



West Bengal  
Industrial Development  
Corporation

**EOI REFERENCE NO: - WBIDC/IP/HLIP/EOI/2022/1**

**Inviting Expression of Interest (EOI)**

For

**Development of Logistics Industrial Park at Belur, Howrah**

JULY - 2022

**WEST BENGAL INDUSTRIAL DEVELOPMENT CORPORATION LIMITED**  
"Protiti",  
23, Abanindranath Tagore Sarani, (Camac Street)  
Kolkata - 700017,  
West Bengal, India

Email: [wbidc@wbidc.com](mailto:wbidc@wbidc.com)  
visit us at: [www.wbidc.com](http://www.wbidc.com)

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## **DISCLAIMER**

The information contained in this EOI document or subsequently provided to Bidder(s), whether verbally or in documentary form by or on behalf of West Bengal Industrial Development Corporation Limited (WBIDC), is provided to Bidder(s) on the terms and conditions set out in this EOI document and any other terms and conditions subject to which such information is provided. This EOI document is not an agreement and is neither an offer nor invitation to any other party. The purpose of this EOI document is to provide interested Bidder(s) with information that may be useful to them to prepare their proposal including financial offers (the "Bid") pursuant to this EOI Document. This specification includes statements, which reflect various assumptions; assessments arrived at by WBIDC in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information each Bidder(s) may require. This EOI document may not be appropriate for all persons, and it is not possible for WBIDC and their employees or advisors to consider the investment objectives, financial situation and particular needs of each Bidder(s) who reads or uses the EOI document. The assumptions, assessments, statements and information contained in this EOI document, may not be complete, accurate, adequate or correct. Each Bidder(s) should, therefore, conduct its own investigations and analysis, and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information in this EOI document and obtain independent advice from appropriate sources. Information provided in this EOI document to the Bidder(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. WBIDC, its employees, advisors and technical Consultant/s accepts no responsibility for the accuracy or otherwise for any interpretation or opinion of law expressed herein. WBIDC and their employees, advisors and technical Consultant/s make no representation or warranty and shall incur no liability under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI document or otherwise, including the accuracy, adequacy, correctness, reliability of completeness of the EOI document and assessment, assumption, statement or information contained therein or deemed to form part of this EOI document or arising in any way in this Bid stage. WBIDC, its employees, advisors and technical Consultant/s also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder(s) upon the statements contained in the EOI document. WBIDC may at their absolute discretion, but without being under any obligation to do, so update, amend or supplement the information, assessment or assumptions contained in this EOI document.

The issue of this EOI document does not imply that WBIDC is bound to select a Bidder(s) or to appoint the preferred Bidder(s) for the project and WBIDC reserves the right to reject all or any of the Bidder(s) or Bid without assigning any reason. The Bidder(s) shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by WBIDC or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder(s) and WBIDC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder(s) in preparation or submission of the Bid regardless of the conduct or outcome of the Bidding Process.

### List of Important Dates of Bids

**Name of work(s):**

Development of Logistics Industrial Park at Belur, Howrah.

**Date and Time Schedule:**

Sl. No.	Particulars	Date & Time
1	Date of uploading of EOI & other Documents (online) (Publishing Date)	29.07.2022
2	Documents download/sell start date (Online)	29.07.2022 at 09.00Hrs
3	Pre Bid Meeting	08.08.2022 at 15.00 Hrs
4	EOI submission start date (On line)	16.08.2022 at 10:30 Hrs
5	EOI Submission closing (On line)	29.08.2022 at 15:00 Hrs
6	EOI opening date for Technical Proposals (Online)	01.09.2022 after 11:00 Hrs
7	Date of uploading list for Technically Qualified Bidder(online)	To be intimated later
8.	Date for opening of Financial Proposal (Online)	To be intimated later
9.	EOI validity	180 (one hundred eighty) Days from the last date of EOI submission

## Press Notice

### E-EOI Reference No.: WBIDC/IP/HLIP/EOI/2022/1

West Bengal Industrial Development Corporation (WBIDC) invites Expression of Interest (EOI) from eligible interested entities for development of logistics industrial park at Belur over 69.225 acres of WBIDC land offered on as-is-where-is basis. The eligible conditions for participation and other relevant information are provided in this EOI.

SI No.	SUBJECT	DESCRIPTION
1.	Project area/ place	Belur, District – Howrah, West Bengal. Pincode: 711227
2.	Name of work(s)	Development of Logistics Industrial Park at Belur, Howrah.
3.	Document download	The total EOI Document can be downloaded from the e-procurement portal <a href="https://wbtenders.gov.in/nicgep/app">https://wbtenders.gov.in/nicgep/app</a> from 29.07.2022 at 09:00 Hrs.
4.	Last date and time for submission of Online EOI	29.08.2022 at 15:00 Hrs

By order

The Chairman & Managing Director, WBIDC

## NOTICE INVITING EOI

The Chairman & Managing Director, West Bengal Industrial Development Corporation Limited (WBIDCL) invites Expression of Interest (EOI) from interested entities for development of logistics industrial park at Belur over 69.225 acres of WBIDC land offered on as-is-where-is basis.

Sl. No.	SUBJECT	DESCRIPTION
1	Nature of work(s)	Development of Logistics Industrial Park at Belur, Howrah.
2	Location of work	Belur, District – Howrah, West Bengal.
3	Application Money/ EMD	<b>Rs. 25,00,000/- (Indian Rupees twenty five lakh) only through online during submission of bid.</b>  The scanned copy of the application money details must be uploaded at the time of submission of bid. The application fee is 100% refundable as per terms specified in this EOI.
4	Availability of EOI Documents	The total EOI Document can be downloaded from the e-procurement portal <a href="https://wbtenders.gov.in/nicgep/app">https://wbtenders.gov.in/nicgep/app</a> from 29.07.2022 at 09:00 Hrs.
5	Site Visit	Bidders are advised to visit the site before submission of bid
6	Pre-Bid Meeting	08.08.2022 at 14:00 hrs at WBIDCL Office at 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017
7	Submission of EOI	Bidding documents, signed by authorized person of the bidder, must be submitted online on or before 29.08.2022 at 15:00 (as per server clock).
8	Procedure for submission of EOI	Bidders are requested to submit their EOI through e-procurement portal <a href="http://www.wbtenders.gov.in">www.wbtenders.gov.in</a> .
9	Date, time and venue of opening of Technical Bid	01.09.2022 at Time: 11:00 hours (as per server clock). Place: WBIDCL Office at 23, Abanindranath Tagore Sarani (Camac Street), Kolkata-700 017.  If the office happens to be closed on the date of opening of the bids as specified, the bids will be opened on the next working day at the same time and venue.
10	Date and Time of Opening of Financial Bid	Date and time of opening of Financial Bids will be intimated later to the technically qualified bidder(s).
11	Validity of the bid	180 (one hundred eighty) days from the date of submission of EOI.
12	Taxation	Taxes applicable if any in respect of this contract whether in vogue or may be imposed in future shall be payable by the successful bidder as per terms to be specified in the agreement to be executed subsequently.

**NOTE: Other details can be seen in the bidding document. WBIDC reserves to itself the right to reject any or all the EOIs received without assigning any reason thereof.**

## 1. Project Site:

Location co-Ordinate:	22°37'59.8"N& 88°20'20.1"E (22.633270, 88.338919)
Land details:	69.225 acres of land in Belur, Howrah District West Bengal under Mouzas – Bally (J.L.No.14) and Belur (J.L.No.15)
Nearest Railway station:	Belur within 170 m from site. Belur railway station is just about 9 KM from Howrah railway junction.
Nearest Highway:	~ 9 KM to Kona Expressway leading towards Bombay (NH 12), ~ 10 KM to Dankuni Toll Plaza leading towards Delhi High (NH 19) and just about 2 KM from site to SH 6 (Old GT Road) leading towards Howrah station.
Nearest Airport:	Netaji Subhash Chandra Bose Airport (~15 KM)

## 2. Nature and scope of work:

The project land is on a 99 year assignment basis with WBIDC and the same would be assigned to the prospective entity for development of Logistics industrial park with allied activities, the design and detailed project report shall be submitted along with the bid to WBIDC

## 3. Essential requirements of prospective bidders:

The prospective entities are expected to be in the business of logistics and allied activities including modern warehousing for a period of not less than three (03) years. Experience of parent company will be taken into account if it's a newly incorporated subsidiary. For entities submitting their interest as consortium partners, experience and qualifying criteria of lead consortium partner will be taken into account.

Developers of logistics facilities or parks or warehouses are also welcome to submit their interest.

## 4. Period of assignment:

The project area comprising of 69.225 acres is leased land to WBIDC from the Govt. of West Bengal. The site has been leased for 99 years to WBIDC. Therefore, WBIDC would enter into a long term assignment for 99 years with successful bidders upon receipt of approval from the Government of West Bengal.

## 5. General terms of reference:

- a. Application fee of unsuccessful bidders shall be refunded in full within 180 days from the date of closure of the bidding process. The application fee of successful bidder would be adjusted against the assignment premium and it is non-refundable.
- b. All prospective bidders are to be submitting their bids along with application money, concept note on their development and implementation plan with time lines; company credentials like PAN, GST, Trade License, Last three financial years audited accounts.
- c. Entity offering the highest financial bid shall be considered successful bidder.
- d. Successful bidder can develop the project area as a composite facility for the purpose of implementation of the stated project (as per DPR) directly or through vendor partners. For all such assignments with vendor partners the entity may enter into rental or assignment agreements for its operational convenience during the tenure of the assignment period with WBIDC subject to prior approval from WBIDC
- e. All necessary statutory approvals and clearances would have to be obtained by the successful bidder at his own costs.
- f. Successful bidder is expected to submit a detailed project report along with submission of EOI.
- g. Provisional letter of intent (LoI)/ Allotment letter would be issued to the successful bidder upon receipt of approvals from the competent authority.
- h. Full premium is to be remitted to WBIDC within 30days from the date of issuance of the provisional LoI / Allotment letter failing which WBIDC may exercise its option to call upon the second highest bidder to match the highest bid price for consideration or invite fresh bids.
- i. Possession certificate will be issued upon receipt of premium.
- j. The project developer should commence its operations as per committed time schedule to be submitted by the successful bidder for implementation as per terms of reference in the agreement to be executed with WBIDC.

## 6. Project Site Visit

The Bidder, at his own cost, responsibility and risk, is encouraged to visit, examine the project site and its surroundings. The costs of visiting the project site shall be at the Bidder's own expense.

#### **7. Bidding Process:**

The entire bidding process is online on [www.wbtenders.gov.in](http://www.wbtenders.gov.in) . Prospective bidders are requested to register and make themselves familiar with the site for timely submission of their interests.

**8. Application fee/ EMD:** INR 25,00,000.00 (Rupees twenty five lakh only).

#### **9. Bidding Parameter:**

Land assignment premium at base rate in Indian Rupees. Successful bidder is the one who is offering the highest land assignment premium over and above the base rate for the 99 years assignment period.

#### **10. Bidding Stages:**

##### **First Stage:**

**Pre-qualifying stage:** Only technical covers are to be submitted giving details of the company:

- i. Basic Eligibility:
  - Average minimum turnover of the bidder should be INR 100 crore shall be considered for the last 4 financial years each i.e. FY 2018-19, 2019-2020, 2020-2021 and 2021-2022. CA certified report on turnover to be enclosed. UDIN to be mentioned.
  - Submission of application fees. The scanned copy of the application money details must be uploaded at the time of submission of bid.
  - GST registration certificate.
  - Valid Trade License.
  - PAN Card
  - The Copies of latest Income Tax Returns of last four years ( 2018-19, 2019-2020, 2020-2021, 2021-2022).
  - Audited balance sheets and Profit & Loss Account for the last four years (2018-19, 2019-2020, 2020-2021 and 2021-2022).
  - Supporting documents on similar projects implemented/ongoing. Bidder should demonstrate experience of developing/Constructing logistic/ industrial parks/ clusters or large industrial projects in any sector on at least 50 acres land parcel with an investment of more that INR 100 crore or above in the last four years.
  - The bidder should have a minimum net worth of INR 2 Cr as on last day of immediately preceding financial year i.e. 31.03.2022. CA certified net worth statement to be enclosed. UDIN to be mentioned.
  - The bidder should not be blacklisted in any State or Central Government works. Self-certified declaration to be submitted by the bidder accordingly.
  - Detailed Project Report (DPR) on the proposed development and implementation plan with time lines is an essential document to be submitted in the first stage of bidding process.
- ii. Registered Partnership Deed (for Partnership Firm only) along with Power of Attorney to be submitted along with application. (Non - Statutory documents).
- iii. Declaration regarding Structure and Organization duly signed by the applicant to be submitted along with application.

In case of a consortium participating in the EOI, the following additional requirements are required to be fulfilled:

- a. Number of members in a consortium shall be limited to three (3).
- b. A memorandum of understanding (MoU) executed among the members shall be submitted as part of the EOI which shall include inter-alia the following:
  - i. Joint intent of the members to participate in this EOI.
  - ii. Nomination of the lead member of the consortium.

- iii. Outline of the roles and responsibilities of either party in terms of participating in the project.
- c. The Lead member shall individually fulfil at least 50 % of the above mentioned “average minimum turnover” requirement.

**Second Stage:** Only the qualified bidders from first stage process will be able to participate in the second stage for submission of financial bid.

**Financial Quote:**

Bidders are to give their highest quote of land assignment premium to be submitted online in [wbtenders.gov.in](http://wbtenders.gov.in) as per date and time to be announced subsequent to closure of stage one process.

**11. Requirements in Bidding Process:**

- ❖ Bidders are expected to acquaint themselves with the project area before submission of the bid.
- ❖ Offer of the EOI must be complete in all respects and shall be submitted together with requisite information and appendices within the due date. EOIs should be complete and free from any ambiguity or changes. The EOI should be signed in all pages by the authorized signatory of the organization.
- ❖ The bidders bid and any annotation or accompanying documentation shall be in English language.
- ❖ Bidders shall indicate their full address and telegraphic / phone / fax / e-mail address in the bid document.
- ❖ Bidder will submit the Bid package in its entirety and no alterations will be made to the documents or the wording therein.
- ❖ Submission of documents and bid is by online mod only.
- ❖ Submission by other means through Courier/Post/Telegraphic / email / Tele fax offers, whether received directly by WBIDC or otherwise shall not be considered.
- ❖ Bidder accepts the terms of this Invitation to EOI in its totality. Bidders shall submit the bid based on the terms and conditions laid down in the EOI document without any exception / deviation. Price quoted shall be firm and inclusive of all taxes, duties, & levies - if any applicable and should be kept valid for a period of 180 days from the date of bid submission.

**12. Evaluation and Comparison of Bids:**

**Technical Evaluation:**

- ❖ After opening the bids, the bid document submitted by each bidder will be examined. Any bid which does not meet the technical and commercial requirements set forth in the EOI document will be rejected. To assist in the technical evaluation of bids WBIDC may, at its discretion, ask a bidder for clarifications. The request for clarifications and the response shall be in writing.
- ❖ If any document submitted by a bidder is either manufactured or false, in such cases the eligibility of the bidder will be out rightly rejected at any stage without any prejudice.

**Price Evaluation:**

- ❖ Financial bid/ price bid has to be submitted online only as per date and time specified by the tender inviting authority and not by any other means.
- ❖ Bidders shall set their prices / rates in specific/firm figures and without any qualification. Prices quoted should be firm. Each figure shall also be repeated in words and in the event of a discrepancy between the amounts stated in figures and words, the prices, which will be most favorable to the WBIDC, will be taken for consideration of EOI and the same will be binding on the bidder.
- ❖ Bid containing qualifying expressions such as ‘subject to minimum acceptance’, ‘subject to immediate acceptance’, ‘subject to prior commitment’ etc. will be disqualified.

**13. Communication**

- ❖ All communications, correspondence & documentation requested in this EOI document shall be sent to the below address:

**To**

**The Chairman & Managing Director**  
**West Bengal Industrial Development Corporation Limited**  
**“PROTITI”**  
**23, Abanindranath Thakur Sarani,,**  
**Kolkata – 700 017**  
**Tel:(+91-33) 22553700-705, Fax: +91-33-2255-3737**  
**Website: [www.wbidc.com](http://www.wbidc.com)**

#### 14. Scope for amendment of EOI

- ❖ WBIDC has the right to split/modify the EOI at any time before assigning the site to the bidder.

#### 15. Dispute Resolution

- ❖ In case of any dispute, decision of the The Chairman & Managing Director, WBIDC Ltd. shall be final and binding on all the stakeholders.

#### 16. Jurisdiction

- ❖ High Court, Kolkata shall have exclusively jurisdiction.

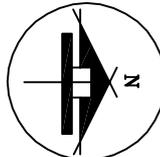
#### 17. Picture of the Site Location:



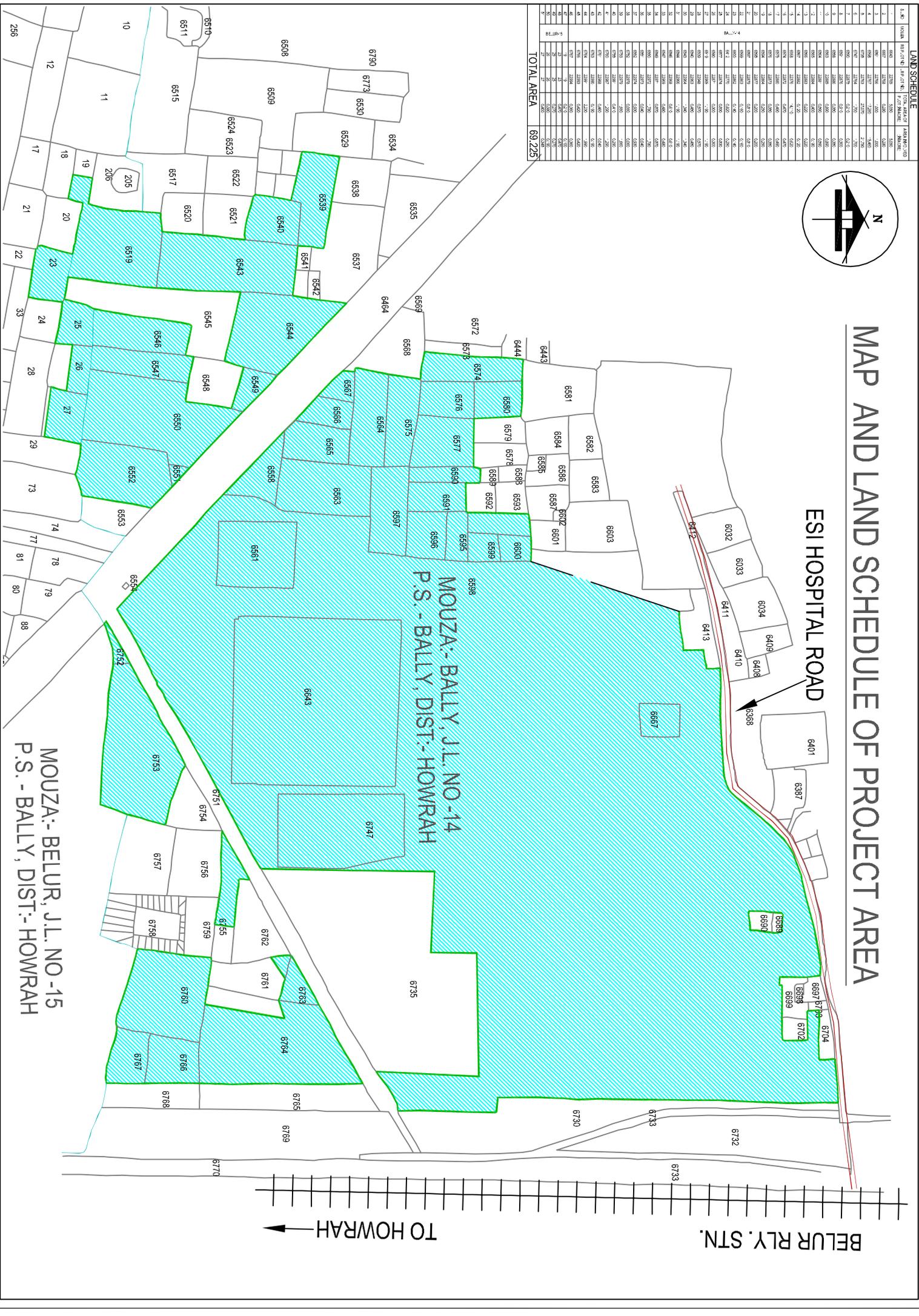
**By order**

**The Chairman & Managing Director, WBIDC**

# MAP AND LAND SCHEDULE OF PROJECT AREA



S. No.	Location	Area (Sq. Ft.)	Area (Sq. Mts.)	Area (Acres)
1	65001	22795	2.10	0.48
2	65002	22795	2.10	0.48
3	65003	22795	2.10	0.48
4	65004	22795	2.10	0.48
5	65005	22795	2.10	0.48
6	65006	22795	2.10	0.48
7	65007	22795	2.10	0.48
8	65008	22795	2.10	0.48
9	65009	22795	2.10	0.48
10	65010	22795	2.10	0.48
11	65011	22795	2.10	0.48
12	65012	22795	2.10	0.48
13	65013	22795	2.10	0.48
14	65014	22795	2.10	0.48
15	65015	22795	2.10	0.48
16	65016	22795	2.10	0.48
17	65017	22795	2.10	0.48
18	65018	22795	2.10	0.48
19	65019	22795	2.10	0.48
20	65020	22795	2.10	0.48
21	65021	22795	2.10	0.48
22	65022	22795	2.10	0.48
23	65023	22795	2.10	0.48
24	65024	22795	2.10	0.48
25	65025	22795	2.10	0.48
26	65026	22795	2.10	0.48
27	65027	22795	2.10	0.48
28	65028	22795	2.10	0.48
29	65029	22795	2.10	0.48
30	65030	22795	2.10	0.48
31	65031	22795	2.10	0.48
32	65032	22795	2.10	0.48
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37	65037	22795	2.10	0.48
38	65038	22795	2.10	0.48
39	65039	22795	2.10	0.48
40	65040	22795	2.10	0.48
41	65041	22795	2.10	0.48
42	65042	22795	2.10	0.48
43	65043	22795	2.10	0.48
44	65044	22795	2.10	0.48
45	65045	22795	2.10	0.48
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47	65047	22795	2.10	0.48
48	65048	22795	2.10	0.48
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76	65076	22795	2.10	0.48
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79	65079	22795	2.10	0.48
80	65080	22795	2.10	0.48
81	65081	22795	2.10	0.48
82	65082	22795	2.10	0.48
83	65083	22795	2.10	0.48
84	65084	22795	2.10	0.48
85	65085	22795	2.10	0.48
86	65086	22795	2.10	0.48
87	65087	22795	2.10	0.48
88	65088	22795	2.10	0.48
89	65089	22795	2.10	0.48
90	65090	22795	2.10	0.48
91	65091	22795	2.10	0.48
92	65092	22795	2.10	0.48
93	65093	22795	2.10	0.48
94	65094	22795	2.10	0.48
95	65095	22795	2.10	0.48
96	65096	22795	2.10	0.48
97	65097	22795	2.10	0.48
98	65098	22795	2.10	0.48
99	65099	22795	2.10	0.48
100	65100	22795	2.10	0.48
<b>TOTAL AREA</b>		<b>69.225</b>		



BELUR RLY. STN.

TO HOWRAH