

DEVELOPMENT OF PHARMACEUTICAL INDUSTRIAL PARK AT HALDIA

NIT No. : 76/HDA/EC/2008-2009

HDA has planned to develop Pharmaceutical Industrial Park adjacent to NH-41 on about 250 acres of land. About 100 acres of land is in possession of HDA and balance is proposed to be acquired.

Bids are invited to lease 100 acres land for development of Pharmaceutical Industrial Park on about 100 acres of land. The minimum reserve price of the land under possession of HDA is Rs. 12.50 lakhs (Rupees twelve lakhs fifty thousand) per acre.

Depending upon the development, marketing and utilization of initial 100 acres and progress of acquisition, additional 150 acres land when available would be allotted for further development to the selected bidder. The cost of that land would be total acquisition cost as assessed by Collector plus 20% of the acquisition cost as Administrative Charges.

Eligibility Criteria :

The following documents shall have to be submitted along with **Technical Bid (Part-I)** of bid document-

- (a) Copies of original document defining constitution or legal status, date of establishment and principal place of business. Any company should be registered in India under the Companies Act-1956 and engaged in their respective business for at least the last five years.
- (b) The company should have a minimum **net worth of Rupees two hundred crores (Rs. 200 Crores)** as per the audited balance sheet in any one of the financial year 2007-08, 2006-07 or 2005-06. Net worth statement duly certified by Chartered Accountant should be submitted.
- (c) The company should have a minimum **annual turn over of Rupees five hundred crores (Rs. 500 Crores)** in at least two out of the last three financial years. Turn over statement duly certified by Chartered Accountant has to be submitted.
- (d) The company should have developed and operationalised an industrial park in India at least on 125 acres of land in last five years. Supporting documents in this connection has to be submitted.
- (e) The company should also submit a profile of completed and ongoing projects and **they shall allow onsite verification of the same by the representatives of HDA, if required.** A declaration in this regard has to be submitted.
- (f) Relevant document stating the ability of the company to generate the source of finance including the access to the line of credit.
- (g) A **brief profile** of the company stating the organizational pattern.

- (h) A firm and detailed **Project Implementation Schedule for start, Progress and completion of the project including attracting investors etc. and allotment of the developed land.**
- (i) An undertaking in writing that the company shall start the development of the site within six months and shall ensure progress and completion of the Project within three years.

The eligibility of the bidders will be analyzed on the basis of above documents.

The bidders may be asked to make a presentation of the company profile before the authority. HDA shall be free to seek any relevant clarification from the participating bidder as may be required for the process of short listing.

Terms & Conditions

- ❖ Land will be given on lease basis for 90 years with a renewal clause as per terms and conditions.
- ❖ Developed plots in the park may be transferred / reassigned to other investors / industrial units on payment of nominal transfer / reassignment fees.
- ❖ The successful bidder have to pay 25% of the land premium within 30 days from the date of issue of LOI and balance within 3 (three) half yearly installments.
- ❖ Apart from land premium successful bidder have to pay annual lease rent @ 0.25% of the total land premium which will be enhanced by 5% every year. The rent have to be deposited by 31st March every year.
- ❖ Application should be accompanied with a Demand Draft of Rs. 25000/- (Rupees twenty five thousand) (non-refundable) as Application Money in favour of Chief Executive Officer, Haldia Development Authority payable at Haldia.
- ❖ Application should be accompanied with a Demand Draft of Rs. 100000/- (Rupees one lakhs) as Bid Security in favour of Chief Executive Officer, Haldia Development Authority payable at Haldia, which will be adjusted against the total cost of the land of the successful bidder and will be refunded to the unsuccessful bidder without interest.

- ❖ Application should be submitted preferably in letterhead covering the information as mentioned in the Format of Application and in two parts in separate sealed envelopes superscribing –

- (i) **Envelope –‘A’ – Technical/Qualifying Bid (in a sealed envelope)** – containing Application with all enclosures as mentioned in the eligibility criteria above and Application Money through a Demand Draft of **Rs. 25000/- (Rupees twenty five thousand) only (non-refundable)** drawn in favour of CEO, Haldia Development Authority payable at Haldia and
- (ii) **Envelope-‘B’-Financial Bid (in a sealed envelope)** – containing the **rate quoted** in the following format :

Minimum Reserve Price for 100 acres of land	Rate quoted per acre in Rupees.
Rs. 12.50 (Rupees twelve lakhs fifty thousand) lakhs per acre.	

Also submit one undertaking that **“the company has agreed to take additional 150 acres of land when available as per the acquisition cost as assessed by Collector plus 20% of the acquisition cost as administrative charges”** and Bid Security through a Demand Draft of **Rs. 1.00 lakhs (Rupees one lakh) only** in favour of CEO, Haldia Development Authority payable at Haldia, which will be adjusted against the total cost of the land of the successful bidder and will be refunded to the unsuccessful bidder without interest.

- ❖ Last date of receiving application – 12.09.2008 upto 4:00 PM.
- ❖ HDA will allot the land to the highest bidder.

HDA reserves the right to award or cancel the offer in its sole discretion without assigning any reasons.

For further details please contact:

**Office of the Chief Executive Officer, Haldia Development Authority,
Haldia Unnayan Bhawan, City Centre, Debhog, Haldia,
Dist. Purba Medinipur, West Bengal–721 657
Ph. No. 03224-255929, Fax: 03224-255927
e-mail : ceo.hda@gmail.com**

Office of the
Chief Executive Officer
HALDIA DEVELOPMENT AUTHORITY
Haldia Unnayan Bhawan, City Centre,
P.O. Debhog, Haldia, Dt. Purba Medinipur-721 657
E-mail : ceo.hda@gmail.com

ADDENDUM

NIT NO. 76/HDA/EC/2008- 09

Following points are added to NIT No. 76/HDA/EC/2008-09

1. The Proposed Park will have one frontage open to the main road. The internal road/ drainage/street lighting have to be developed and constructed by the Developer.
2. HDA will make arrangement for laying one main water distribution pipe line upto the boundary of the park from the nearest source for which the cost have to be borne by the Developer. Internal water distribution system have to be developed and constructed by the Developer.
3. Adequate power is available in Haldia. Developer have to create own electrical arrangement from the nearest Sub-Station.

The above points are the part of the NIT No. 76/HDA/EC/2008-09.