



KERALA STATE COASTAL AREA
DEVELOPMENT CORPORATION LIMITED
(A Government of Kerala Undertaking)
Makayiram, T.C 16/1709, Ulloor Lane,
Near DPI, Jagathy, Thiruvananthapuram, Kerala
Ph.0471-2321520, Fax:2323363, E-Mail: kscadc@gmail.com

INVITES EXPRESSION OF INTERESTS

No. 1277/F/KSCADC/2014

05.12.2014

The Managing Director KSCADC invites sealed Expression of Interests from Individual/
Firms for purchase buildings/building space for establishment of Fish mall in Kochi.

For details visit www.keralacoast.org

Last date and Time of submission of EOI : 20.12.2014 3 PM

Sd/-
Managing Director



**KERALASTATE COASTAL AREA DEVELOPMENT CORPORATION Ltd.
(KSCADC)**

(A Government of Kerala Undertaking)

**'Makayiram', T.C 16/1709, Ulloor Lane, Near DPI, Jagathy,
Thiruvananthapuram – 14**

Phone: 0471 2321520, Fax: 2323363

Email: kscadc@gmail.com Website: www.keralacoast.org

EXPRESSION OF INTEREST (EOI)

**TO PURCHASE BUILDING / BUILDING SPACE FOR
ESTABLISHMENT OF FISH MALL**

NB: Pls check that all the pages are intact in the document

EXPRESSION OF INTEREST (EOI)

Managing Director, Kerala State Coastal Area Development Corporation, invites sealed EOI in prescribed form to purchase Building / Building Space for establishment of "Fish Mall". KSCADC proposes to purchase building or building space with clear and unambiguous title deeds, for establishing Fish Mall. The requirement is for 2500 Sq.ft ready to occupy building / building space. The building / building space should project a professional and aesthetically pleasing appearance and should be suitable and approved for the purpose of Mall. The building owner should offer a minimum parking space for 10 cars to KSCADC. The offered building must be situated within the main commercial / institutional in the City of Kochi preferably in M G Road, Broadway, Banerji Road, Kaloor, Panampilly Nagar, Kadavanthara, Palarivattom, Bye-Pass from Edapally to Kundannoor etc.

1. Name of EOI: Purchase Building / Building Space for Establishment of FISH MALL
2. Download Period: 06-12-2014 to 20-12-2014
3. Last Date & Time for Submission of EOI: 20-12-2014, 3.00 PM

SUBMISSION OF DOCUMENTS

The entire set of EOI document should be submitted along with documentary proof and a Demand Draft favoring MD KSCADC for Rs.25, 000/-. Each page should be signed and stamped by the authorized signatory and submitted in a sealed envelope with "EOI for Purchase Building / Building Space for Establishment of FISH MALL" Superscribed on it.

Managing Director,
Kerala State Coastal Area Development Corporation,
Makayiram, T.C 16/1709,
Ulloor Lane, Near DPI, Jagathy,
Thiruvananthapuram – 14

The envelope containing the filled form (with relevant enclosures) may be placed in the drop box provided at KSCADC, Head Quarters at Jagathy, Thiruvananthapuram or sent by speed post.

EVALUATION OF EOI's

- 1. Screening: KSCADC will do the initial screening of all the applications based on the documents received. Applicants not meeting any of the essential conditions mentioned in the EOI document will be summarily rejected.**
- 2. First-stage short-listing: All the eligible applicants will then be evaluated on the basis of the documents submitted by them.**
- 3. Second-stage short-listing: The applicants Building Premise will be visited by an Expert Committee from KSCADC to evaluate the suitability of the site applied for.**
- 4. The shortlisted applicants will be asked to submit their financial bid in sealed envelope**
- 5. Final Selection of Building: Is based on the report of the Expert Committee formed by KSCADC and will be finalized on the base of Financial Bid submitted by the applicants.**
- 6. KSCADC have the right to Select / Reject any location based on the requirement of the organization**

FORM –I

Sl. No.	Particulars	Details
1	DETAILS OF OWNER / FIRM / OF BUILDING OR BUILDING SPACE	
1.1	Name	
1.2	Address	
1.3	Phone No:	
1.4	Fax No:	
1.5	E-mail address:	
1.6	If Firm / Builder Constitution of Firm / Builder. (Whether Proprietary / Partnership / Pvt. Ltd. / Public Ltd. / PSU etc.	
1.7	In case of a Company, details of Incorporation of Company and Commencement of Business.	Incorporation Date : Ref: Commencement Date: Ref:
1.8	Permanent Account Number/ (PAN) / TAN	
1.9	Name & Designation of the contact person to whom all references shall be made regarding this EOI	
2	DETAILS OF PROPERTY	
2.1	Location & Address of the property	
2.2	Usage of property (as approved by Competent Authority) a. Commercial	

	b. Shopping Complex	
2.3	Tenure of the land a. Freehold b. Leasehold c. If leasehold give residual period of lease and name of the title holder	
3	BUILDING / BUILDING SPACE	
3.1	Type of Building: (Commercial)	
3.2	Type of Construction: (Load Bearing/RCC/Steel framed)	
3.4	Clear floor height from floor to ceiling	
3.5	Area of premises offered per unit a) Super built up area b) Built-up Area c) Carpet area –	Sq. ft. Sq. ft. Sq. ft.
4	AGE/ CONDITION OF THE CONSTRUCTION	
4.1	Newly constructed (within 2 years)	
4.2	Old construction – mention year of completion	
4.3	Under-construction – mention date of Completion	
5	DETAILS OF BOUNDARIES AND ADJACENT BUILDING / BUILDING SPACE	
5.1	Boundary of the property a. North b. East c. South d. West	
6	DETAILS OF ROAD ACCESSIBILITY OF THE BUILDING / BUILDING SPACE	
	Accessible Road/Roads to the Building	
7	OTHER AMENITIES PROVIDED	
7.1	a. A/C b. Generator Facility	
8	CAR PARKING SPACE	
8.1	a. No: of Car Parking Available	
9	COMPLETION / OCCUPATION CERTIFICATE (Only for ready premises)	
9.1	Whether completion / occupation certificate is issued by the competent authority	
10	Details of Demand Draft Submitted	
10.1	Name of the Bank	
10.2	DD No:	
10.3	DD Amount	

10.4	Date	
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We hereby declare that all the information and statements made in this EOI are true and accept that any of our misrepresentations contained in it may lead to disqualification.

Signature (Authorized Signatory):

Full Name:

Designation:

(In case of Partnership Firms / Companies)

Address:

Date:

TERMS AND CONDITIONS

- 1. Only those applications complete in all respects will be accepted for further scrutiny.**
- 2. Building offered must be free from all encumbrances, claims and legal disputes etc.**
- 3. Documentary Proof of ownership of Building, payment of all Taxes, Duties, Dues, Telephones, Water, Electricity charges etc. must be submitted along with EOI.**
- 4. The application once submitted will be considered final and any subsequent changes/additional information will not be entertained.**
- 5. The party need to fill up the complete details asked in FORM - I**
- 6. Entries received beyond 3.00 PM on 20/12/2014 will not be entertained and all such entries will be deemed as rejected.**
- 7. KSCADC will not be responsible for delayed receipt of the documents at its end for any reason whatsoever.**
- 8. KSCADC Ltd. reserves the right to reject any or all applications without assigning any reason(s) thereof.**

ANNEXURE-I

Documents to be attached along with the EOI

- **Copy of original deed and Previous Deed**
- **Copy of tax receipt of the Land**
- **Copy of Encumbrance Certificate (30 Years)**
- **Copy of location sketch, plan, elevation and cross section of building**
- **Building permit / building number obtained from the local body**
- **Copy of building tax remittance receipt**
- **Copy of possession and ownership certificate**
- **Copy of registered Power of Attorney certificate if applicable**
- **Demand Draft for Rs. 25, 000/- favoring MD KSCADC.**

ANNEXURE-II

GENERAL INSTRUCTIONS TO APPLICANTS

1. Signing of EOI:

- 1.1 If the EOI is signed by any other person/officer, he/she should be duly authorized by the proprietor/owner/partner/director etc. If however, found to be otherwise, KSCADC, without prejudice to other civil and criminal remedies, can cancel the EOI.**
- 1.2 Individuals signing the EOI shall indicate their full name below their signatures & it should be stamped.**
- 1.3 The EOI shall contain no interlineations, erasures or overwriting, except as necessary to correct errors made by the applicant, in case such corrections are to be made. The entry should be clearly scored out by a single line and encircled, and fresh entry should be made. All such corrections should be authenticated under the full signature of the person signing the EOI. Any EOI which does not comply with this requirement shall be rejected. All conditional or incomplete EOIs will be rejected.**
- 1.4 The EOI form should be filled legibly with blue/black ink in English language only.**

2. Submission of EOI:

- 2.1 The applicant shall seal the envelope and the EOI shall be addressed to KSCADC at the following address:**

To,

Managing Director,
KeralaState Coastal Area Development Corporation,
Makayiram, T.C 16/1709,
Ulloor Lane, Near DPI, Jagathy,
Thiruvananthapuram – 14

- 2.2 EOIs shall be dropped in the tender box provided in KSCADC or sent by Speed Post.**

- 2.3 KSCADC shall assume no responsibility for the misplacement of the EOI(s) or premature opening thereof, if the envelope is not sealed and marked as required. In case the bidder fails to honor his EOI in the stipulated time given by KSCADC, without furnishing sufficient grounds, which is convincing to the competent authority of KSCADC, then the latter reserves the right to BLACK LIST an applicant for a suitable period from participating in any bidding process initiated by KSCADC.**

3. Last date and time for submission of EOIs:

- 3.1 All EOIs shall be received by the KSCADC at the address specified under Para 2, not later than the date and time specified in the EOI.**
- 3.2 KSCADC may, at its discretion, extend the date and time for the submission of EOIs by amending the EOI documents in which case, all rights and obligations of KSCADC and applicants shall subject to the extended date and time.**
- 3.3 Any EOI received after the specified date & time for submission of EOIs shall be rejected and returned unopened to the applicants.**
- 3.4 KSCADC shall not be responsible if the EOIs are delivered elsewhere.**

4. Summary rejection of EOI:

One or more of the following reasons/omissions will render an EOI, liable to summary rejection.

- a. EOI received after the specified closing time.
- b. Correction or overwriting not signed by the authorized signatory.
- c. Documents asked for and not attached.
- d. Conditional EOI
- e. Any EOI received unsealed/unsigned and/or not signed by.
- f. Applicants giving false information, fabricated documents, thereby concealing facts, misrepresenting and misleading KSCADC.
- g. All forms not duly filled in and signed.

5. Influencing the evaluation of EOIs and award of contract:

No applicant shall attempt to influence KSCADC on any matter relating to the EOI. Any attempt to influence KSCADC in evaluation/comparison or in award of the contract, shall result in summary rejection of the EOI(s) of such applicants.

6. Right to cancel the contract:

6.1 KSCADC shall have the right to cancel the contract wholly or in part in the event it is obliged to do so, on account of any decline, diminution, curtailment or stoppage of the work(s), by giving three months' notice.

6.2 KSCADC shall have the right to cancel the contract if subsequently it is found that the empanelled agency is owned by a "member of family" of an employee working in KSCADC.

6.3 The bidder who is a "member of family" of an employee working in KSCADC, is not eligible or this EOI. "Members of family" in relation to an employee working in KSCADC include:

- a. The wife or husband, as the case may be, of the employee working in KSCADC, whether residing with the concerned or not, but does not include a wife or husband, as the case may be, separated from the Government servant by decree or order of a competent court.
- b. Son/daughter or stepson/stepdaughter of an employee of KSCADC, who is wholly dependent on him, but does not include a child or step child who is no longer, in any way, dependent on the employee working in KSCADC or whose custody, the employee has been deprived of, under the law.
- c. Any other person related, whether by blood or marriage, to an employee working in KSCADC, or to employee's wife or husband, and is wholly dependent on the employee working in KSCADC.

7. Agreement:

The final applicant shall also execute an agreement with Kerala State Coastal Area Development Corporation, Makayiram, T.C 16/1709, Ulloor Lane, Near DPI, Jagathy, Thiruvananthapuram – 14, on a non-judicial stamp paper of Rs. 100/-. (The cost of the stamp paper has to be borne by the applicant of EOI.)