



INVITATION FOR EXPRESSION OF INTEREST

From

The Land Owners in Joint Venture (or any other mode)
with the Authority

For

The Development of an IT Park

Located within the jurisdiction of
Nashik Municipal Corporation

Expressions of Interest (EOI) No.: 01/2021

Issued: December 13, 2021

Submission Date: December 20, 2021, 3:00 p.m. IST

INVITATION FOR EXPRESSION OF INTEREST from the Land Owners in Joint Venture (or any other mode) with the Authority for the Development of an IT Park located within Nashik Municipal Corporation.

Background

Situated on the banks of river Godavari, Nashik is the fourth largest city in Maharashtra, after Mumbai, Pune and Nagpur. The city is blessed with a pleasant weather throughout the year with sufficient water supply. The city is well connected with rest of India by road, rail and air.

Information technology has contributed immensely in the development of our nation. The cities of India having IT Parks, IT/ ITeS has greatly contributed towards their economic growth by way of generating employment directly in the IT sector as well indirectly affecting other sectors of the economy. The trickling down effect of the economy due to the infusion of IT is experienced by many cities of India.

Considering the potential for development of an IT Park and the availability of skilled human resources within the Nashik city and its surrounding region, the Nashik IT Association (NITA) has time and again demanded setting up of an IT Park in the city. Taking into consideration the area requirement for the development of an IT Park, the Authority has resolved to develop the project in joint venture with the private land owners, association of owners or companies.

The Nashik Municipal Corporation (NMC) has issued this Expression of Interest (EOI), for the purpose of identifying those property owners (land owners, association of owners or companies) who have an interest in offering their lands jointly with the NMC for the development of an IT Park which meets the site selection criteria set forth in the attached Schedule A, or such other criteria as may be determined by the NMC at its sole discretion. The Land must be owned by Individuals or Association of owners or Companies, in order to qualify for submission under the EOI. The NMC reserves the right to cancel this EOI at any time, at its sole discretion. The Individuals or Companies submitting a proposal to the NMC, make this submission for information purposes, with no contractual obligations by either party.

GB Resolution

This Expression of Interest has been formulated based on the GB Resolution No. 1105 dated 29th October, 2021.

Planning considerations

It is envisaged that the land owners interested in the joint venture shall have their lands within the jurisdiction of Nashik Municipal Corporation area. The land contributed from the private land owners must lie adjoining to the area reserved for Public-Semi public use as per the sanctioned development plan. The land uses permissible under the public/ semi-public use required for the IT Park shall be provided in the land owned/acquired by the Authority whereas the Amenity space generated in the land owned by the private land owners shall be developed

in accordance with the permissible uses mentioned in the relevant clauses of the UDCPR. The UDCPR is the guideline published by the GoM dated 02/12/2020 for carrying out development works. The criteria set for the selection of the site are mentioned in **Schedule A**.

Mode of Development

For the purpose of developing the IT Park, the Authority and the Land owners will form a Special Purpose Vehicle (SPV) in the form of a Joint Venture Company or any other mode as decided by the Authority. The land aggregated by the private partner will be developed by Authority through Planning, Developing Basic Infrastructure, Selling/ Leasing of developed plots. The revenue generated will be shared in the ratio of expenses incurred by the Authority for developing infrastructure and the cost of land based on ASR on the date of execution of Memorandum of Agreement.

Funds for the development of basic infrastructure will be provided by the Authority in stages in tune with the progress of the development. The cost of operation including manpower and buildings shall be borne equally by the Authority and the Land Owners. The structure and share holding patterns shall be worked out subsequently. Other costs incurred shall be borne equally by the Authority and the Land Owner/s.

The detailed terms and conditions for undertaking the development and defining the respective roles of NMC and the Land Owners shall be subsequently worked out mutually. In this respect the decision of the Authority shall prevail.

Planning guidelines

It is expected that the IT Park will be developed in accordance with the sanctioned UDCPR guidelines approved for the Maharashtra State published on 02/12/2020.

The EOIs to be submitted by the Interested Parties shall, include:

Form I - Cover Letter expressing interest to participate in the prescribed format

Form II - Details of Interested Parties in the form & manner as prescribed in the format

Documents to be submitted by the Proponent

1. Map showing the location of the said property (1:1,000 and 1:10,000 scale)
2. Applicable Land use to the Survey numbers of the property
3. 7/12 extracts of the Survey numbers of the property
4. Sale Deeds/ PR card of the property
5. Title Certificate by the Advocate showing the status of land
6. TILR/ DILR maps showing all the Survey numbers, its boundaries and adjoining Survey numbers of the property
7. Map showing the approach roads to the property and its width as per the sanctioned DP
8. Relevant documents if the property is affected by DP reservation
9. Relevant documents if the land is affected by any protected area

Independent Due Diligence & Disclaimer

Right to Reject

The Authority at its own discretion reserves the right to select, reject any or all EOI received without assigning any reason whatsoever and shall not, in any manner whatsoever, be accountable liable for any claims of the Interested Parties or any other third party in that regard reject all or any EOI.

No Contract

The Expression of Interest is an inquiry only. By responding to this EOI and participating in the process as outlined in this document, Joint Venture Proponents expressly understands and agree that no contract of any sort is implied or formed under, or arises from this EOI and that no legal obligations between parties has, or will be, pre-determined. Each Interested Party should conduct its own investigation and analysis and should check the accuracy, adequacy, correctness, reliability and obtain independent advice from appropriate sources prior to submission of its EOI. The Authority will have no obligation to enter into negotiations or a contract with any Joint Venture Proponent as a result of this Expression of Interest.

Confidentiality

Information provided by the Joint Venture Proponent to the Authority is strictly confidential. Such information shall not be used or disclosed in any way without the prior written approval of the Authority.

The Proponents shall not make any statement of fact or opinion regarding any aspect of the EOI to the media or any member of the public without the prior written authorization of the Commissioner, Nashik Municipal Corporation.

Definitions/ Terms

Authority – The Commissioner, Nashik Municipal Corporation

Land Owners/ Joint Venture Proponent- The Applicant/s participating in the EOI

Proposed land/Property – Land owned by the applicants

Amenity space– As defined in the UDCPR

Public/Semi-public use - As defined in the UDCPR

Submission of EOI

The Commissioner
Nashik Municipal Corporation
Rajiv Bhawan, Sharanpur Road
Nashik 422 002.

Contact Details

The ADTP, Town Planning Department
Nashik Municipal Corporation
Rajiv Bhawan, Sharanpur Road
Nashik 422 002.

Schedule A

Expression of Interest is sought from the land owners (Individual/ Association/ Companies) having right, title and interest in respect of contiguous land for the development of IT Park within Nashik Municipal Corporation limits possessing the following site selection criteria-

1. The proposed land shall be atleast 50 acres with shape and slope conducive for development (Individual/ Association/ Companies)
2. The proposed land shall be contiguous and preferably be located at one location
3. The proposed land shall preferably be located in close proximity to the Ozar Airport
4. The proposed land shall abut to atleast 18 m wide DP road
5. The proposed land shall lie adjacent to NMC's acquired land with Public/Semi-public zone
6. The proposed land shall possess clear title and shall be free from any encumbrances / litigations etc.
7. The proposed land shall not be highly productive/ fertile/double cropping pattern
8. The proposed land shall be developable and not to be located within the command areas of irrigation/ eco sensitive zones/ buffer and similar other protected areas.

FORM I : COVER LETTER
(ON LETTER HEAD IN CASE OF ASSOCIATION/ COMPANY)

To,

The Commissioner

Nashik Municipal Corporation,
Rajiv Bhawan, Sharanpur Road,
Nashik 422 002

Sub: Submission of Expression of Interest (EOI) from – “the Land Owners in Joint Venture (or any other mode) with the Authority for the Development of an IT Park located within Nashik Municipal Corporation”

Dear Sir,

1. With reference to your EOI document No. dated, We, having examined the EOI Document thoroughly and understood its contents, hereby inform you that I/We am/are willing to submit proposal for the development of an IT Park in joint venture with the Nashik Municipal Corporation. With reference to the captioned subject, I/We the undersigned am/are hereby expressing our Interest to participate in the project.
2. We understand that the purpose of this EOI is to create initial awareness about the Project and identify potential Parties interested for the site. Further, the issue of this EOI does not imply that the Authority is bound to undergo any contract and the Authority reserves the right to reject all or any of the submissions hereunder without assigning any reasons whatsoever. It is also hereby clarified that the Authority may, at its exclusive discretion, either invite fresh EOI/ bids only from those interested Parties who had submitted their EOIs or from any other prospective Party(ies).
3. We understand that we satisfy the requirements to participate in this EOI as outlined in the EOI document and have prepared our expression of interest for the captioned project as specified in EOI Document.
4. We understand that we have carried out our own investigations and analysis and have checked the accuracy, adequacy, correctness, reliability and obtained an independent advice from appropriate sources prior to submission of this EOI.
5. Further, we understand after evaluation of all the proposal received by the Authority, the Authority may shortlist and select suitable proposals and may ask for other detail and undertake further negotiations in relation to this EOI.

Signature

(Name of the person)

(In the capacity of)

Individual/ Association of owners/ Company Seal

(Name of the Entity)

Duly authorized to submit the EOI to undertake the project, for and on behalf of (Fill in block capitals)

Witness

Signature _____

Name _____

Address _____

FORM-II: DETAIL OF INTERESTED BIDDER

S.No.	Particulars	Details
1	Basic Information	
a)	Name of Land Owner/association/company	
b)	Country of incorporation	
c)	Address	
d)	Date of incorporation and/or commencement of Business	
e)	Ownership details	1. 2.
f)	List of current directors/partners	
2	Brief description of the Association/ Company including details of its main lines of business	
3	Details of individual (s) who will serve as the point of contact/communication within the firm: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	
4	Particulars of the Authorized Signatory of the Applicant: (a) Name (b) Designation (c) Address (d) Telephone Number (e) E- Mail Address	

Note:

In case of Company, Memorandum and Articles of Association/Company Brochures to be attached. In case of Partnership Firm partnership deed should be attached