



CITY AND INDUSTRIAL CORPORATION OF
MAHARASHTRA LIMITED (CIDCO)

Invites

EXPRESSION OF INTEREST (EOI)

for

Development of Golf Course HILL
abutting Kharghar Valley Golf Course,
Kharghar, Navi Mumbai

[CANo:01/CIDCO/ACP(SP)/2021-22]

15th November, 2021



DISCLAIMER

1. The information contained in this Expression of Interest document ("EOI") or subsequently provided to interested parties, whether verbally or in documentary or any other form by or on behalf of CIDCO or any of its employees or advisers, is provided to interested parties on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.
2. This EOI is not an agreement and is neither an offer nor invitation by CIDCO to the interested parties or any other person. The purpose of this EOI is to provide interested parties with background information on the project and identify interested parties willing to participate in the development of the project. This EOI includes statements, which reflect various assumptions and assessments arrived at by CIDCO in relation to the project. Such assumptions, assessments and statements do not purport to contain all the information that each interested party may require. This EOI may not be appropriate for all persons, and it is not possible for CIDCO, its employees or advisers to consider the objectives, technical expertise and needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each interested party should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.
3. Information provided in this EOI to interested parties is on a wide range of matters, some of which depend 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. CIDCO accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
4. CIDCO, its employees and advisers make no representation or warranty and shall have no liability to any person including any interested party 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 or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI.
5. CIDCO also accepts no liability of any nature whether resulting from negligence or otherwise, however caused arising from reliance by and interested party upon the statements contained in this EOI.
6. CIDCO may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assess mentor assumption contained in this EOI.

7. The issue of this EOI does not imply that CIDCO is bound to shortlist any interested party and CIDCO reserves the right to reject all or any of the submissions without assigning any reasons whatsoever.
8. Interested parties shall bear all costs associated with or relating to the preparation and submission of its EOI application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by CIDCO or any other costs incurred in connection with or relating to its submission. All such costs and expenses will remain with the interested party and CIDCO shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an interested party in preparation or submission of the application, regardless of the outcome of the EOI process
9. CIDCO reserves the right not to proceed with the project or to change the process or procedure to be applied for identification of interested parties. It also reserves the right to decline to discuss the project further with any party expressing interest.

Contents

Notice inviting Expression of Interest (EOI)

Abbreviations

1	Introduction	1
1.1	About CIDCO.....	1
1.2	CIDCO and its achievements	2
1.3	Purpose of inviting EOI	2
2	Project details	3
2.1	Project background.....	3
2.2	Site details	4
2.3	Connectivity	5
2.4	Development Potential	5
2.5	AAI Restrictions	6
2.6	Site visit	6
3	Schedule of EOI submission	7
4	Preparation and submission of EOI.....	7
4.1	General.....	7
4.2	EOI preparation cost.....	8
4.3	Amendment	8
4.4	Language.....	8
4.5	Documents to be submitted.....	9
4.6	Submission of application.....	9
4.7	Right to accept / reject any EOIs	9
4.8	Communication.....	10
4.9	Conflict of interest.....	10
4.10	Evaluation.....	10
4.11	No obligation to shortlist or issue an RFP	10
4.12	Right to cancel the EOI process.....	10
5	Application Forms.....	11
	Form 1: Covering Letter.....	11
	Form 2: Details of the Applicant.....	13
	Form 3: List of similar projects undertaken.....	14
	Form 4: Details of similar projects undertaken	15
	Form 5: Suggestions / Feedback on Project Details	16
	Form 6: Concept note	17

Notice inviting Expression of Interest (EOI)

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED
(GOVERNMENT OF MAHARASHTRA UNDERTAKING)

Notice inviting Expression of Interest (EOI) for

Development of Golf Course HILL abutting KVGC, Kharghar, Navi Mumbai

CIDCO, City and Industrial Development Corporation of Maharashtra Limited ("Authority") is appointed as the New Town Development Authority (NTDA) of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development Navi Mumbai. The purpose of CIDCO at the time of its establishment was to develop Navi Mumbai as a counter magnet town for Mumbai. CIDCO is now functioning as NTDA and Special Planning Authority (SPA) for development of several New Towns across Maharashtra by planning and developing entire urban infrastructure, providing essential infrastructure services, and executing large scale projects including Navi Mumbai International Airport, Navi Mumbai Metro, International Corporate Park etc. Details of the Projects are available on the official website of the Authority at www.cidco.maharashtra.gov.in.

CIDCO has developed 14 nodes of Navi Mumbai which are divided in North and South parts. The 7 nodes fall in the North part are Airoli, Kopar Khairane, Vashi, Sanpada, Nerul and CBD Belapur and other 7 nodes on the Southern part are Kharghar, Kamothe, Kalamboli, Pushpak, Panvel, Ulwe and Dronagiri. The Golf Course Hill is on the west of Kharghar Valley Golf Course (KVGC) at Kharghar Node.

The project area is a Hill abutting Kharghar Valley Golf Course (KVGC) and has an area of approx. 3.5 Ha (8.64 Acre). It has an undulating terrain with contour levels ranging from 39.5 m to 81.5 m. As per revenue records, the Hill is in survey no. 340 & 343, village Owe, taluka – Panvel, district - Raigad and land is in possession of CIDCO. As per the Navi Mumbai Development Plan, this area falls in Regional Park Zone (RPZ) but for a miniscule area in Residential Zone. Area under RPZ is approximately 3.4987 Ha while in Residential Zone is 0.0044 Ha(44 Sq.M.). The site (Hill) has a backdrop of Kharghar Hills on west and a splendid view of KVGC on east. On north nodal expansion is proposed and on south a small settlement of village Dhamolepada exists in the forest land. Thus, the site is blessed with such unique surroundings and hence, CIDCO desires to monetize this Hill with the most appropriate use.

In order to create interest about this proposed project amongst the prospective developers and buyers and seek inputs from them, this EOI document is released. The document expects to provide interested parties with the relevant information regarding the project and to invite feedback from interested private sector applicants. The Applicants are advised to study this EOI document carefully before submitting their feedback & suggestions in response to the EOI Notice.

The feedback & suggestions received as part of the response from the industry participants to this EOI Document may or may not be used towards formalizing the RFP for the Project which is proposed to be released in the near future. No pre-qualification of Applicants is proposed to be done as part of this EOI. The right to accept/reject any or all the responses received is solely reserved with Authority without assigning any reason thereof.

The EOI document can be downloaded from the website www.cidco.maharashtra.gov.in. Any person/firm interested to develop, may submit the EOI as per formats given in the EOI document in a sealed envelope. Applications should be sent to the following address on or before 17.00 hours on 17.12.2021.

Associate Planner (SP)
CIDCO Ltd

Abbreviations

AAI	: Airport Authority of India
ACI	: Available Capital Investment
AIF	: Alternate Investment Fund
CIDCO	: City and Industrial Development Corporation of Maharashtra Limited
EOI	: Expression of Interest
FY	: Financial Year
Gol	: Government of India
GoM	: Government of Maharashtra
INR	: Indian Rupee
KVGC	: Kharghar Valley Golf Course
NAINA	: Navi Mumbai Airport Influence Notified Area
NMIA	: Navi Mumbai International airport
NMMC	: Navi Mumbai Municipal Corporation
NTDA	: New Town Development Authority
NDZ	: No Development Zone
MMR	: Mumbai Metropolitan Region
MTHL	: Mumbai Trans Harbour Link
PCMC	: Panvel City Municipal Corporation
PPP	: Public Private Partnership
RFP	: Request for Proposal
RPZ	: Regional Park Zone
SPA	: Special Planning Authority
SPV	: Special Purpose Vehicle
ToR	: Terms of Reference

1 Introduction

1.1 About CIDCO

CIDCO, City and Industrial Development Corporation of Maharashtra Limited (“the Authority”) is appointed as the New Town Development Authority of Navi Mumbai under the Maharashtra Regional and Town Planning Act, 1966 and is engaged in the development of new town - Navi Mumbai. The purpose of CIDCO at the time of its creation was to develop Navi Mumbai as a counter magnet town for Mumbai in Maharashtra. CIDCO is now functioning as New Town Development Authority (NTDA) and Special Planning Authority (SPA) for



development of several New Towns across Maharashtra by planning and developing entire urban infrastructure, providing municipal services, and executing large scale infrastructure projects including Navi Mumbai International Airport, Navi Mumbai Metro, International Corporate Park etc. Details of the Projects are available on the official website of the Authority at www.cidco.maharashtra.gov.in.

During the last few decades, CIDCO has developed Navi Mumbai having a total area of 344 sq.km. spread over the areas of Thane and Raigad districts of Maharashtra which forms a part of Northern Konkan Region. The area comprises total 95 villages of Thane and Raigad Districts. CIDCO has developed 14 nodes (i.e. townships) of the city, which are divided in North and South parts. The 7 nodes in the North part are Airoli, Kopar Khairane, Ghansoli, Vashi, Sanpada, Nerul and CBD-Belapur; on the Southern part, Kharghar, Kamothe, Kalamboli, Pushpak, Panvel, Ulwe and Dronagiri are the 7 nodes. Since Navi Mumbai falls within two districts, two municipal bodies have been established, namely the Navi Mumbai Municipal Corporation in the North (Thane Dist.) and the Panvel Municipal Corporation in the South (Raigad Dist.). Having developed all the Northern nodes, CIDCO has handed over the land to the NMMC. A similar process has already started in the Southern part and will be completed in phased manner.

Navi Mumbai, a city with 1.5 million+ population, has transformed rapidly over the past two decades and has emerged as a major hotspot in the Mumbai Metropolitan Region (MMR) with major infrastructure at economic engine like JNPT, TTC industrial area and present major infrastructure projects at excellent regional connectivity. Rapid urbanization, planned developments and changing lifestyle requirements have led to a rise in preference of Mumbai residents to reside in Navi Mumbai which offers an excellent mix of work and life. Developed as a satellite township of Mumbai, Navi Mumbai has emerged as a favorable destination in recent times, which is attracting huge investments and is set to make its presence prominent on the Indian map.

High focus on the quality of living and availability of developable land has favored Navi Mumbai's rapid development. Further, planned mega infrastructure upgrades such as the new International Airport (NMIA), Mumbai Trans Harbour Link (MTHL), its transformation into a Smart City and many more will lead the next level of growth of the city and the inflow of investments are likely to rise exponentially in the future. At present, Navi Mumbai is poised to witness explosive growth with investments of more than US\$ 8 Billion slated in and around the city.

1.2 CIDCO and its achievements

The Authority is a fully owned subsidiary of Government of Maharashtra, was incorporated as a company on 17th March 1970. CIDCO was established to develop Navi Mumbai and ease the pressure of Mumbai. Today, Navi Mumbai is considered as one of the largest planned cities in India and one of the largest cities in Mumbai Metropolitan Region (MMR) that is developed by CIDCO. This has led to CIDCO earning a reputation as the premier town planning and development agency in the country.

CIDCO's unmatched infrastructure development works have enabled Navi Mumbai to establish itself as a premier city in India. Since inception, CIDCO has built more than 1,40,000 houses for different income groups in Navi Mumbai which is about 54% of the total housing stock of Navi Mumbai. It has also developed commercial office buildings mainly in Belapur to cater to the growing businesses and has been a driving force in the economic development of Navi Mumbai.



CIDCO is now undertaking the development of Navi Mumbai Metro (Line 1), and the line will soon be operational. It is also the nodal agency for development of the largest Greenfield International Airport at Navi Mumbai. Along with these pioneer projects in the transportation sector, CIDCO is also undertaking various large scale development projects such as International Corporate Park in Kharghar, Logistics Hub, Navi Mumbai Airport Influence Notified Area (NAINA), Passenger Water Transport Terminal, Marina Waterfront and Navi Mumbai Aerocity that will transform Navi Mumbai's landscape in the future periods.

In addition to the large infrastructure projects, CIDCO has been mindful of creating an ecological balance while developing Navi Mumbai. There are multiple green belts, parks and water surfaces that play a significant role in maintaining a balanced landscape in the city. Nearly 45% of the land has been allocated by CIDCO as a green zone.

Further, CIDCO has remained focused to develop social infrastructure to support the rising population and increasing demands of the residents and has been instrumental in developing recreational facilities for the community such as the Exhibition Centre in Vashi, Central Park in Kharghar, Urban Haat in Belapur, and Kharghar Valley Golf Course with an aim to make Navi Mumbai a preferred destination for the future.

1.3 Purpose of inviting EOI

The project area is a Hill abutting Kharghar Valley Golf Course (KVGC) and has an area of approx. 3.5 Ha (8.64 Acre). It has an undulating terrain with contour levels ranging from 39.5 m to 81.5 m. As per revenue records the Hill is in survey no. 340 & 343, village - Owe, taluka – Panvel, district - Raigad and is in possession of CIDCO. As per the Navi Mumbai Development Plan, this area falls in Regional Park Zone (RPZ) but for a miniscule area in Residential Zone. Area under RPZ is approximately 3.4987 Ha while in Residential Zone is 0.0044 Ha (44 Sq.M.). The site (Hill) has a backdrop of Kharghar Hills on west and a splendid view of KVGC on east. On north nodal expansion is proposed and on south a small settlement of village Dhamolepada exists in the forest land. An access road is proposed from the south side of Hill. Thus, the site is blessed with such unique surroundings and hence, CIDCO desires to monetize this Hill with the most appropriate use.

CIDCO is of view that this land parcel can be used for activities for enthusiastic visitors through which CIDCO can generate revenue. However, before embarking on this task of development, CIDCO considers it prudent to gain a deeper understanding on the prevailing market sentiments, investor confidence and domains of their interest, aspirations of potential buyers and any other idea for development of the said Hill as a successful development model. It is expected that all the potential stakeholders who respond to this EOI would be able to provide their valuable inputs to help CIDCO in formulating its development strategy and way forward to create a financially viable, economically sustainable and an attractive and eco-friendly development for the future.

This EOI is meant for availing ideas/concepts for development of 3.5 Ha Hill area from Stakeholders/ Developers/ Investors and Partners in Development who are interested in developing the project on their own or in joint venture developments with CIDCO, to undertake development in this land parcel. The basic purpose of this EOI is to create awareness among the industry players about the proposed Project and to undertake an industry consultation to gauge their inputs on the key parameters such as preference of activities, land uses, area requirement, development model, lease terms, to name a few and also fresh ideas in terms of development. The outcome of the EOI process may help CIDCO in determining the terms and conditions of the next stages such as Master Plan layouts, Request for Proposals (RFP) etc. **This EOI stage does not shortlist or prequalify any Applicants.**

CIDCO does not, in any manner whatsoever, warrant or represent that it will subsequently proceed to release the RFP and/or initiate the RFP Stage of the Bidding Process. Accordingly, the information regarding the RFP made in this EOI are indicative in nature and purely informative, and non-binding.

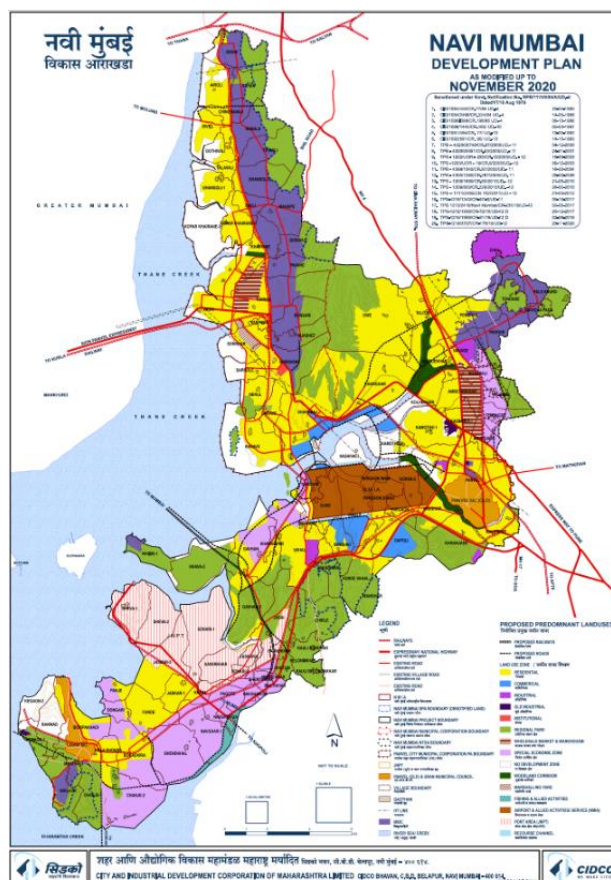
2 Project details

2.1 Project background

Navi Mumbai, a New Town developed on the mainland across Thane Creek, was envisaged as a countermagnet to Mumbai with the basic objective of curbing the unprecedented population growth in the island city of Mumbai in the post-independence era. One of the largest new town developments in the world, Navi Mumbai encompasses 95 villages and is spread over 344 km². The City and Industrial Development Corporation Ltd (CIDCO), a company fully owned by Govt. of Maharashtra, is the New Town Development Authority (NTDA) for Navi Mumbai. It comprises Government and private lands, after acquisition, transferred to CIDCO for development that started in 1971, as a project of the Govt. of Maharashtra (GoM).

CIDCO has developed high-quality infrastructure facilities in Navi Mumbai area comprising road & railway linkages,

business districts, housing complexes, educational and recreational facilities. It has



carved out self-sufficient nodes/ townships strung along mass rapid transit corridors with an objective to facilitate comprehensive development. Navi Mumbai is a planned modern metropolis designed to cope with growing needs of life and commerce in 21st century; now being established as a SMART City.

The significance of environment is emphasized through the approximately 65 km² lands earmarked for the Regional Park Zone (RPZ) as well as 36 km² as the 'No Development Zone (NDZ)' and Woodland Corridors in the sanctioned Development Plan for Navi Mumbai. Now, as the resident population in the new city reaches critical mass, it is essential to develop areas, in accordance with the permissible uses therein.



Being new epicenter for investments and opportunities in view of upcoming NMIA, CIDCO has already taken up projects at Kharghar like International Corporate Park, Centre of Excellence, Central Park, upgradation of Golf Course to international standards etc. CIDCO is looking for creation of new areas which can be duly monetized and are self-sustainable.

The Hill that is proposed to be developed is on the west side and abutting KVGC. The location is undoubtedly prime. An access road is proposed from south side of Hill.

2.2 Site details

The project area is a Hill abutting Kharghar Valley Golf Course (KVGC) and has an area of 3.5 Ha (8.64 Acre). It has an undulating terrain with contour levels ranging from 39.5 m to 81.5 m. As per revenue records the Hill is in survey no. 340 & 343 village Owe, taluka and district Raigad and is in possession of CIDCO. As per the Navi Mumbai Development Plan, this area falls in Regional Park Zone (RPZ) but for a miniscule area in Residential Zone. Area under RPZ is approximately 3.4987 Ha while in Residential Zone is 0.0044 Ha (44 Sq.M.). The site (Hill) has a backdrop of Kharghar Hills on west and a splendid view of KVGC on east. On north nodal expansion is proposed and on south a small settlement of village Dhamolepada exists in the forest land. An access road is proposed from the south side of Hill. Thus, the site is blessed with such unique surroundings and hence, CIDCO desires to monetize this Hill with the most appropriate use.

The survey drawing of the site is available and shall be shared with the shortlisted applicants along with the kmz file.





2.3 Connectivity

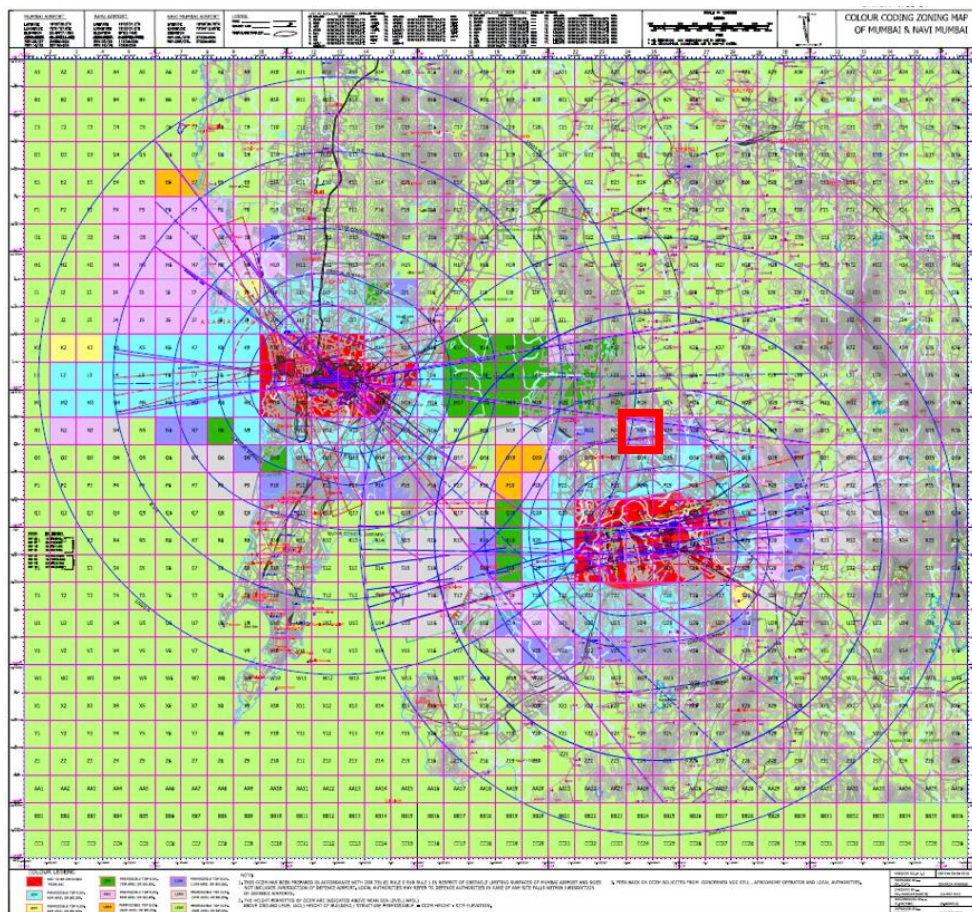
Currently, the project location is accessible by a village road. However, there is a proposal to connect the site with an existing 24M wide road through a proposed 9.5M wide road. The said road will bring the site to approximately 2.5 KM from proposed Kharghar Metro Station, 3.5 KM from Mumbai-Pune Expressway and 14 KM from long distance railway station, Panvel.










2.4 Development Potential

The development of the project area is regulated by the low intensity uses permissible in the RPZ, as per the Regulation 4.14 of the Unified Development Control and Promotion Regulations (UDCPR), prevalent since 2nd December 2020. It includes Tourist Homes, Resorts, Hotels, Motels, Health and Wellness spa, Golf Courses, Arts and Crafts villages, Exhibition cum Convention Centre, Camping-Caravanning and Tent facilities, among other uses. The maximum permissible FSI is 0.20 without payment of premium and the additional FSI with payment of premium as the case may be. The Sanctioned UDCPR of 2020 may be referred for more details.

2.5 AAI Height Restriction:

As per the CCZM of AAI, the site lies in purple zone where the permissible top elevation is 115M AMSL. The Hill's highest elevation is 78M AMSL.



COLOUR LEGEND			
	NOC TO BE OBTAINED FROM AAI		75M PERMISSIBLE TOP ELEV. 75M AMSL OR BELOW.
	50M PERMISSIBLE TOP ELEV. 50M AMSL OR BELOW.		85M PERMISSIBLE TOP ELEV. 85M AMSL OR BELOW.
	60M PERMISSIBLE TOP ELEV. 60M AMSL OR BELOW.		105M PERMISSIBLE TOP ELEV. 105M AMSL OR BELOW.
			115M PERMISSIBLE TOP ELEV. 115M AMSL OR BELOW.
			135M PERMISSIBLE TOP ELEV. 135M AMSL OR BELOW.
			150M PERMISSIBLE TOP ELEV. 150M AMSL OR BELOW.

2.6 Site Visit

The Applicants are advised to visit the site and inspect the status of the said land parcels and its surroundings before the Pre-Application Conference and/or before the submission of EOI. Applicant may contact the following officials if required, during office hours before conducting the site visit for any guidance:

Associate Planner (Special Projects),
 4th Floor, CIDCO Bhavan, CBD Belapur, Navi Mumbai – 400614
 Phone: 022-67918469
 Cell : 9619458712
 Email – assoplnr1.sp@cidcoindia.com

3 Schedule of EOI submission

Activity	Scheduled date
Issue of EOI document	15 th November, 2021 To be downloaded from the official website of CIDCO: www.cidco.maharashtra.gov.in Available from 15 th November, 2021 to 15 th December, 2021
Pre-application Conference	15:00 hrs on [10 th December, 2021] The related details /changes (if any) will be published on official website of CIDCO
Due date for submission of EOI	17:00 hrs on 17 th December, 2021
Place of submission	Office of: Associate Planner (Special Projects), 4 th Floor, CIDCO Bhavan, CBD- Belapur, Navi Mumbai – 400614 Phone: 022-67918469 Cell: 9619458712 Email – assoplnr1.sp@cidcoindia.com

4 Preparation and submission of EOI

4.1 General

The Applicant may be a single entity or a group of entities, expressing interest for the Project. The Applicants eligible for participating in the EOI process shall be any of the following categories:

The Applicant shall be legally competent to enter into agreement as per prevailing Indian law and must be either:

- (i) a company incorporated under the Companies act 1956 (as amended or re-enacted and restated including the Companies act 2013 as notified from time to time), (Copy of certificate of incorporation, Memorandum and Article of the Association of the Applicant should be submitted) OR
- (ii) Limited liability partnership duly incorporated under the Limited Liability Partnership Act, 2008 (copy of registered partnership deed should be submitted) OR
- (iii) Partnership firm registered the Indian Partnership Act (copy of registered partnership deed should be submitted) OR
- (iv) A registered proprietary firm (Copy of GST registration, EPF registration, shop registration certificate, as may be applicable, should be submitted).
- (v) Annual Turnover of the company / firm to be average 50 Cr or more (The copy of relevant document / certificate should be submitted).
- (vi) Minimum two projects to be completed of similar nature by the Company / Firm with a project cost of 25 Cr or more for each project (The copy of relevant document / certificate should be submitted).

Foreign firms constituted under applicable law of any other country are also permitted to participate in submission (Copy of Certificate of Incorporation, Memorandum and Article of the association or constituting legal documents of the Applicant should be submitted). In case of foreign Company, incorporation documents other than English language should be accompanied by a notarized translation to English language only.

CIDCO is expecting response from Developers, Financial Institutions, Service Providers including Hotel Operators, Commercial Office / Retail Operators and any other private parties involved in real estate property business.

The term Applicant used in the EOI document would therefore apply to the above-mentioned categories. Any entity, which has earlier been barred by CIDCO from participating in its projects, would not be eligible to submit an EOI individually, if such bar would subsist as on the last date of submission of EOI.

4.2 EOI preparation cost

The Applicant is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in conduct of informative and other diligence activities, participation in meetings/ discussions/ presentations, preparation of its Application, in providing any additional information required by CIDCO to facilitate the Application process. CIDCO will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process. All materials submitted by the Applicant shall become the property of CIDCO and may be returned at its sole discretion. No Applicant shall submit more than one EOI.

4.3 Amendment

The Authority may modify the EOI by issuing an addendum / corrigendum before last date of submission of the Application. Any addendum / corrigendum issued shall be part of EOI and shall be posted on CIDCO's website.

To give Applicants reasonable time in which to take addendum / corrigendum into account in preparing their applications, CIDCO may at its sole discretion, extend the last date of submission of application.

4.4 Language

The EOI application prepared by the Applicant and all correspondence and documents related to the EOI, and exchange by the Applicant and CIDCO shall be written in English. Any printed literature furnished by the Applicant may be written in another language as long as such literature is accompanied by a translation of its pertinent passages in English, in which case, for purpose of interpretation of the EOI, the English translation shall govern.

4.5 Documents to be submitted

The Application shall include the following requisite documents and necessary supporting documents as specified in Forms no. 1 to 6:

- (i) Form 1: Covering Letter
- (ii) Form 2: Details of the Applicant
- (iii) Form 3: List of similar projects undertaken
- (iv) Form 4: Details of similar projects undertaken
- (v) Form 5: Suggestions/feedback on Project details
- (vi) Form 6: Concept Note

4.6 Submission of application

- The duly filled application forms along with required/ supporting documents as per the EOI document, signed and stamped by the Authorized Signatory shall constitute the Application. The Application must be supported with documentary evidence wherever necessary.
- The Application shall be of A4 size and must be submitted in hard copy as a spiralled/ hard bound document on or before the prescribed date and time for the submission of EOI in this document. Along with a hard copy, a soft copy in PDF format shall also be submitted through a USB flash drive.
- The Application shall be submitted in a sealed envelope indicating the name, address and contact phone number of the Applicant.

The sealed envelope shall clearly bear the following identification: **“Expression of Interest for Development of Golf Course Hill abutting Kharghar Valley Golf Course, Kharghar, Navi Mumbai”**
Notice no: CA No: 01 / CIDCO / ACP(SP)/ 2021-22

Due date of EOI submission: on or before 17:00 hours on 17th December, 2021

The envelope shall be addressed to:

Associate Planner (Special Projects),
4th Floor, CIDCO Bhavan, CBD-
Belapur, Navi Mumbai – 400614
Phone: 022-67918469
Cell: 9619458712
Email – assoplnr1.sp@cidcoindia.com

4.7 Right to accept / reject any EOIs

- The Authority reserves right to reject any or all EOI applications without assigning any reason and the same shall be at the entire discretion of the Authority. The Authority's decision in this respect shall be final and binding.
- The Authority reserves the right to change/modify any or all of the provisions of this EOI.
- The Authority may cancel the EOI at any stage without assigning any reasons whatsoever and will not be liable to compensate any participant on any grounds whatsoever. The participant shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason, at any stage.

4.8 Communication

All official communication including submission of Application should be addressed to:

Associate Planner (Special Projects),
4th Floor, CIDCO Bhavan, CBD- Belapur,
Navi Mumbai – 400614
Phone: 022-67918469
Cell: 9619458712
Email – assoplnr1.sp@cidcoindia.com

4.9 Conflict of interest

Any Applicant who presents a potential conflict of interest in the project will not be considered for participation.

4.10 Evaluation

All the information provided will be considered for the purpose of review of capability and suggestions of interested Applicants. CIDCO may seek verbal / written clarifications from interested Applicants to clarify ambiguities and uncertainties arising out of the information submitted. CIDCO may optionally invite Applicants to make a presentation as part of the evaluation process. The feedback received may be considered for designing the actual RFP.

4.11 No obligation to shortlist or issue an RFP

CIDCO shall be under no obligation to shortlist any interested party as part of this EOI process or to issue a Request for Proposal (RFP) for the Project.

4.12 Right to cancel the EOI process

CIDCO may cancel this EOI process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason.

5 Application Forms

Form 1: Covering Letter

(The covering letter is to be submitted by 'Applicant' on the Applicant's letterhead)

Date:

To:

The Associate Planner (Special Projects),
4th Floor, CIDCO Bhavan, CBD- Belapur,
Navi Mumbai – 400614
Phone: 022-67918469
Cell : 9619458712
Email – assoplnr1.sp@cidcoindia.com

**Sub: Submission of Expression of Interest (EOI) for Development of HILL abutting KVGC,
Kharghar, Navi Mumbai**

Dear Sir,

Having examined the information provided in the EOI Notice and Project details within the EOI document, I/We hereby submit our EOI for the Project and the relevant information.

1. I/We agree and understand that this EOI is non-binding and non-committal. Further, I/we confirm that neither CIDCO nor any of its directors, employees, associates, affiliates or its agents shall be liable to me/us for any liability arising directly or indirectly from our participation in the EOI Process.
2. I/We further agree, understand and fully comprehend that CIDCO may in its absolute and exclusive discretion at any time change, alter, replace, remove and/or cancel any or all part of the EOI Document or the Project. CIDCO may also abandon, call-off, alter, replace, revise the Project. Furthermore, CIDCO is under no obligation or compulsion in any manner whatsoever to release or publish the RFP, it may also change or replace or cancel any or all part of the bidding process.
3. I/We submit hereto my/our EOI as per the requirements and details specified in the EOI Document. I/We confirm that the information contained in these submissions or any part thereof, including the appendices, and other documents and instruments delivered or to be delivered to CIDCO, are true, accurate, verifiable and complete. These submissions include all information necessary to ensure that the statements therein do not in whole or in part mislead CIDCO in its EOI Process
4. I/We fully understand and agree to comply that on verification, if any of the information provided here is found to be misleading during the EOI Process, I/we are liable to be disqualified from the EOI Process.

Form 2: Details of the Applicant

Sr.no.	Particulars	Details
1.	Name of the Applicant	
2.	Citizenship of the Applicant	
3.	Type of Firm (Private Limited/ Public Limited company/ LLP/ Partnership/ HUF/ Foreign Incorporated Entity)	
4.	Country of registered office of the Applicant	
5.	Address of registered office of the Applicant	
6.	Address of corporate headquarters	
7.	Date of incorporation of the Applicant	
8.	No. of years of operations in India (mandatory for Indian Applicant)	
9.	Associate firms, if applicable	
10.	Authorized signatory name	
11.	Authorized signatory designation	
12.	Authorized signatory contact details (email and phone number)	
13.	Has the Applicant been blacklisted by any government agencies in the last five years from the date of EOI submission (Yes / No)	

Form 3: List of similar projects undertaken

Developers

Sr.no.	Sector*	Project Name	Location	Land area (Ha)	Built-up-area (sq.m.)	Project cost	Client name**
1							
2							
3							
4							
5							

****Mention client's name in case the developer is not the landowner and has executed the project for a private entity or a government entity on PPP/leasehold basis**

Operators

Sr.no.	Sector*	Project Name	Location	Land area (Ha)	Built-up-area (sq.m.)	Project cost	Name of Developer
1							
2							
3							
4							
5							

Financial Institutions

Sr.no.	Sector*	Project Name	Location	Name of Developer	Built-up- area (sq.m.)	Project cost	Investment size (INR in Crore)
1							
2							
3							
4							
5							

*Applicant shall list down experience of similar projects, that are envisioned / envisaged by the team for this hill development project that are either completed or under-implementation in the last 10 years in India and/or Globally.

The Applicant shall submit details of at least 5 projects that best exhibits their relevant experience.

Form 4: Details of similar projects undertaken

1.	Project Name	
2.	Client Name, if applicable	
3.	Location	
4.	Sector of development	
5.	Type of development (eg: Self-development, JV, JD, PPP, Management contract, Buy-out, etc.)	
6.	Role in the development (Owner / Developer / Contractor / Operator)	
7.	Any firms associated with the development (Yes/No)	
	If Yes, list the firms and their roles in the project development	
8.	Land area (Ha)	
9.	Built-up-area, specify each asset class-wise (sq.m.) Eg: residential, commercial, hospitality, recreation, etc.	
10.	Project cost excluding land cost (INR crore)	
11.	Year of completion (applicable for Developers / Contractors)	
12.	Duration of operation (mention start and end date) (applicable for Operators)	
13.	Annual Turnover of the firm / company (INR Crore for last 3 financial years)	
14.	Any other relevant information, if applicable	

Signature(s) of Applicant(s)

*Applicant shall list down experience of similar projects, that are envisioned / envisaged by the team for this hill development project that are either completed or under-implementation in the last 10 years in India and/or Globally within the following categories:

- Hospitality development;
- Tourism or recreational development; and
- Any other project of similar nature.

Only those projects which are exhibited in Form 3 shall be detailed out under Form 4.

Note: Please use separate sheet for each project

Form 5: Suggestions / Feedback on Project Details

The Applicant is required to share detailed feedback/suggestions on the following aspects with regards to Development of Golf Course HILL abutting KVGC, Kharghar, Navi Mumbai.

Project – related suggestions / feedback		
1.	Considering the status of the Hill at the moment, Applicant to express their willingness to take over the site on 'As is where is' basis.	
2.	Type of development envisaged by the Applicant on the Hill	
3.	Indicative minimum built-up-area requirement (sq.m.). Applicant may express the requirement in the form of a range.	
4.	Indicative minimum height requirement. Applicant may express the requirement in form of a range.	
5.	Applicant to express their views on the preferred development model: Applicant as a Master Developer	
6.	Any other key suggestions / feedback that Applicant requires CIDCO's intervention (such as approvals, change in land disposal regulations, change in development control regulations, etc.)	
Suggestions / feedback on lease agreement terms and conditions		
1.	Applicant to express preferred or minimum lease tenure to undertake development	
2.	Applicant to express preferred project structure (Joint Venture/ Joint Development/ Revenue share/ Lease premium)	
3.	Preferred payment terms (upfront premium/ deferred premium/annuity/combo)	
4.	Any views on the minimum construction timeline to be provided by CIDCO post signing of the agreement to lease	
5.	Any views on the Exit clause that CIDCO should consider	
6.	Any views on provisions which needs to be part of the lease agreement to ensure that the project is bankable	
7.	Any other key suggestions / feedback on specific terms and conditions that CIDCO should examine and consider.	

Form 6: Concept note

The Applicant is also required to submit a short Concept Note (not more than 1000 words) regarding their understanding, vision and capabilities in undertaking development with regards to the Development of Golf Course HILL abutting KVGC, Kharghar, Navi Mumbai. The Applicant shall cover the following aspects in the Concept Note:

1. Applicant's understanding on the proposed Development.
2. Essential requirements to make it a successful venture.
3. Applicant's vision for "Development of Golf Course Hill – Navi Mumbai"
4. Applicant's capability & experience in alignment of the indicated vision
5. Applicant may share brochures/materials which showcases their capability & experience till date.

The concept note is to be prepared in good faith, post understanding the EOI document and requirements of CIDCO. The Applicant shall ensure that all requirements mentioned above with respect to the Concept Note are to be fully covered.



City and Industrial Development Corporation of Maharashtra Ltd.

Associate Planner (SP),

4th Floor, CIDCO Bhavan, CBD Belapur, Navi Mumbai – 400614

Phone: 022-67918469

Cell : 9619458712

Email – assoplnr1.sp@cidcoindia.com