



**KERALA STATE COASTAL AREA DEVELOPMENT CORPORATION Ltd.  
(KSCADC)**

**(A Government of Kerala Undertaking)**

**1st Floor, Chalachithra Kalabhavan Building,  
Vazhuthacaud, Thiruvananthapuram – 695 014  
Phone: 0471 2321520, Fax: 2323363  
Email: [kscadc@gmail.com](mailto:kscadc@gmail.com)  
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**EXPRESSION OF INTEREST (EOI)**  
**TO HIRE 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 Hire Building Space preferably in the Ground Floor / 1<sup>st</sup> Floor for establishment of "Fish Mall". KSCADC proposes to hire building space with clear and unambiguous title deeds, for establishing Fish Mall. The requirement is for ready to occupy Ground Floor Space between 1400-1600 Sq. ft, which is ready for interior modification for the Mall. The 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 5 cars to KSCADC within the compound. The offered building must be situated within 1 Km radius circle of Kerala State Secretariat, Thiruvananthapuram. Accesses to roads/Junctions with on road parking facility will be preferable

1. Name of EOI: Hiring Building Space for Establishment of FISH MALL
2. Download Period: 08-12-2015 to 22 -12-2015
3. Last Date & Time for Submission of EOI: 22-12-2015, 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 Hiring Building Space for Establishment of FISH MALL" Superscribed on it.

Managing Director,  
Kerala State Coastal Area Development Corporation,  
1st Floor, Chalachithra Kalabhavan Building,  
Vazhuthacaud, Thiruvananthapuram – 695 014

The envelope containing the filled form (with relevant enclosures) may be placed in the drop box provided at KSCADC, Head Quarters at 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 will be based on the details furnished in FORM – I
3. Technical Score (TS) will be provided as given below

Sl. No:	Factors	Score	
<b>a.</b>	<b>Building</b>		<b>20</b>
	> 1 year old	20	
	1 – 3 Years Old	10	
	3 – 5 Years Old	5	
<b>b.</b>	<b>Floor Position</b>		<b>20</b>
	Ground Floor	20	
	First Floor	10	
	Second Floor	5	
<b>c.</b>	<b>Location</b>		<b>10</b>
	Within 500 Meters from Kerala State Secretariat	10	
	Beyond 500 Meters from Kerala State Secretariat	5	
<b>d.</b>	<b>Approach Road</b>		<b>10</b>
	Main Road	10	
	Sub Road	5	
	Proximity to Junction	5	<b>10</b>
	Provision for parking on road	5	
<b>e.</b>	<b>Usage of Property</b>		<b>20</b>
	1 Space with flexibility for interior furnishing	20	
	2 Fixed space with little room for modification	10	
<b>f.</b>	<b>Parking Space</b>		
	1 Up to 5 Cars inside the Compound	10	<b>10</b>
	2 2-3 Cars Inside the Compound	5	
	<b>Maximum Total Score</b>		<b>100</b>

Applicants should have at least a Technical Score of 70 to be eligible for the first stage

4. Second-stage short-listing: Applicants has to submit a Financial Bid as mentioned in Form – II will be taken to consider Financial Score (FS) The
5. The weight-age for considering the Final Score (FS) will be based on the following

Technical Score (TS) – 70%: Financial Score (FS) – 30%

6. Final Selection will be based on the Final Score which would be calculated on following basis

$$\text{Final Score} = \text{TS} \times .7 + \text{FS} \times .3$$

**FORM – I**

Sl. No.	Particulars	Details
<b>1</b>	<b>DETAILS OF OWNER / FIRM / OF BUILDING OR BUILDING SPACE</b>	
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 :  Commencement Date:
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	
<b>2</b>	<b>DETAILS OF PROPERTY</b>	
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	
<b>3</b>	<b>BUILDING / BUILDING SPACE</b>	
3.1	Type of Building:	
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.
<b>4</b>	<b>AGE/ CONDITION OF THE CONSTRUCTION</b>	
4.1	Newly constructed (within 1 years)	
4.2	Old construction – mention year of completion	
4.3	Under-construction – mention date of Completion	
<b>5</b>	<b>DETAILS OF BOUNDARIES AND ADJACENT BUILDING SPACE</b>	
5.1	Boundary of the property a. North b. East c. South d. West	
<b>6</b>	<b>DETAILS OF ROAD ACESSIBILITY OF THE BUILDING SPACE</b>	
	Accessible Road/Roads to the Building	
<b>7</b>	<b>DISTANCE FROM KERALA STATE SECRETARIAT</b>	
	In KM _____ (Approximately)	
<b>8</b>	<b>CAR PARKING SPACE</b>	
8.1	a. No: of Car Parking Available	
<b>9</b>	<b>COMPLETION / OCCUPATION CERTIFICATE ( Only for ready premises)</b>	
9.1	Whether completion / occupation certificate is issued by the competent authority	
<b>10</b>	<b>Details of Demand Draft Submitted</b>	
10.1	Name of the Bank	
10.2	DD No:	
10.3	DD Amount	
10.4	Date	

**FORM – II**

**Deposit Required in Rs.** \_\_\_\_\_

**Monthly Rent in Rs. per Sq. Ft:** \_\_\_\_\_

**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 and FORM – II
6. Entries received beyond 03.00 PM on 22/12/2015 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 Title Deed of the Proposed Building Space**
- **Copy of tax receipt of the Land**
- **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**
- **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,  
Kerala State Coastal Area Development Corporation,  
1st Floor, Chalachithra Kalabhavan Building,  
Vazhuthacaud, Thiruvananthapuram – 695 014

- 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 The bidder who is a "member of family" of an employee working in KSCADC, is not eligible for 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, 1st Floor, Chalachithra Kalabhavan Building, Vazhuthacaud, Thiruvananthapuram – 695 014, on a non-judicial stamp paper of Rs. 500/-. (The cost of the stamp paper has to be borne by the applicant of EOI.)