered office at Khanij Bhawan, behind Udyog Bhawan Tilak Marg, C-Scheme, Jaipur (Rajasthan) - 302005. JMRC started its commercial operations on its first line from Mansarovar to Chandpole (Phase 1A) from 3rd June, 2015 with the mission of providing safe, green, comfortable and fast mass rapid urban transit system to the capital city of Rajasthan Phase 1A is of 9.6 KM in length, with eight elevated and one underground station, at approximately one KM intervals. Phase 1B is a 2.4 KM stretch from Chandpole to Bari Chaupar (Underground) which is under construction at present.
- 1.2. JMRC has spaces available adjacent to its Metro Stations of Phase 1A as per following details:

S. No	Metro Station	Area (Sqm.)	
		Gate No. 1	Gate No. 2
1.	Mansarovar	3278	-
2.	New Atish Market	2505	5560
3.	Vivek Vihar	3785	998
4.	Ram Nagar	1790	2314
5.	Civil Lines (South)	-	980
6.	Railway Station (Chandpole side)	1710	-
7.	Chandpole	957	-
		1700*	-

*Space available above Chandpole Metro Station and the station building is to be vertically extended and to be integrated with the parking space.

- 1.3. Most of these spaces are being used for parking purpose and JMRC desires to develop these spaces for commercial purpose including for parking to facilitate commuters and to earn non-fare revenue after feasibility analysis. These spaces shall be developed through different options of Public Private Partnership (PPP).
- 1.4. EOIs are invited from reputed consultancy organisations having experience and core competencies in project structuring reports including survey of land, feasibility study, market assessment, development of project concepts and its cost estimation along-with financial viability analysis, project structuring, term sheet, preparation of RFP document, bid process

management selection of developers as per details provided in the draft Terms of Reference (**Annexure A**).

- 1.5. Through this process of EOI, the eligible consultants will be shortlisted based on the eligibility criteria provided herein. A Request for Proposal (RFP) for engagement of consultant will be firmed up based on the feedback received during this EOI process and will be issued only to the short listed applicants.

2. Eligibility Criteria for Short listing

2.1 Management Competence : The bidder;

S. N.	Eligibility	Required Supporting Document
1.	Should be a registered company/ partnership/ proprietary firm and should have been incorporated on or before 31.03.2013 and working in the field of consultancy in India since or before 31.03.2013.	Copy of registration/ copy of Memorandum/ Article of Association
2	Should have received average annual consultancy fees in last three Financial years of Rs. 100 Crores or above.	Audited Balance Sheet or C A certified copy of ITR
3	Should have minimum 5 Sr. Management level experts: (1) PPP consultant (2) Real state/infrastructure expert (3) Finance analyst (4) Architect/ planner (5) Legal expert These experts should have atleast 7 years experience & should have handled at least 2 real state projects on PPP basis.	Consent letter/ copy of the any document which can prove their association with organization along with their self attested resume.
4	Should not have been blacklisted or debarred during last 3 FY (2015-16, 2016-17, 2017-18) & upto the due date of submission of EOI, by any of the state Government's/ Central Government's/ department/ organisation/PSU	Self-declaration/ undertaking to this affect.

2.2 Technical Competence : The bidder:

S. N.	Eligibility	Required Supporting Document
1	Should have completed or in hand minimum 15 similar/or PPP consultancy projects during last 5 years, i.e., on or after 01st April, 2013.	Completion certificate from the assignee or copy of agreement/ allotment letter
2	Out of the projects mentioned at S. No. (1) above, should have completed at least 3 similar/or PPP consultancy projects in last three years.	Completion certificate
3	Out of the projects mentioned at S. No. (1) above, should have completed or in hand at least 3 similar /or PPP consultancy projects from Government /public undertaking of contract or any of the State government(s) each of Rs. 50 Crore or above project value.	Completion certificate
4	Out of the projects mentioned at S. No. (1) above, should have completed one similar Real State (Land development project) consultancy project under PPP model	Completion certificate

3. Submission Of EOI

(A) GENERAL INFORMATION

- (i) A Consultant will be selected through two stage bidding process in accordance with the Rajasthan Transparency in Public Procurement Rules, 2013 of Government of Rajasthan. This EOI is the first stage of the process for short listing eligible bidders. The RFP, so prepared after first stage, will be issued to the short listed bidders only.
- (ii) The EoI & draft ToR can be downloaded from JMRC website www.jaipurmetrorail.in, SPPP portal <http://sppp.rajasthan.gov.in> and e-procurement portal.
- (iii) Any amendment/clarification in the EoI shall only be published on JMRC website, SPPP portal and e-procurement portal only.
- (iv) For further information, following may be contacted during office hours (9:30 AM to 6:00 PM) on any working day:

Joint General Manager (Revenue), 2nd Floor RSIC Wing, Udyog Bhawan,

Tilak Marg, C Scheme, Jaipur-302005. Tel. No 0141-2822297 Email:
jgmrev@jaipurmetrorail.in

- (v) Expressions of Interest along with duly filled and signed ToR (Annexure-A) and other required documents must be submitted online in the prescribed template on e-Procurement Portal (<http://eproc.rajasthan.gov.in>) by 1st March, 2019 (1600 Hrs).
- (vi) Cost of EoI Document and e-tender processing fee:
- Cost of EoI document, Rs. 590 (Rupees Five Hundred Ninety only), including GST, shall be paid in the form of Demand Draft/ Bankers Cheque of Scheduled Bank drawn in favour of 'Jaipur Metro Rail Corporation Ltd', payable at Jaipur.
 - An e-tender processing fee of Rs. 1,180 (including GST) shall be paid in the form of Demand Draft/ Bankers Cheque of Scheduled Bank drawn in favour of 'Managing Director, RISL', payable at Jaipur.

The DD/ Bankers Cheque of both the above fees, EoI Document cost and e-tender Processing Fee must be submitted physically by 1st March, 2019 (1800 Hrs) to the following with a covering letter mentioning therein the details & name of the EoI:

*Joint General Manager (Revenue)
Jaipur Metro Rail Corporation Limited,
2nd Floor, RSIC Wing, Udyog Bhawan ,
Tilak Marg, C-Scheme, Jaipur-302005*

Also, the Scanned copy of DD/Bankers Cheque of both the above fees are to be submitted online along with the EoI on the e-Procurement Portal.

- c) EOI from consortium of bidders is not allowed. EOI is invited only from eligible single entity, i.e., Partnership/ proprietorship/ company, etc.

(B) TEMPLATE FOR SUBMITTING EXPRESSION OF INTEREST

- EoI forwarding letter is to be addressed to MD, Jaipur Metro Rail Corporation on letter head of the applicant.
- Proof of payment of EoI document cost and e-tender processing fee in acceptable form (scanned copy of DD/Banker cheque deposited in JMRC's office).
- Profile of the applicant covering following :
 - Name
 - Whether registered under legal framework
 - Address for communication
 - Head Office and branch office details
 - Authorised Signatory or Head of the Organization
 - Tax registration details; PAN, TIN, Service Tax registration

- g) General profile of the applicant organization.
- (iv) Eligibility documents: The documents as mentioned in point No. 2 are to be enclosed in support of the eligibility.
- (v) A brief note on Understanding of the objective and scope of the assignment and requirement of resources to complete the task, qualification & estimated man hour requirement of individual resource for execution of the said consultancy work.
- (vi) Comments on the draft TOR and suggestion for further improvements in ToR along with justification.
- (vii) Suggested requirement of man month engagement of various expert levels to complete the task.

4. Evaluation of EOI and short listing of applicant :

- (i) The response of EOI from applicants be evaluated by a team of JMRC.
 - (ii) In case of non-receipt of E-tender fee in prescribed form and by the due date & time in JMRC, the EoI submitted on-line will be rejected.
 - (iii) To assist JMRC in evaluation, the applicant may be asked to submit clarification & additional documents, if required.
 - (iv) Further, the applicants may be asked to give a presentation before the team of JMRC, if required.
 - (v) The eligibility of the applicants to participate in 2nd stage of bidding (RFP) will be based on the eligibility documents submitted in the EoI. The discretion of JMRC shall be final in short listing of eligible bidders.
 - (vi) The RFP containing detailed TOR will be issued only to short listed eligible bidders after evaluation of EoI in first stage, as above.
5. The 2nd stage RFP shall be evaluated on QCBS method details of which shall be provided in RFP. After successful evaluation of 2nd stage RFP, the contract shall be awarded to the successful bidder. The successful bidder will be given work order on deposition of Performance Security and signing of agreement.
6. JMRC may remove or add any space in the scope at the time of 2nd stage RFP as per its requirements.
7. The EoI does not constitute an offer by JMRC. JMRC at any point of time may annul the process at its sole discretion without assigning any reason for such annulment to the applicant. JMRC will not bear any cost incurred by applicant for preparation & submission of EoI.

**Managing Director
Jaipur Metro Rail Corporation Ltd.**

Enclosures: Annexure A- Draft Terms of Reference (TOR)