



West Bengal Industrial Infrastructure Development Corporation
(Established under West Bengal Act. XXV of 1974)
Block D.J. Plot no 10, Sector II, Salt Lake City, Kolkata-700 091.

Invitation for Expression of Interest for Engagement of Transaction Adviser for Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal

Notice Inviting Expression of Interest No: IIDC / 12(C) / 2023-24

West Bengal Industrial Infrastructure Development Corporation (WBIIDC) has established several Industrial Parks equipped with supporting infrastructure viz. developed Lands / sheds, power, water, access roads, drainage facilities, etc. Most of them have been established during eighties and few even before eighties. The industrial units established in course of time as well the infrastructure developed has to be looked into considering the current scenario.

WBIIDC envisages its Industrial Parks to have the best-in-class infrastructure facilities incorporating green technology and outlook. In consideration with current industrial scenario, with possible futuristic outlook is something WBIIDC desires to adopt and execute accordingly.

Sealed technical as well as financial offers (on lump sum basis) in two-cover system are thus invited from the bonafide, reputed, reliable and experienced Transaction Advisory Firms having Proven Professional Expertise and in their credit, experience of successful completion of similar nature of job etc. under Government Departments and/or other Statutory Bodies or Public Sector Undertakings, Reputed Organizations etc. for the following work under WBIIDC:

Name of the Work: **Transaction Advisory Services for Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal**

SCOPE OF WORK

A. State-of-the-Art Infrastructure development in Industrial Parks:

- I. Current Situation Analysis in Industrial Parks
- II. Preparation of Action Plan benchmarking with global best practices incorporating green industrial practices
- III. Preparation of Detailed Project Report
- IV. Preparation of Detailed Drawings and Technical Specifications including B.O.Q. for each item of work
- V. Preparation of Detailed Tender Documents

- B. Development of Logistic Neural Network [L.N.N.]:
 - I. Techno-Economic Viability (TEV) Study for L.N.N.
 - II. Identification of items of infrastructure to be developed in the neural network for logistics, if the TEV the study results become viable.
 - III. Preparation of Detailed Project Report along with detailed cost estimates and implementation drawings.
 - IV. Preparation of Detailed Tender Documents
 - V. Identification of suitable business entity for occupation of spaces in network system.
 - VI. Successful allotment in favour of identified business entity
 - VII. The scope also includes any additional analytical study if be necessary in line with the project.

C. Development of Alternate Land Use Plan for Existing Industrial Parks

- I. Preparation of Concept Paper
- II. Preparation of Detailed Project Report
- III. Preparation of Detailed Drawings and Technical Specifications including B.O.Q. for each item of work
- IV. Preparation of Detailed Tender Documents
- V. Successful closure of proposed alternate Land Use Development Plan (LUDP) by inducting sustainable entities.

KEY QUALIFICATIONS OF TRANSACTION ADVISOR

❖ Transaction Advisers having at least 5(five) years experience in performance and successful completion of similar nature of job in Government Departments are eligible for participation in the process.

Intending Transaction Advisory firms satisfying the eligibility criteria may submit Expression of Interests in two separate sealed envelopes super-scribing clearly the title as follows:

A. Technical offer

The offer should be submitted in printed letter heads of the Intending Firms depositing Earnest Money and following documents Printed over Letter Heads of the firm (as appropriate) :

- 1) Covering letter submitting E.O.I. as format in annexure I
- 2) Statement of Experiences as per format in annexure II
- 3) C.V.s of key personnel and staffing pattern as per format in annexure III
- 4) Statement of Incomes as per format in annexure IV
- 5) Brief Profile of the Transaction Advisor not exceeding 4(four) pages
- 6) Copies of valid Income Tax Return for last three years, Professional Tax payment receipts, PAN Card, GST registration number and certificate.

All the Statutory documents submitted with the application, will be verified from originals on the date of opening and on opening of the Technical Offer envelope. All photo copies should be self attested with company stamp & date. Applications will be rejected for non-compliance of above. Technical offer shall not contain any reference to the Transaction Advisory fees.

Earnest Money Deposit (EMD)

Transaction Advisors shall deposit EMD amounting Rs. 1,00,000/- (Rupees one lac only) through **NEFT at HDFC Bank, Salt Lake City Branch, Branch Code : 0277, Account No. 50100399351868 , IFC : HDFC0000277** in favors of **“WEST BENGAL INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION”**

The EMD shall be submitted along with Technical offer as mentioned. No interest shall be paid on any account against EMD. The EMD of the successful offerer will be retained with WBIIDC as Security Deposit till completion of the work and disbursement of final payment. The S.D will be released on request by the Transaction Advisor only on successful completion of study in all respect. EMD of all unsuccessful Transaction Advisors shall be returned after award of work order to the successful offering Firm and on request by the officers’.

B. Financial Offer

This will contain consultancy fee (as per format available in annexure V printed over the letter heads) to be charged for completing the work. The total fee shall be quoted in Lump Sum. Consultancy fees quoted would deem to have included all the incidental cost, taxes and charges including cost of all the drawings, documents, reports etc. which would be required to be prepared by the Transaction Advisor during the course of the assignment and excluding GST which is to be charged and will be paid in addition as per rate of the Government prevailing during the period of service.

Submission of Expression of Interest

- a) The technical and financial offers along with transaction details of earnest money complete in all respects should be submitted in printed letter heads of the Intending firms by 15-00 hours on 17.11.2023 in the office of the WEST BENGAL INDUSTRIAL INFRASTRUCURE DEVELOPMENT CORPORATION (WBIIDC), Block DJ, Plot No. 10, Sector II, Saltlake City, Kolkata 700 091.

b) Technical and financial offers should be sealed in separate envelopes duly superscribed. These two envelopes should be put in one cover which shall be superscribed with “Expression of Interest for Transaction Advisory services for Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal

EVALUATION OF E.O.I.s

Initially technical proposal will be opened and evaluated based on competence criterions on 17.11.2023 at 15-15 Hrs in presence of the intending T.A.s. Financial offers will be opened on 22.11.2023 at 15-15 Hrs only for the successful offers who have qualified in technical offer.

If in the opinion of the WBIIDC, the offer submitted by the selected Transaction Advisor seems too high, WBIIDC shall have the right to negotiate with the firm for bringing down the offer to an acceptable amount.

SECURITY DEPOSIT (SD)

In respect of successful offerer the earnest money, on acceptance of offer, shall be converted as Security Deposit. The S.D will be released only on successful completion of all studies in all respect and acceptance of the same by WBIIDC.

PRE-BID MEETING:

A Pre-Bid Meeting will be held at **15-00 Hrs on 03.11.2023** to appraise the Transaction Advisors about the process of submission of offers for the work. All the prospective Transaction Advisors are advised to attend the Pre-Bid Meeting.

INCOME TAX:

Income tax & other taxes as admissible will be deducted from each bill as per Government Rules. The undersigned reserves the right to reject / accept the tender in whole or part thereof without assigning any reason whatsoever. If any date mentioned above happens to be holiday, the next working day will be considered as the stipulated date. In no circumstances, the quoted rates will be altered after acceptance of the tender.

Mode of Payment:

Payment to Transaction Advisor will be disbursed stage wise as per following schedule on successful completion and acceptance each part of the work mentioned below:

1st Phase: For Work mentioned in Part A – 25% of quoted Amount with following break-up:

- a. On Completion of work in serial I to III of part A 10%
- b. On Completion of work in serial IV to V of part A 5%
- c. On Completion of work in serial VI to VII of part A 10%

- 2nd Phase:** For Work mentioned in Part B – 40% of quoted Amount with following break-up:
- a. On Completion of work in serial I of part B 5%
 - b. On Completion of work in serial II to III of part B 10%
 - c. On Completion of work in serial IV to VI of part B 15%
 - d. On Completion of work in serial VII to IX of part B 10%

- 3rd Phase:** For Work mentioned in Part C – 35% of quoted Amount with following break-up:
- a. On Completion of work in serial I to III of part C 10%
 - b. On Completion of work in serial IV to VI of part C 15%
 - c. On Completion of work in serial VII of part C 10%

Payment of GST :

GST will be paid in addition to the bill value at rate prescribed by Govt. of India prevailing during the period.

Time Allowed for Completion of Work: Completion time for preparation and submission of Report Documents are as follows :

- a. For jobs scheduled in part A of Scope of Work from Serial I to V 45 days
- b. For jobs scheduled in part B of Scope of Work from serial I to IV 45 days
- c. For jobs scheduled in part C of Scope of Work from serial I to IV 45 days

Preparation of Report and Submission:

All Draft Reports, Drawings and relevant documents are to be submitted in soft files (editable format) as well in hard copies in bound volumes in duplicate for approval of competent authority. On approval, final report, drawings and relevant documents are to be submitted in soft files (word, excel, AutoCAD etc.) as well in hard copies in bound volumes in 6(six) set of each submission.

All analysis, drawings, reports etc. are to be prepared following acceptable Indian Standards. The report for all works shall confirm to WBIIDC's building bye laws as well as to relevant latest Indian Standard Specifications and/or Standard code of Practice. All reports, computations etc. shall be submitted in English language and in metric/SI units.

All Schedules of work and B.O.Q.s are to be prepared on the basis of current West Bengal PWD schedule of Rates effective as on date of preparation of estimates. For non-schedule items, estimate shall be prepared based on market rates to be supported by at least 3-4 quotations. The details cost estimate as per BOQ shall be finalized in all respect before inviting e-tender. The documents are to be duly signed and sealed on behalf of the Transaction Advisor.

Ownership of Documents & Copy Rights:

The copyright of Interim Reports, Design Reports, Tender Documents, Costs Estimates, Bill of Quantities, Calculation sheets, drawings etc. and all other similar documents (both interim and final) provided by the Transaction Advisor in connection with project/work shall remain vested in WBIIDC. All written material, originated and prepared for WBIIDC under the assigned agreement shall belong to WBIIDC. The Transaction Advisor shall not publish, share, divulge, disclose, part with any of such papers viz. the articles, designs calculations and drawings or information without the written consent of employer or use for purpose other than those for this work.

Changes or Alteration:

Changes or alterations, as desired by WBIIDC due to site considerations or otherwise as required during the pendency of the contract, will be done by the Transaction Advisor. Additional charges on this account, if any, will be mutually agreed upon by WBIIDC.

Correctness and Accuracy of data:

The Transaction Advisor shall be fully responsible for the correctness and accuracy of the data. If any inadequacy is observed in the work performed by them, they shall at their own initiative and at no extra cost to WBIIDC take all steps necessary to remedy/rectify the said defects or inadequacies. The Transaction Advisor shall incorporate all modifications and or changes as desired by WBIIDC.

Termination of Contract:

WBIIDC reserves the right to terminate the work on the following grounds:

- I. If the Transaction Advisor fails to execute the work as per time as provided in this NIT.
- II. In case the Transaction Advisor fails to deliver or submit the deliverables as required under this NIT and within such time as provided in this NIT, unless such time is extended by WBIIDC by written form.
- II. If after undertaking the work the Transaction Advisor refuses or abandons the same and WBIIDC has to complete the rest of the work through any other agency.

In the event of happening any of the aforementioned Defaults on part of the Transaction Advisor, WBIIDC shall be entitled to terminate the contract. WBIIDC shall give 7(seven) days prior notice in writing to the agency before terminating the contract. On termination of the contract WBIIDC shall forfeit the balance which may be payable to the Transaction Advisor and shall be free to proceed and complete with the remaining work through any other agency, the cost of which shall be met from such moneys as forfeited or withheld by WBIIDC. WBIIDC shall also forfeit the Security Deposit retained. On termination of the contract the Transaction Advisor shall forthwith give WBIIDC all documents i.e. Inspection Reports, Conceptual, Draft, and Final Master Plan with drawings in soft & hard copies etc. prepared by them till the date of termination.

Liability:

The liability period is 01 (One) year after completion of report successfully. The Transaction Advisor shall be liable for all consequence of errors and commissions arising from errors solely attributable to Transaction Advisor or on the part of their employees to the extent and with the limitation specified by WBIIDC. The Transaction Advisor shall also be liable and shall indemnify WBIIDC from and against any/all claims, damages, and costs as may be raised on the Transaction Advisor by any other third party in connection with the said work.

**Superintending Engineer
W.B.I.I.D.C.**

ANNEXURE I

COVERING LETTER SUBMITTING TENDER

(To be kept within main envelope along with technical and financial offers)

To
The Chief Executive Officer
WBIIDC
Block DJ, Plot No. 10,
Sector II, Saltlake City,
Kolkata 700 091

Subject : Submission of Technical and Financial offer for providing Transaction Advisory services for “ **Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal**”

Reference : Notice Inviting Expression of Interest bearing No. Infra/Eng/12E-Model I.P. /2023/2392 dated 17.10.2023

Dear Sir/Madam,

I/We am/are submitting our technical and financial offer in sealed envelopes for the above work. All the statements made in this E.O.I. are true and I/we accept that any misinterpretation contained in it may lead to our disqualification.

I/We also understand that you are not bound to accept any tender you have received.

We remain,

Yours Sincerely

Signature of Authorized Signatory

Name and Designation of the Signatory

Name of the Firm

Address

Ph. & , Fax No

E Mail ID

ANNEXURE II

Statement of Experiences

Please provide précised details of successfully completed jobs of similar nature during last three years period as per format given below.

Also please enclose supporting documents viz. completion certificate, payment certificates etc. for at least 5(five) such jobs for each of the year as proof of performance:

A. FINANCIAL YEAR 2020-21

Serial No	Name of the Client	Name of the Work	brief details	Duration of work	Payment received in Rupees

B. FINANCIAL YEAR 2021-22

Serial No	Name of the Client	Name of the Work	brief details	Duration of work	Payment received in Rupees

C. FINANCIAL YEAR 2022-23

Serial No	Name of the Client	Name of the Work	brief details	Duration of work	Payment received in Rupees

Signature of Authorized Signatory

Name and Designation of the Signatory

Name of the Firm

Address

Ph. & , Fax No

E Mail ID

**ANNEXURE III
CURRICULUM VITAE**

Please provide:

A. C.V.s of key Managerial and subject specialist personnel of your firm in the format provided below:

1. Name
2. Designation
3. Address (local & permanent)
4. Contact Number (Cell Ph. & Land line)
5. Fax No.
6. E mail ID
7. Base location(Specify City)
8. Date of Birth
9. Nationality
10. Education (indicate college / University and other specialized education giving names of institutions, degrees obtained and date of acquiring said degree)
11. Membership of professional bodies
12. Other training
13. Overseas Work experience, if any
14. Employment record (starting with present position, list in reverse order every employment held by the staff since graduation, giving details for each employment, dates of employment, name of employing organization, positions held.)

Signature of Authorized Signatory

Name and Designation of the Signatory

Name of the Firm

Address

Ph. & , Fax No

E Mail ID

ANNEXURE IV
STATEMENT OF INCOMES

Statement of Incomes of Consultancy Firm:

Financial Year	Gross Income in I.N.R. in Crores
2020-21	
2021-22	
2022-23	

Enclosure: Audited financial statements for each of the above period duly authenticated

Signature of Authorized Signatory

Name and Designation of the Signatory

Name of the Firm

Address

Ph. & , Fax No

E Mail ID

ANNEXURE V
TENDER FOR THE CONSULTANCY SERVICE WORK

I/We hereby tender my/our rate for execution of Consultancy Service work specified in the underwritten memorandum within the time specified in such memorandum as follows:

MEMORUNDUM

a. General Description

Transaction Advisory services for “ Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal”

b. Earnest Money and Security Deposit

Rs. 1,00,000/- (Rupees one lac only) to be retained as permanent deposit till end of contract period as Security Deposit for successful T.A.

Sl No	Item of Work	Unit	Rate Quoted	
			In Figure	In Words
1	Transaction Advisory services for “ Restructuring/ Upgrading 3 nos Industrial Parks named Falta Industrial Park (Sector III, IV & V) at South 24 Parganas, Uluberia Industrial Park at Howrah District and Dabgram Industrial Park at Jalpaiguri District of WBIIDC towards Sustainable Industrialization and Economic Growth of the State of West Bengal”	Whole Job (On L.S. Basis)		

GST will be charged extra as per prevailing order of Government of India.

Signature of Authorized Signatory

Name and Designation of the Signatory

Name of the Firm

Address

Ph. & , Fax No

E Mail ID