

Sikkim Housing and Development Board

Awass Bhawan, Church Road,
Gangtok, East Sikkim 737101.

Website: www.sikkimudhd.org.

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EOI No.01/EoI/787SHDB/2013

Dated:22/4/2017

Invitation for Expression of Interest (EOI)

The Sikkim Housing and Development Board (SH&DB), invites Real Estate Developers with Sound Financial background and Private sector entities having experience in development/construction and management of community oriented infrastructure projects, either as a single entity or as a consortium (maximum of 6 members in a consortium) to undertake the Development of Residential Housing Scheme over 2.00 Acres of land at 5th mile Tadong, below Flour mill, Lumsay, East Sikkim Gangtok. The EoI documents may be downloaded from www.sikkimudhd.org wef 24/4/2017.

Sd/-
SECRETARY
SIKKIM HOUSING & DEVELOPMENT BOARD

Opportunity to invest in Real Estate Market

DISCLAIMER

The information contained in this Expression of Interest (Eol) document or subsequently provided to interested parties, whether verbally or in documentary form by or on behalf of representatives of Sikkim Housing and Development Board (SHDB) or by any of their employees or advisors or consultants, is provided to Applicant(s) on the terms and conditions set out in this Eol document and any other terms and conditions subject to which such Information is provided. This Eol document is not an agreement neither an offer by SH&BD to any other party/ agency. The purpose of this Eol document is to provide Applicants with information to assist the formulation of their Application for pre-Qualification. This Eol document does not purport to contain all the information each Applicant may require. Each Applicant should conduct his/her own investigations and analysis and should check the accuracy, reliability and completeness of the information in this Eol document and obtain independent advice from appropriate sources. SH&DB, their employees, advisors and consultants make no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of the Eol document.

SH&DB may in their absolute discretion, but without being under any obligation to do so, update, amend or supplement the Information including the qualification process in this Eol document at any time including during the release of the Request for Proposal document.

SH&DB reserves the right to accept or reject any or all Applications, and qualify or disqualify any or all applicants, but not limited to, without giving any reasons.

SH&DB will not entertain any claim for expenses in relation to the preparation of Eol submissions.

PROJECT BRIEF

The Sikkim Housing and Development Board (SH&DB), invites Real Estate Developers with Sound Financial background and Private sector entities having experience in development/construction and management of community oriented infrastructure projects, either as a single entity or as a consortium (maximum of 6 members in a consortium) to undertake the Development of Residential Housing Scheme over 2.00 Acres of land at 5th mile Tadong, below Flour mill, Lumsay, East Sikkim Gangtok. In this regard, SH&DB invites applications from interested Real Estate Developers to join hands with SH&DB for the development of the Integrated Residential Housing Scheme at aforesaid location.

SH&DB proposes to develop the State of the Art Ultra Modern Integrated Residential Housing Scheme which shall be inclusive in nature and contain all the smart features required to build a ultra modern Housing Flats. SH&DB is in the process of finalizing a suitable mode of development of the project for which a private real estate developer shall be selected. In this regard, SH&DB intends to organize an Investor's meet on 20th May,2017 at 1:00 PM to interact with the interested bidders about the probable modes of development, various project features, investment modularity, profit sharing mechanism and successful implementation of the project. After this meet, SH&DB shall finalize the project structuring and prepare the Request for Proposal (RFP) documents for selection of a private developer to implement the Project.

SH&DB shall provide unencumbered land for the project, facilitate time bound development process and in obtaining requisite approvals.

SITE FEATURES

The proposed Site at Lumsay covering an area of 2.00 acre consists of two parcels of land separated by an existing natural drain (Jhora), which is off the National Highway (NH-10) from Manipal Central Referral Hospital Junction at a motorable distance of 1.5 Km, beyond the existing location of Mechanical workshop of Road & Bridges Department, Government of Sikkim, new road with a width of 3.00 meters and length measuring 282 meters dissects the site ending on the southern boundary off the NABARD land. The Land slopes towards west which gives a picturesque view of the Kanchendzonga Recreational Park, on the Ranka Hill. The infrastructures such as 66 KV power station is located just above the proposed site and a sewerage line passes through western boundary of the proposed site. Due to the existence of drain (Jhora) in between proposed site, there is no problem for discharging waste water of entire residential complex.

ROLE OF DEVELOPER	PURPOSE OF INVESTORS MEETING
To undertake detailed designing, detailed specification, Project Management Consultancy Service (PMCS), Marketing and revenue sharing mechanism and investment modalities to be incorporated for the project.	SH&DB, through the proposed Investor's meet expects the interested bidders to discuss on the various modes of development, issues related to the implementation of the project and to know similar project experiences from the bidders attending the meeting and so on. The outcome of the meet shall help SH&DB in finalizing the most suitable mode of implementation of the project and formulation of the Request for Proposal documents.

APPLICATION FORMAT

(On letter head of the Applicant's Company)

To, Date; __/__/____.
The Secretary,
Sikkim Housing and Development Board,
Awass Bhawan, Church Road,
Gangtok, Sikkim, 737101.

Sub: EXPRESSION OF INTEREST (EOI) FOR DEVELOPMENT OF
INTEGRATED RESIDENTIAL HOUSING SCHEME AT 5TH MILE
TADONG, LUMSAY, GANGTOK, SIKKIM.

Dear Madam,

We, (NAME OF THE APPLICANT/CONSORTIUM/ COMPANY)
hereby submit our expression of interest for the project captioned above.
We understand that Sikkim Housing and Development Board (SH&DB)
reserves the right to reject any application without assigning any reason
thereof.

1. Name of the firm:

2. COMPANY PROFILE

3. Contact details:

I. Office Land line No.

ii. Mobile No.

iii. E. mail address.

iv. Fax No.

4. Turnover (last three financial years) in INR:

5. Relevant experience:

6. Suggestions (Applicants are required to suggest models for Development of Integrated Residential Housing Scheme in not more than 3 extra A-4 pages as attachment to this Application Letter)

(Signature of Authorized Person)

N.B: Applicants may either send the Application letter along with the attachment to official E-mail ID given below or send through courier or in person to the Secretary, Sikkim Housing and Development Board during office hours in between 10.00 AM to 04.00 PM.

Last Date for submission of EOI: 15/05/ 2017 till 04:00 P.M.

For further enquiry,

Please Contact

- Mr. Chamchuk Lama, Adm. Officer-cum- PS to Secretary, SH&DB,

e.mail Id;- clama@gmail.com, mobile no. 9832077288

- Mr. Hissay Bhutia, PA to Secretary,SH&DB,

e.mail Id:- hisseybhutia@gmail.com, mobile no. 9609031812.

Official e-mail.Id:- Skmhousingdevboard@gmail.com.