

1. INTRODUCTION

1.1 Background

- 1.1.1 National High-Speed Rail Corporation Limited (NHSRCL), a government company was incorporated with the object to plan, design, develop, build, commission, maintain, operate High-Speed rail services between the States of Maharashtra and Gujarat and / or for any other area either on its own or by taking other or leasing or otherwise on any other model and build new transit routes of any mode or a combination of modes with all attendant infrastructural facilities. The Company is a joint venture between Government of India (GOI), Government of Gujarat (GOG), and Government of Maharashtra (GOM) with equity participation of 50:25:25 respectively.
- 1.1.2 High Speed Rail Terminal Building at Sabarmati (Sabarmati HUB), Ahmedabad, a part of India's first ever Bullet Train Project is likely to be completed very soon. This terminal Building will serve as the Northern Terminal of India's First HSR Line with Multi Model Connectivity to the adjacent existing Indian Railway Station, AMC Janmarg BRT Bus Station and upcoming Ahmedabad Metro Phase-I, AEC Metro Station.
- 1.1.3 The terminal Building comprises of Two Towers i.e., Tower-A and Tower-B. Tower-A is a B+G+9 Building and Tower B is B+G+7, out of which B+G+1+2 will be wholly utilized for parking purpose. Floor 3 shall be the concourse floor providing connectivity as mentioned above, which also includes some area for commercial usage (food court, other shops, etc.). In addition, there is a Terrace Garden at 4th Floor Level and 7th Floor Level. All the Floor Plans are attached with the Document.

1.2 Request for Proposal

- 1.2.1 NHSRCL invites Proposals (the "Proposals") for selection of Transaction Adviser (the "Consultant") for preparation of a Feasibility study, valuation, bid documents for the selection of the Developer(s) and for assisting NHSRCL in the Bidding Process (collectively the "Consultancy") for generating revenue from retailing 31,585 Sqm. Of Floor Space at High-Speed Rail Terminal at Sabarmati (HSRT) for Commercial Utilization (hereinafter referred as "Project"). Detail of floor area is given below:

| Floor | Building-A Area | Building-B Area |
|-----------------|-----------------|-----------------|
| 3 rd | 2360 sqm | 2080 sqm |
| 4 th | 4750 sqm | 3035 sqm |
| 5 th | 4565 sqm | 3170 sqm |
| 6 th | 4610 sqm | 3205 sqm |
| 7 th | - | 3810 sqm |
| Total | 16,285 sqm | 15,300 sqm |
| Grand Total | 31,585 sqm | |

The study shall include assessment of demand / supply of commercial space, real estate study, development mix formulation, concept planning, estimation of revenue earning potential of project, development of alternative financial models, financial viability, project implementation strategy, preparation of bid documents and bid management till signing of Development Agreement and Financial Closure in conformity with the TOR.

- 1.2.2 NHSRCL intends to select the Consultant through an open competitive bidding in accordance with the procedure set out herein.



1.3 Due diligence by Applicants

- 1.3.1 Applicants are encouraged to inform themselves fully about the location of HSRT Building and conditions of locality before submitting the Proposal by paying a visit to the Project Site, sending queries to NHSRCL, and attending a Pre- Proposal Conference on the date and time specified in Clause1.10. **Floor plans of the building are uploaded along with this document for reference.**

1.4 Sale of RFP Document

- 1.4.1 RFP document can be downloaded from the e-tendering website <https://etenders.gov.in/eprocure/app>. the date specified in Clause 1.8.1 on payment of a fee of Rs 5,000 (Rupees five thousand only) + GST @ 18% i.e. total Rs 5,900.00/- in the form of RTGS/NEFT/IMPS. No other mode of payment will be accepted. The details of bank account of NHSRCL are mentioned below.

| Name of Bank | Bank's Address | Account Name & No. | Account Type | IFSC Code |
|-------------------|---|--------------------|--------------|-------------|
| HDFC Bank Limited | 209-214, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi-110001 | 57500000079852 | Current | HDFC0000003 |

1.5 Validity of the Proposal

- 1.5.1 The Proposal shall be valid for a period of not less than 90 days from the Last date of Submission of Bid.

1.6 Brief description of the Selection Process

- 1.6.1 NHSRCL has adopted a two stage selection process (collectively the "Selection Process") in evaluating the Proposals comprising technical and financial bids. In the first stage, a technical evaluation will be carried out as specified in Clause 3. Based on this technical evaluation, a list of short-listed applicants shall be prepared as specified in clause3.1. In the second stage, a financial evaluation will be carried out as specified in Clause3.2. Proposals will finally be ranked according to their combined technical and financial scores as specified in Clause3.3. The first ranked Applicant shall be selected for negotiation as specified in clause2.24.1 (the "Selected Applicant") while the second ranked Applicant will be kept in reserve.

1.7 Currency conversion rate and payment

- 1.7.1 The bidder(s) are required to submit their financial bids in INR only.
- 1.7.2 All payments to the Consultant shall be made in INR in India in accordance with the provisions of this RFP.
- 1.7.3 For the purposes of technical evaluation of Applicants, value of work done shall be updated to last day of the month previous to the month of tender submission price level assuming 3% inflation for Indian Rupees every year. The exchange rate of foreign currency shall be applicable as on the date of contract award.



1.8 Schedule of Selection Process

1.8.1 NHSRCL would endeavour to adhere to the following schedule:

| Event / Description | Date |
|--|-----------------------------|
| Publishing of RFP in CPP Portal | 24/08/2022 |
| Last date for receiving queries/clarifications | 13/09/2022 |
| Pre-Proposal Conference | 19/09/2022 at 11:00 Hrs. |
| NHSRCL response to queries | 28/09/2022 |
| Last date for sale of RFP Document | 03/10/2022 |
| Last date of Bid Submission | 08/10/2022 up to 15:00 hrs. |
| Opening of Technical Bid | 10/10/2022 at 15:30 hrs. |
| Opening of Financial Bid | To be declared |
| Letter of Award (LOA) | To be declared |
| Signing of Agreement | To be declared |

1.9 Pre-Proposal visit to the Site and inspection of data

1.9.1 The bidder(s) is advised to visit and examine the HSRT Building and its surroundings or other area as deemed fit by the bidder(s) and obtain for itself on its own responsibility all information that may be necessary for preparing the bid and execution of the contract. The cost of visiting the site and collecting relevant data shall be at the bidder's own expenses. It is a condition of the RFP that the applicant is deemed to have visited the site and satisfied himself with all the conditions prevailing including any difficulties for executing the work.

1.10 Pre-Proposal Conference / Pre-Bid Queries

1.10.1 The Pre-Proposal Conference shall be on date as mentioned in Clause 1.8 at the address given below. The bidder(s) may submit their queries through email: dqmciv1.adi@nhsrcl.in or at the following venue:

Chief Project Manager – I
National High Speed Rail Corporation Ltd.,
3rd Floor, Riverfront House,
Between Gandhi & Nehru Bridge, Riverfront (West).
Ahmedabad- 380009.

1.11 Communications

1.11.1 All communications should be addressed to:

Chief Project Manager-I
National High Speed Rail Corporation Ltd.,
3rd Floor, Riverfront House,
Between Gandhi & Nehru Bridge, Riverfront (west).
Ahmedabad- 380009,



1.11.2 All communications, should contain the following information, to be marked at the top in bold letters:

RFP No.: NHSRCL/ADI/2022-23/02

**RFP FOR SELECTION OF TRANSACTION ADVISOR FOR
GENERATING REVENUE FROM COMMERCIAL
UTILIZATION OF HIGH SPEED RAIL TERMINAL BUILDING,
SABARMATI, AHMEDABAD.**

1.11.3 Corrigendum/Addendum/Clarifications

Any corrigendum/addendum/clarifications/ reply to queries issued by NHSRCL for the RFP shall be published only on the e-tendering website as mentioned below, no separate information shall be communicated to individual bidder(s):

<https://etenders.gov.in/eprocure/app>

