

EXPRESSION OF INTEREST (EOI)

For

**“Empanelment of Agencies for Auditing the land
acquired by Unnao Shuklaganj Development
Authority, Unnao.”**



**Address : Unnao-Shuklaganj Development Authority,
Motinagar, Unnao 209801**

Email id : udaunnao.cp@gmail.com

Time Schedule

S.N.	Particulars	Details
1	Eol No.	EOI/land Audit-08/2024
2	Project name	Empanelment of the agencies for auditing the land acquired by Unnao Shuklaganj Development Authority, Unnao.
3	Total land acquired	81.32 hectare
4	Cost of Eol Document (Non-Refundable)	5000 /- (+18% GST)
5	Registration Fee (Non-Refundable)	25000/- (+18% GST)
6	Security Deposit (Refundable)	Rs. 50000/-
7	Start Date for downloading the EOI	21/11/2024 at 11:00 A.M.
8	Last date of Submission of proposals in response to EOI	06/12/2024 at 03:00 P.M.
9	Time and date of Opening of EOI	06/12/2024 at 04:00 P.M.
10	Contact No. in case of any queries.	Shri Anant Shankar Suffriwala (Tax & Revenue Inspector) Mob. 7565801206
11	Email Id	udaunnao.cp@gmail.com

DISCLAIMER

The information contained in this Expression of Interest document (EOI Document) or subsequently provided to BIDDER (s), whether verbally or in documentary form or otherwise by Unnao-Shuklaganj Development Authority (USDA) or any of its employees is provided to BIDDER(s) on the terms and conditions set out in this EOI Document and such other terms and conditions subject to which such information is provided. The EOI Document is neither an agreement nor a binding offer by the Department to the prospective BIDDERS or any other person. The purpose of this EOI Document is to provide interested parties with information to assist in the formulation of their Proposal pursuant to this EOI Document. This EOI Document includes statements, which reflect various assumptions and assessments arrived at by Department in relation to the Project. Such assumptions and statements do not purport to contain all the information that each BIDDER may require. This EOI Document may not be appropriate for all persons, and it is not possible for the Department, their employees to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI Document. Each BIDDER shall conduct its own investigations and analysis and shall check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI Document and obtain independent advice from appropriate sources.

The Unnao-Shuklaganj Development Authority, its employees also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any BIDDER upon the statements contained in this EOI Document.

The Unnao-Shuklaganj Development Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI. The issue of this EOI Document does not imply that the Unnao-Shuklaganj Development Authority, is bound to select a BIDDER for implementing the Project and the Unnao-Shuklaganj Development Authority, reserves the right to reject all or any of the Proposals/Bids or withdraw or cancel the EOI Document or annul the selection process at any time without assigning any reasons whatsoever. The BIDDER shall bear all its costs associated with or relating to the preparation and submission of its proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Unnao-Shuklaganj Development Authority, or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses shall remain with the BIDDER and the Department, its employees shall not be liable in any manner whatsoever for the same and for any other costs or other expenses incurred by any BIDDER in preparation or submission of the proposal, regardless of the conduct or outcome of the selection process.

I. INTRODUCTION

Unnao Shuklaganj Development Authority (USDA) is the principal agency of the Government of Uttar Pradesh responsible for taking ahead the tradition of planned and sustainable development of Unnao. Unnao-Shuklaganj Development Authority is responsible for preparation and implementation of master plan for the city. It takes up infrastructural and basic amenity development for Unnao besides environment conservation and development of areas around the city. The aims and objectives of USDA are far reaching both in their short term and long-term planning. The USDA intends to have integrated planned development of the area.

II. BACKGROUND

In 1983 Government of Uttar Pradesh declared the Unnao- Shuklaganj Development area comprising of urban areas of 44 nearby villages under the provisions of Uttar Pradesh Urban Planning & Development Act 1973. The Unnao-Shuklaganj Development Authority was constituted on 07-12-1983 to ensure planned development of the reserved area with the compliance of Urban Planning & Development Act, 1973.

Unnao-Shuklaganj Development Authority has decided to empanel the agencies to create a pool of capacity to identify the unplanned land that is acquired or purchased by Unnao-Shuklaganj Development Authority through any mode, to help us plan and developed the identified land to promote planned development of the areas.

III. Scope of Work

1. Computerization and integration of shazra plan related to acquired land and other related documents scheme wise.
2. Collection of Bandobasti details from Tehsil head quarters and verification of these documents with land acquisition details.
3. Verification of acquired land with revenue records.
4. Computerization of details of acquired land e.g. area, awards, compensation, status pertaining to possession of land and court cases against this scheme wise.
5. Digitization of Bandobasti shazra.
6. Digitization of Lay out plan.
7. Superimposition of lay out plan upon shazra maps.
8. Identification of acquired land, developed land and undeveloped land.
9. Scheme wise physical survey of developed properties, verification of status of developed properties, identification of encroachment and other impediments.

10. Comparative statement of acquired land, developed land and undeveloped land with the help of Authorities records and the data collected from other departments and physical survey.
11. Identification of possible differences pertaining to lay out plan using High Resolution Image (HRI) of satellite data or drone survey.
12. On the basis of actual status of the land, preparation of lay out plan and execution plan.

IV. Legal Verification

- a) The Agency shall verify the identified land documents with the help of the legal & revenue expert.
- b) The Agency will carry out all work in relation to reading & understanding land plans, Revenue maps, Conversion of scales, field measurements, Site verification, Physical verification.

V. Qualifying Conditions

- i) The bidder shall be a Firm / Company registered under Company Act.
- ii) The bidder/firm must have at least 03 years of experience for similar work in central/state Government or Public Sector undertaking.
- iii) The bidder/firm shall have an average financial turnover of Rs. 50.00 lacs during any three consecutive FY out of preceding 05 years i.e., FY 2019-20, FY2020-21, FY2021-22, and FY 2022-23. & FY 2023-24. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup/MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria. In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation.
- iv) The bidder shall have positive Net worth during the last Financial 2023-24. CA Certificate shall be attached.
- v) The bidder should not be blacklisted by any Central or State Government or Public sector undertaking.
- vi) The Bidder shall submit copies of PAN & GST Registration.

VI. Terms & Conditions for EOI

- i. The interested bidders may send their proposal to Unnao Shuklaganj Development Authority in Physical form to the office of Unnao-Shuklaganj Development Authority (Address-Unnao-Shuklaganj Development Authority, Moti Nagar, Unnao Pin-209801)
- ii. The Bidder must have a valid GST registration. The interested bidders may also send their proposal by email at udaunnao.cp@gmail.com.
- iii. The last date of submission of proposal against this EOI is 31/08/2024 up to 3 p.m.
- iv. Unnao Shuklaganj Development Authority reserves the right to reject land locations if not found suitable after carrying out primary assessment survey.
- v. The Bidder must have at least one office in India which has been operational for the last 03 (three) years or more.
- vi. Any disputes or differences that may arise out of or in connection with the agreement, shall be the exclusive jurisdiction of Vice Chairman, Unnao Shuklaganj Development Authority, Unnao.
- vii. The Bidder must have at least 03 years of experience for similar work in central/state Government or public sector undertaking.
- viii. The Bidder should not have been blacklisted/debarred by any Government/Government Board/State Government Departments/ Corporation/Company/Statutory Body/PSU company/Non-Government/ Government of any sovereign countries/ Private Agencies and Funding Agencies.
- ix. Sub-consultancy and consortium will not be allowed.
- x. Copy of valid pan card and GST registration is to be enclosed.
- xi. Past Experience:
 - I. Number of Years of Experience in respective category
 - II. Experience of implementing similar Projects in India.
 - III. Experience of Key Personnel
 - IV. Qualification in the relevant field
- xii. Unnao Shuklaganj Development Authority reserves the right to reject any or all proposals in part or full without assigning any reasons.
- xiii. Bidders are required to furnish data as per **Annexure – I** and attached the same with their proposal.

VII. Communications

1. All communications including the submission of Proposal should be addressed to: Secretary, Unnao - Shuklaganj Development Authority, Moti Nagar, Unnao Pin-209801 or at email : udaunnao.cp@gmail.com.
2. All communications, including the envelopes, should contain the following information, to be marked at the top in bold letters:
Name of the Project “Proposal for Empanelment of Agency for auditing the land acquired by Unnao - Shuklaganj Development Authority, Moti Nagar, Unnao Pin-209801.”
3. In case of communications via email , the subject must be mentioned as **“Regarding EOI for Land Audit.”**

VIII. Submission of Proposal

1. The bidder shall submit the Proposal in hard copy by registered post or in soft copy by e-mail at **udaunnao.cp@gmail.com** with all pages numbered serially and by giving an index of submissions. Each page of the submission shall be initialed by the Authorized Representative of the Applicant as per the terms of the EOI.
2. The Proposal will be sealed in an outer envelope which will be addressed to The “Secretary, Unnao-Shuklaganj Development Authority, Moti Nagar, Unnao Pin-209801, and the name and address of the Agency. It shall bear on top, the following:
“Do not open, except in presence of the Authorized Person of the Unnao Shuklaganj Development Authority, Unnao” If the envelope is not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Proposal submitted and consequent losses, if any, suffered by the Applicant.
3. The completed Proposal must be delivered on or before the specified time and the Due Date.

IX. Bid process and modality

- a) The EOI will be evaluated on the basis of the qualifying conditions mentioned in this EOI and the qualified bidders will be empaneled.
- b) Cost of EOI document:- The bidder has to pay Rs.5000/- plus 18% GST as cost of EOI document through e-payment gateway. (RTGS / NEFT)
- c) Registration Fee (Non-refundable):- The bidder has to pay Rs. 25,000/- plus 18% GST as registration fee through e-payment gateway. (RTGS / NEFT)

d) Security Deposit (Refundable):- The bidder shall deposit a security deposit of Rs. 50,000/- after assigning the work. The bidder has to deposit a security deposit through e-payment gateway. (RTGS / NEFT)

e) The Bank details are as follows:-

i) Name of Organization:- Unnao - Shuklaganj Development Authority

ii) Name of Bank :- Bank of Baroda, Moti Nagar, Unnao

iii) Account No. :-12050100013012

iv) IFS Code :- BARB0UNNAOX

f) The offer without cost of EoI document and registration fee shall not be considered for evaluation & shall be out rightly rejected.

X. Financial Offer

Unnao-Shuklaganj Development Authority will obtain the financial offer (Price Quote) from the empaneled Agencies separately.

Secretary
Unnao-Shuklaganj Development Authority,
Unnao.

Qualifications Criteria Chart to be submitted by the bidder

S. N	Qualifications criteria	Information to submitted by the bidder
1	The bidder shall be a Firm / Company registered under Company Act. (Relevant document to be attached)	
2	The bidder/firm must have at least 03 (three) Years of experience for similar works in central/state Government or public sector undertaking . (Relevant document to be attached)	
3	The bidder/firm shall have an average financial turnover of Rs. 50 lacs during any three consecutive FY out of preceding 05 years i.e., FY 2019-20, FY2020-21, FY2021-22, and FY 2022-23. & FY 2023-24. In this case the agency shall submit a certificate of Chartered Account (CA). If the bidder is a Startup/MSME, the bidder shall be exempted from the requirement of "Bidder Turnover" criteria. In case any bidder is seeking exemption from Turnover Criteria, the supporting documents to prove his eligibility for exemption must be submitted for evaluation. (Relevant document to be attached)	
4	The bidder shall have positive Net worth during the last FY 2023-24. CA Certificate shall be attached. (Relevant document to be attached)	
5	The bidder should not be blacklisted by any Central or State Government or Public sector undertaking in India. (A notarized affidavit Rs. 100/- Stamp paper to be attached)	
6	The Bidder shall submit copies of PAN & GST Registration. (Attested copies of the Relevant document to be attached)	
7	Whether cost of EoI document is paid? (Attach the receipt)	
8	Whether registration fee is paid? (Attach the receipt)	

Date:-

Place:-

Signature of the bidder

Name of the bidder

Seal of the bidder