



WORK EXPERIENCE

The interested agency / developer / company shall have to have to an experience of having successfully completed similar works during the last 10 years ending previous day of last date of submission of bids.

OR

Three similar works each costing not less than Rs. 500 crore.

OR

Two similar works each costing not less than Rs. 1000 crore.

Similar works

01

“Similar works” shall mean Turnkey Office, Retails or Hospitality Development undertaken by the prospective developer in the past 10 years with the approximate specifications matching projects like World Mark Tower by Bharti Realty, Horizon One by Hines or Cyber Park by DLF in Gurgaon.

Past Experience

02

The past experience in similar nature of work should be supported by certificates issued by the client’s organization. In case the work experience is of public sector the completion certificate shall be supported with copies of Letter of Award and copies of corresponding TDS certificates. In case of foreign firms, necessary evidences with respect to taxes may be attached appropriately

FINANCIAL BACKGROUND

- 01 Turnover**

The Average annual financial turnover of last consecutive fiscal years for last immediate 5 years shall be at least Rs. 500 crore put to bid for the project location. The requisite Turnover shall be duly certified by a Chartered Accountant with his Seal/ signatures and registration number
- 02 Net Worth**

Net Worth of the participating agency as on 31st March 2023 should be atleast Rs. 2000 crore. Self-certified copy of Bank Solvency Certificate issued from Nationalized or any Schedule Bank should be at least 40% of Estimated Cost of the Project put to bid. The certificate should have been issued within 6 months from original last date of the submission of the bid
- 03 Balance Sheet**

The Participating Agency should not have incurred any loss in more than two years during available last five consecutive balance sheets. The Participating Agency are required to upload and submit page of summarized Balance Sheet (Audited) and also page of summarized Profit & Loss Account (Audited) for last five years.
- 04 Deposit**

The Participating Agency would be required to deposit Bank Guarantee of atleast 20% of the total cost of the project awarded.



IMPORTANT CRITERIONS

Apart from the Work Experience and Financial Background of the bidding agency, necessary and considerable consideration will be given to the Agency for its brand value in the market. Furthermore, the following criteria will be given considerable weight in the proposal selection process

01

Brand Value

Bidder's brand value in the India's Real Estate Market. International Brands should submit a detailed study on their respective perceived brand value in the Indian Real Estate Market.

02

Effectiveness

Bidder's alleged performance effectiveness of their proposal's solution may be submitted separately highlighting the effectiveness of their proposed solution in real terms.

03

Timely Delivery

Bidder's performance history and alleged ability to timely deliver proposed services. Bidder's are expected to provide credible history of their past performance in this regard.

04

Personnel

Bidder's ability to provide and deliver qualified personnel having the knowledge and skills required to effectively and efficiently execute proposed project as per the specifications laid down by PSPCA.

05

Cost Otimization

Bidder's may provide a detailed study on the cost effectiveness / optimization of their respective proposal. This shall be an important criterion in the selection of the prospective developer.

06

Legal Acumen

Bidder's is encouraged to exhibit the legal and liasioning acumen and experience in obtaining all the necessary approvals and resolve disputes in the most effecient and timely manner.