

 Government eProcurement System		eProcurement System Government of India																		
Tender Details		Date : 08-Dec-2023 04:16 PM																		
 Print																				
Basic Details																				
Organisation Chain	Indian Institute of Technology Ropar																			
Tender Reference Number	IITRPR/RFP/23/285																			
Tender ID	2023_IITRP_784328_1	Withdrawal Allowed	Yes																	
Tender Type	Limited	Form of contract	Item Rate																	
Tender Category	Services	No. of Covers	2																	
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No																	
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No																	
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No																	
Payment Instruments		Cover Details, No. Of Covers - 2																		
Offline	<table border="1"> <thead> <tr> <th>S.No</th> <th>Instrument Type</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>R-T-G-S</td> </tr> <tr> <td>2</td> <td>NEFT</td> </tr> </tbody> </table>	S.No	Instrument Type	1	R-T-G-S	2	NEFT	<table border="1"> <thead> <tr> <th>Cover No</th> <th>Cover</th> <th>Document Type</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fee/PreQual/Technical</td> <td>.pdf</td> <td>Request for Proposal for selection of Transaction Advisor</td> </tr> <tr> <td>2</td> <td>Finance</td> <td>.xls</td> <td>Request for Proposal for selection of Transaction Advisor</td> </tr> </tbody> </table>	Cover No	Cover	Document Type	Description	1	Fee/PreQual/Technical	.pdf	Request for Proposal for selection of Transaction Advisor	2	Finance	.xls	Request for Proposal for selection of Transaction Advisor
S.No	Instrument Type																			
1	R-T-G-S																			
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1	Fee/PreQual/Technical	.pdf	Request for Proposal for selection of Transaction Advisor																	
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Tender Fee Details, [Total Fee in ₹ * - 11,800]		EMD Fee Details																		
Tender Fee in ₹	11,800	EMD Amount in ₹	0.00																	
Fee Payable To	IIT Ropar Revenue Account	EMD through BG/ST or EMD Exemption Allowed	No																	
Fee Payable At	Ropar	EMD Fee Type	fixed																	
Tender Fee Exemption Allowed	No	EMD Percentage	NA																	
		EMD Payable To	Nil																	
		EMD Payable At	Nil																	
Work /Item(s)																				
Title	Request for Proposal for selection of Transaction Advisor																			
Work Description	Request for Proposal for selection of Transaction Advisor for providing the advisory services for selection of private sector entity and facilitating viability gap funding for financing																			
Pre Qualification Details	Please refer Tender documents.																			
Independent External Monitor/Remarks	NA																			
Tender Value in ₹	NA	Product Category	Consultancy																	
Contract Type	Tender	Sub category	NA																	
		Bid Validity(Days)	90																	
		Period Of Work (Days)	154																	
Location	IIT Ropar	Pre Bid Meeting	IIT																	
		Pincode	140001																	

 Government eProcurement System				Place	Ropar
Pre Bid Meeting Address	Senate Hall, M Visvesvaraya Block IIT Ropar	Pre Bid Meeting Date	18-Dec-2023 02:00 PM	Bid Opening Place	IIT Ropar
Should Allow NDA Tender	No	Allow Preferential Bidder	No		

Critical Dates

Publish Date	08-Dec-2023 04:00 PM	Bid Opening Date	29-Dec-2023 11:05 AM
Document Download / Sale Start Date	08-Dec-2023 04:00 PM	Document Download / Sale End Date	29-Dec-2023 11:00 AM
Clarification Start Date	08-Dec-2023 04:00 PM	Clarification End Date	15-Dec-2023 03:00 PM
Bid Submission Start Date	08-Dec-2023 04:00 PM	Bid Submission End Date	29-Dec-2023 11:00 AM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)
	1	Tendernotice_1.pdf	Request for Proposal for selection of Transaction Advisor	1141.40

Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents	pppf.pdf	Request for Proposal for selection of Transaction Advisor for providing the advisory services for selection of private sector entity and facilitating viability gap funding for financing	1125.56
	2	BOQ	BOQ_824630.xls	Request for Proposal for selection of Transaction Advisor for providing the advisory services for selection of private sector entity and facilitating viability gap funding for financing	235.00

Tender Inviting Authority

Name	The Registrar
Address	Works and Estate Section IIT Ropar



भारतीय प्रौद्योगिकी संस्थान रोपड़

INDIAN INSTITUTE OF TECHNOLOGY ROPAR

रूपनगर, पंजाब-140001/ Rupnagar, Punjab-140001
Ph. 01881-235101, e-mail: ee@iitrpr.ac.in

File No. **IITRPR/RFP/23/285**

Dated 08/12/2023

भारतीय प्रौद्योगिकी संस्थान रोपड़ निजी क्षेत्र की इकाई के चयन के लिए लेनदेन सलाहकार सेवाएं प्रदान करने और छात्रों के वित्तपोषण, निर्माण, संचालन और रखरखाव और स्थानांतरण के लिए व्यवहार्यता अंतर वित्त पोषण की सुविधा प्रदान करने के लिए लेनदेन सलाहकार के चयन के लिए अनुरोध प्रस्ताव (आरएफपी) की प्रक्रिया में है। पीपीपी मॉडल पर आईआईटी रोपड़ में निम्नलिखित बुनियादी ढांचे के लिए बिल्ड-ऑपरेट-ट्रान्सफर (बीओटी) आधार पर बुनियादी ढांचे और आवासा

Indian Institute of Technology Ropar is in the process for Request for Proposal (RFP) for selection of Transaction Advisor for providing the advisory services for selection of private sector entity and facilitating viability gap funding for financing, constructing, operating & maintaining and transfer of students infrastructure and residences on Build-Operate-Transfer (BOT) basis for the following infrastructure at IIT Ropar on PPP Model.

निविदा दस्तावेज केंद्रीय सार्वजनिक खरीद पोर्टल <http://eprocure.gov.in/eprocure/app> से डाउनलोड हो सकते हैं। ई-प्रोक्योरमेंट में पंजीकृत नहीं होने वाले इच्छु बोलीदाताओं को वेबसाइट <http://eprocure.gov.in/eprocure/app> के माध्यम से भाग लेने से पहले पंजीकरण करना चाहिए। पोर्टल नामांकन मुफ्त है बोलीदाताओं को सलाह दी जाती है 'आनलाइन बोली के निर्देश' पर दिए गए निर्देशों के माध्यम से जाने की सलाह दी जाए।

Tender Documents may be downloaded from Central Public Procurement Portal <http://eprocure.gov.in/eprocure/app>. Aspiring Bidders who have not enrolled / registered in e-procurement should enroll / register before participating through the website <http://eprocure.gov.in/eprocure/app>. The portal enrolment is free of cost. Bidders are advised to go through instructions provided at 'Instructions for online Bid Submission'.

निविदाकर्ता वेबसाइट पर निविदा दस्तावेज का उपयोग कर सकते हैं (एनआईसी साइट में खोज के लिए, कृपया निविदा खोज विकल्प और 'आईआईटी' टाइप करें। उसके बाद, सभी आईआईटी रोपड़ निविदाओं को देखने के लिए "गो" बटन पर क्लिक करें) उपयुक्त निविदा का चयन करें और उन्हें सभी प्रासंगिक सूचनाओं से भरे और वेबसाइट पर <http://eprocure.gov.in/eprocure/app> पूरा निविदा दस्तावेज अगले पृष्ठ में दिए गए कार्यक्रम के अनुसार आनलाइन जमा करें।

Tenderers can access tender documents on the website (For searching in the NIC site, kindly go to Tender Search option and type 'IIT'. Thereafter, Click on "GO" button to view all IIT Ropar tenders). Select the appropriate tender and fill them with all relevant information and submit the completed tender document online on the website <http://eprocure.gov.in/eprocure/app> as per the schedule given in the next page.

कोई मैन्युअल बोली स्वीकार नहीं की जाएगी। सभी कोटेशन (दरसूची) (तकनीकी और वित्तीय दोनों को ई-प्रोक्योरमेंट पोर्टल में जमा करनी चाहिए)।

No manual bids will be accepted. All quotation (both Technical and Financial should be submitted in the E-procurement portal).

(कुलसचिव / Registrar)

SCHEDULE	
Name of Organization	Indian Institute of Technology Ropar
Quotation Type (Open/Limited/EOI/Auction/Single/Global)	Limited
Tender Category (Services/Goods/works)	Services (Consultancy)
Type/Form of Contract (Work/Supply//Service/Buy/Empanelment)	Services (Consultancy)
Date of Issue/ Publishing	08/12/2023 (16:00 Hrs)
Document Download/Sale Start Date	08/12/2023 (16:00 Hrs)
Pre Bid Conference	18/12/2023 (14.00 Hrs)
Document Download/Sale End Date	29/12/2023 (11:00 Hrs)
Last Date and Time for Uploading of Bids	29/12/2023 (11:00 Hrs)
Date and Time of Opening of Technical Bids	29/12/2023 (11:05 Hrs)
Processing Charges	Rs. 11,800/-
	(To be paid through RTGS/NEFT in IIT Ropar Revenue Account Bank details are as under:
	Name of the Bank A/C : IIT Ropar Revenue Account
	SBI A/C No. : 37360100716
	Name of the Bank : State Bank of India
	IFSC Code : SBIN0013181
	MICR Code : 140002008
	(This is mandatory that UTR Number is provided in the on- line quotation/bid. (Kindly refer to the UTR Column of the Declaration Sheet at Annexure-II)
No. of Covers (1/2/3/4)	2
Bid Validity days (180/120/90/60/30)	90 days (From last date of opening of tender)
Address for Communication	Registrar, 2nd Floor, West Wing, M. Visvesvaraya Building, Indian Institute of Technology Ropar, Rupnagar – 140001
Contact No.	01881-231102, 01881- 235104
Email Address	registrar@iitrpr.ac.in , ee@iitrpr.ac.in

Registrar

आनलाइन बोली (बिड) के लिए निर्देश / Instructions for Online Bid Submission:

व्यय विभाग के निर्देशों के अनुसार, यह निविदा दस्तावेज केंद्रीय सार्वजनिक प्रापण पोर्टल (यूआरएल: [URL:http://eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app)) पर प्रकाशित किया गया है। बोलीदाताओं को मान्य डिजिटल हस्ताक्षर प्रमाणपत्र का उपयोग करते हुए सीपीपी पोर्टल पर इलेक्ट्रॉनिक रूप से अपनी बोलियों की सॉफ्ट प्रतियां जमा करना आवश्यक है। सीपीपी पोर्टल पर पंजीकरण करने के लिए निविदाकर्ताओं की सहायता करने के लिए नीचे दिए गए निर्देशों तात्पर्य है, सीपीपी पोर्टल पर आवश्यकताओं के अनुसार अपनी बोलियां तैयार करें और अपनी बोलियां आनलाइन जमा करें।

As per the directives of Department of Expenditure, this tender document has been published on the Central Public Procurement Portal ([URL:http://eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app)). The bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

अधिक जानकारी सीपीपी पोर्टल पर आनलाइन बोलियां जमा करने के लिए उपयोगी हो सकती है।

More information useful for submitting online bids on the CPP Portal may be obtained at:

<http://eprocure.gov.in/eprocure/app>

पंजीकरण / REGISTRATION

- 1) बोलीदाताओं को “नामांकन के लिए यहां क्लिक करें” लिंक पर क्लिक करके सेंट्रल पब्लिक प्रोक्योरमेंट पोर्टल (यूआरएल: [:http://eprocure.gov.in/eprocure/app](http://eprocure.gov.in/eprocure/app)) के ई-प्रोक्योरमेंट मोड्यूल पर भर्ती करना आवश्यक है। सीपीपी पोर्टल पर नामांकन निःशुल्क है।

Bidders are required to enroll on the e-Procurement module of the Central Public Procurement Portal (URL: <http://eprocure.gov.in/eprocure/app>) by clicking on the link “Click here to Enroll”. Enrolment on the CPP Portal is free of charge.

- 2) नामांकन प्रक्रिया के भाग के रूप में, बोलीदाताओं को अपने खाते के लिए एक अद्वितीय उपयोगकर्ता नाम चुनना होगा और एक पासवर्ड प्रदान करना होगा।

As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.

- 3) बोलीदाताओं को सलाह दी जाती है कि पंजीकरण प्रक्रिया के भाग के रूप में अपना वैध ईमेल पता और मोबाइल नंबर पंजीकृत करें। इनका उपयोग सीपीपी पोर्टल से किसी भी संचार के लिए किया जाएगा।

Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.

- 4) नामांकन पर, बोलीदाताओं को सीसीए इंडिया द्वारा मान्यता प्राप्त किसी प्रमाणन प्राधिकरण द्वारा जारी किए गए अपने मान्य डिजिटल हस्ताक्षर प्रमाण पत्र (कक्षा द्वितीय या कक्षा III प्रमाण पत्र के साथ महत्वपूर्ण उपयोग पर हस्ताक्षर करने) की आवश्यकता होगी। (जैसे सीफी/टीसीएस/एनकोड/ई-मुद्रा आदि), इनके प्रोफाइल के साथ

Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class II or Class III Certificates with signing key usage) issued by any

Certifying Authority recognized by CCA India (e.g. Sify / TCS / nCode / eMudhra etc.), with their profile.

- 5) केवल एक मान्य डीएससी एक बोलीदाता द्वारा पंजीकृत होना चाहिए। कृपया ध्यान दें कि निविदाकर्ता यह सुनिश्चित करने के लिए जिम्मेदार है कि वे अपने डीएससी को दूसरों को उधार नहीं देते हैं जिससे दुरुपयोग हो सकता है।

Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible to ensure that they do not lend their DSCs to others which may lead to misuse.

- 6) बोलीदाता फिर अपने यूजर आईडी / पासवर्ड और डीएससी/ईटीकेन के पासवर्ड को दर्ज करके सुरक्षित लॉग-इन के माध्यम से साइट पर लॉग आन करता है।
Bidder then logs in to the site through the secured log-in by entering their userID / password and the password of the DSC / eToken.

निविदा दस्तावेजों के लिए खोजना / **SEARCHING FOR TENDER DOCUMENTS/**

- 1) सीपीपी पोर्टल में निर्मित विभिन्न खोज विकल्प है, ताकि बोलीदाओं को कई मापदंडों से सक्रिय निविदाएं खोज सकें। इन मापदंडों में निविदा आईडी, संगठन का नाम, स्थान, तिथि, मूल्य आदि शामिल हो सकते हैं। निविदाओं के लिए उन्नत खोज का एक विकल्प भी है, जिसमें बोलीदाता कई नामों को जोड़ सकते हैं जैसे संगठन का नाम, अनुबंध का स्थान, स्थान, सीपीपी पोर्टल पर प्रकाशित निविदा की खखोज के लिए तारीख, अन्य कीवर्ड आदि।

There are various search options built in the CPP Portal, to facilitate bidders to search active tenders by several parameters. These parameters could include Tender ID, organization name, location, date, value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as organization name, form of contract, location, date, other keywords etc. to search for a tender published on the CPP Portal.

- 2) बोलीदाताओं ने एक बार निविदाएं चुनी हैं जिसमें वे रुचि रखते हैं, उसका वे आवश्यक दस्तावेज / निविदा कार्यक्रम डाउनलोड कर सकते हैं। ये निविदाएं “मेरी निविदाएं” फोल्डर में ले जाई जा सकती हैं। इससे सीपीपी पोर्टल को बोलीदाताओं को एसएमएस / ई-मेल के माध्यम से सूचित किया जा सकता है, यदि निविदा दस्तावेज में कोई शुद्धि जारी की गई है।

Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.

- 3) बोलीदाता को प्रत्येक निविदा को निर्दिष्ट अद्वितीय निविदा आईडी का नोट बनाना चाहिए, अगर वे हेल्पडेस्क से कोई स्पष्टीकरण / सहायता प्राप्त करना चाहते हैं।

The bidder should make a note of the unique Tender ID assigned to each tender, in case they want to obtain any clarification / help from the Helpdesk.

बोली की तैयारी / PREPARATION OF BIDS

- 1) बोलीदाता को अपनी बोलियां जमा करने से पहले निविदा दस्तावेज पर प्रकाशित किसी भी शुद्धि को ध्यान में रखना चाहिए।
Bidder should take into account any corrigendum published on the tender document before submitting their bids.
- 2) कृपया बोली के भाग के रूप में जमा किए जाने वाले दस्तावेजों को समझन के लिए निविदा विज्ञापन और निविदा दस्तावेज ध्यान से देखें। कृपया उन अंकों की संख्या पर ध्यान दें जिन में बोली दस्तावेज जमा करना है, दस्तावेजों की संख्या- जिसमें प्रत्येक दस्तावेज के नाम और सामग्री शामिल हैं, जिन्हें प्रस्तुत करने की आवश्यकता है। इनमें से कोई भी विचलन बोली को अस्वीकार कर सकता है।
Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the document that need to be submitted. Any deviations from these may lead to rejection of the bid.
- 3) बोलीदाता, अग्रिम में, निविदा दस्तावेज/ अनुसूची में बताए अनुसार प्रस्तुत करने के लिए बोली दस्तावेज तैयार करना चाहिए और आम तौर पर, वे पीडीएफ/एक्सएलएस/आरएआर/डीडब्ल्यूएफ स्वरूपों में हो सकते हैं। बोली दस्तावेजों को 100 डीपीआई के साथ काले और सफेद विकल्प स्कैन किया जा सकता है।
Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF formats. Bid documents may be scanned with 100 dpi with black and white option.
- 4) मानक दस्तावेजों के एक ही सेट को अपलोड करने के लिए आवश्यक समय और प्रयास से बचने के लिए जो प्रत्येक बोली के भाग के रूप में जमा करने के लिए आवश्यक हैं, ऐसे मानक दस्तावेज अपलोड करने का प्रावधान (जैसे पैन कार्ड कॉपी, वार्षिक रिपोर्ट, लेखा परीक्षक प्रमाणपत्र आदि) बोलीदाताओं को प्रदान किया गया है। ऐसे दस्तावेजों को अपलोड करने के लिए बोलीकर्ता उनके लिए उपलब्ध “मेरा स्पेस” क्षेत्र उपयोग कर सकते हैं। बोली जमा करते समय ये दस्तावेज सीधे “मेरा स्पेस” क्षेत्र में जमा किए जा सकते हैं, और उन्हें बार-बार अपलोड करने की आवश्यकता नहीं है इससे बोली जमा प्रक्रिया के लिए आवश्यक समय में कमी आएगी।
To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision of uploading such standard documents (e.g. PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” area available to them to upload such documents. These documents may be directly submitted from the “My Space” area while submitting a bid, and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

बोली जमा करना / SUBMISSION OF BIDS

- 1) बोलीदाता को बोली प्रस्तुति के लिए अच्छी तरह से साइट पर लॉग इन रना चाहिए ताकि वह समय पर बोली अपलोड कर सके अथवा फिर बोली प्रस्तुत करने के समय से पहले। अन्य मुद्दों के कारण किसी भी देरी के लिए बोलीदाता जिम्मेदार होगा।
Bidder should log into the site well in advance for bid submission so that he/she upload the bid in time i.e. on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
- 2) बोलीदाता को निविदा दस्तावेज में दर्शाए अनुसार एक-एक करके आवश्यक बोली दस्तावेजों को डिजिटल हस्ताक्षर और अपलोड करना होगा।

The bidder has to digitally sign the bid document and upload the required bid documents one by one as indicated in the tender document.

- 3) बोलीदाता को निविदा शुल्क/ ईएमडी को भुगतान के लिए “आन लाइन” के रूप में भुगतान विकल्प चुनना होगा और उपकरण का विवरण दर्ज करना होगा। जब भी, ईएमडी / निविदा शुल्क की मांग की जाती है, बोलीदाताओं को टेंडर शुल्क और ईएमडी अलग-अलग आरटीजीएस के माध्यम से आन लाइन पर भुगतान करने की आवश्यकता होती है।

Bidder has to select the payment option as “on-line” to pay the tender fee / EMD as applicable and enter details of the instrument. Whenever, an EMD / Tender fee is sought, bidders need to pay the tender fee and EMD separately on-line through RTGS.

- 4) एक मानक BoQ प्रारूप को सभी बोलीदाताओं द्वारा भरने के लिए निविदा दस्तावेज प्रदान किया गया है। बोलीदाताओं को इस बात का ध्यान रखना चाहिए कि उन्हें आवश्यक प्रारूप में अपनी वित्तीय बोली जमा करनी चाहिए और कोई अन्य प्रारूप स्वीकार्य नहीं है। बोलीकर्ताओं को BoQ फाइल को डाउनलोड करने, इसे खोलने और अपने संबंधित वित्तीय उद्धरण और अन्य विवरण (जैसे बोलीदाता का नाम) के साथ सफेद रंगीन (असुरक्षित) कोशिकाओं को पूरा करना आवश्यक है। कोई भी अन्य कक्ष नहीं बदला जाना चाहिए। एक बार विवरण पूरा हो जाने पर, बोलीदाता को इसे सहेजना होगा और इसे आनलाइन जमा करना होगा, बिना फाइल नाम बदले। यदि BoQ फाइल को बोलीदाता द्वारा संशोधित किया गया है, तो बोली को खारिज कर दिया जाएगा।

A standard BoQ format has been provided with the tender document to be filled by all the bidders. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. Bidders are required to download the BoQ file, open it and complete the white colored (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.

- 5) सर्वर का समय (जो बोलीदाताओं के डैशबोर्ड पर प्रदर्शित होता है) बोलीदाताओं द्वारा बोलियों को खोलने के लिए समय सीमा को संदर्भित करने के लिए मानक समय के रूप में माना जाएगा। बोलीदाताओं को खोलना आदि। बोलीदाताओं को बोली प्रस्तुत करने के दौरान इस समय का पालन करना चाहिए।

The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this time during bid submission.

- 6) बोलीदाताओं द्वारा प्रस्तुत सभी दस्तावेज पीकेआई एन्क्रिप्शन तकनीकों का उपयोग करके एन्क्रिप्ट किया जाएगा जिससे डेटा की गोपनीयता सुनिश्चित हो सके। दर्ज किए गए डेटा को अनाधिकृत व्यक्तियों द्वारा बोली खोलने के समय तक नहीं देखा जा सकता है। बोलियों की गोपनीयता को सुरक्षित सॉकेट लेयर 128 बिट एन्क्रिप्शन तकनीक का उपयोग कर रखा जाता है। संवेदनशील क्षेत्रों का डेटा संग्रहण एन्क्रिप्शन किया जाता है।

All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized persons until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128 bit encryption technology. Data storage encryption of sensitive fields is done.

- 7) अपलोड किए गए निविदा दस्तावेज केवल अधिकृत बोलीदाता द्वारा निविदा खोलने के बाद ही पठनीय हो सकते हैं।

The uploaded tender documents become readable only after the tender opening by the authorized bid openers.

- 8) बोलियों के सफल और समय पर जमा होने पर, पोर्टल सभी प्रासंगिक विवरणों के साथ बोली संख्या, बोली जमा करने की तारीख और समय के साथ बोली सफलतापूर्वक जमा करने का संदेश एवं बोली सारांश प्रदर्शित करेगा।

Upon the successful and timely submission of bids, the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.

9) कृपया अनुपालन पत्रक की एक पीडीएफ फाइल में सभी प्रासंगिक दस्तावेजों के स्कैन किए गए पीडीएफ को जोड़ दें।

Kindly add scanned PDF of all relevant documents in a single PDF file of compliance sheet.

बोलीदाताओं को सहायता / ASSISTANCE TO BIDDERS

1) निविदा दस्तावेज से संबंधित कोई भी प्रश्न और इसमें निहित नियमों और शर्तों को निविदा आमंत्रण प्राधिकरण को निविदा के लिए अथवा निविदा में वर्णित प्रासंगिक संपर्क व्यक्ति से संबोधित किया जाना चाहिए।

Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

2) आनलाइन बोली प्रस्तुत करने अथवा सामान्य में सीपीपी पोर्टल से संबंधित प्रश्नों की प्रक्रिया से संबंधित कोई भी प्रश्न 24x7सीपीपी पोर्टल हैल्पडेस्क पर निर्देशित किया जा सकता है। हैल्पडेस्क के लिए संपर्क संख्या 1800 233 7315हैं।

Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed to the 24x7 CPP Portal Helpdesk. The contact number for the helpdesk is 1800 233 7315.

बोलीदाताओं के लिए समान्य निर्देश / General Instructions to the Bidders

1) निविदाएं पोर्टल <http://eprocure.gov.in/eprocure/app> के माध्यम से आनलाइन प्राप्त होगी। तकनीकी बोलियों में, बोलीदाताओं को सभी दस्तावेजों को पीडीएफ प्रारूप में अपलोड करना होगा।

The tenders will be received online through portal <http://eprocure.gov.in/eprocure/app> .In the Technical Bids, the bidders are required to upload all the documents in .pdf format.

2) कंपनी के नाम में स्मार्ट कार्ड/ई-टोकन के रूप में मान्य क्लास II/III डिजिटल हस्ताक्षर प्रमाणपत्र (डीएससी) के पंजीकरण के लिए एक शर्त है और <https://eprocure.gov.in/eprocure/app> के माध्यम से बोली प्रस्तुत करने की गतिविधियों में भाग ले सकते हैं। डिजिटल हस्ताक्षर प्रमाणपत्र पर अधिकृत प्रमाणित एजेंसियों से प्राप्त की जा सकती है, जिनमें से जानकारी "डीएससी के बारे में सूचना" लिंक के तहत वेब साइट <https://eprocure.gov.in/eprocure/app> पर उपलब्ध है।

Possession of a Valid Class II/III Digital Signature Certificate (DSC) in the form of smart card/e-token in the company's name is a prerequisite for registration and participating in the bid submission activities through <https://eprocure.gov.in/eprocure/app>. Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the web site <https://eprocure.gov.in/eprocure/app> under the link "Information about DSC".

3) निविदाकर्ता को सलाह दी जाती है कि <https://eprocure.gov.in/eprocure/app> पर ई-प्रोक्योरमेंट के लिए सेंट्रल पब्लिक प्रोक्योरमेंट पोर्टल माध्यम से आनलाइन बोली के जमा करते समय निविदाकार हेतु निर्देशों में उपलब्ध निर्देशों का अनुगमन करें।

Tenderer are advised to follow the instructions provided in the 'Instructions to the Tenderer the e-submission of the bids online through the Central Public Procurement Portal for e Procurement at <https://eprocure.gov.in/eprocure/app>.

INDIAN INSTITUTE OF TECHNOLOGY ROPAR

REQUEST FOR PROPOSAL (RFP)

FOR

SELECTION OF TRANSACTION ADVISOR FOR PROVIDING ADVISORY SERVICES FOR SELECTION OF PRIVATE SECTOR ENTITY AND FACILITATING VIABILITY GAP FUNDING FOR FINANCING , CONSTRUCTING, OPERATING & MAINTAINING AND TRANSFER OF STUDENTS INFRASTRUCTURE AND RESIDENCES ON BUILD - OPERATE - TRANSFER (BOT) BASIS AT IIT ROPAR ON PPP MODEL



DECEMBER 2023

RFP NUMBER : IITRPR/RFP/23/285

Issued to :

TO BE SUBMITTED TO:

**The Registrar,
IIT Ropar,
Rupnagar, Punjab**

This RFP is exclusively open to the Transaction Advisors who have been empanelled and officially notified by the Department of Economic Affairs, Ministry of Finance, Government of India, on July 01 2022.

- **DISCLAIMER**

The information contained in this Request for Proposal (RFP) document or subsequently provided to the Successful Transaction Advisers, whether verbally or in documentary form by or on behalf of Indian Institute of Technology Ropar (IIT Ropar or the Institute) through any of its faculty\staff, is provided to the Transaction Advisers on the terms and conditions set out in this RFP document and any other terms and conditions subject to which such information is provided.

This RFP document is not an offer or invitation to any other party. The purpose of this RFP document is to provide the Transaction Advisers with information to assist the formulation of their proposal submission.

This RFP document does not purport to contain all the information each Transaction Adviser may require. This RFP document may not be appropriate for all persons and it is not possible for the Institute to consider the objectives, financial situation and particular needs of each Transaction Adviser. The Institute makes no representation or warranty and shall incur no liability under the Law of Contract, Tort, the Principles of Restitution or unjust enrichment or otherwise for any loss, expense or damage, which may arise from or be incurred or suffered in connection with anything contained in this RFP document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP document and any assessment, assumption, statement or information contained therein or any matter deemed to form part of this RFP document, the award of the Proposal and any other information supplied by or on behalf of the Institute arising in any way from the proposal process.

The Institute may at its absolute discretion, but without being under any obligation to do so, amend or supplement the information in this RFP document. The information that the Institute is in a position to furnish is limited to this RFP document.

This RFP document and the information contained herein are confidential and for use only by the person to whom it is issued. It may not be copied or distributed by the recipient to third parties (other than, in confidence to the recipient's professional Adviser). In the event that the recipient does not continue with the involvement in the proposal process in accordance with this RFP document, the information contained in the RFP document shall not be divulged to any other party. The information contained in the RFP document must be kept confidential.

Mere submission of a responsive Proposal does not ensure selection of the Transaction Adviser as Successful Transaction Adviser(s). The Institute reserves the right to reject all or any of the Transaction Advisers or Proposals without assigning any reason whatsoever.

The Institute reserves all the rights to cancel, terminate, change or modify this selection process and/or requirements of bidding stated in the RFP document, at any time without assigning any reason or providing any notice and without accepting any liability for the same.

This Request for Proposal (RFP) contains brief information about the additional student's infrastructure and residential facility intended to be developed by the Institute. The Institute will also assist the Transaction Adviser in formulation of the Bid Documents for the process of selecting the bidder at later stage. This RFP is not an agreement or an offer by the Institute to the interested applicant/ bidder or any other person.

The entire process of selection of Transaction Adviser for providing transaction advisory services for selection of Private Sector Entity and facilitating viability gap funding for Financing, Constructing, Operating & Maintaining and Transfer of Student Infrastructure and residences for employees on Build-Operate-Transfer (BOT) Basis under Public-Private Partnership (PPP) Model shall be subject to approvals from the Building Works Committee, Finance Committee and Board of Governors of the Institute and/or any other concerned Competent Authority as applicable.

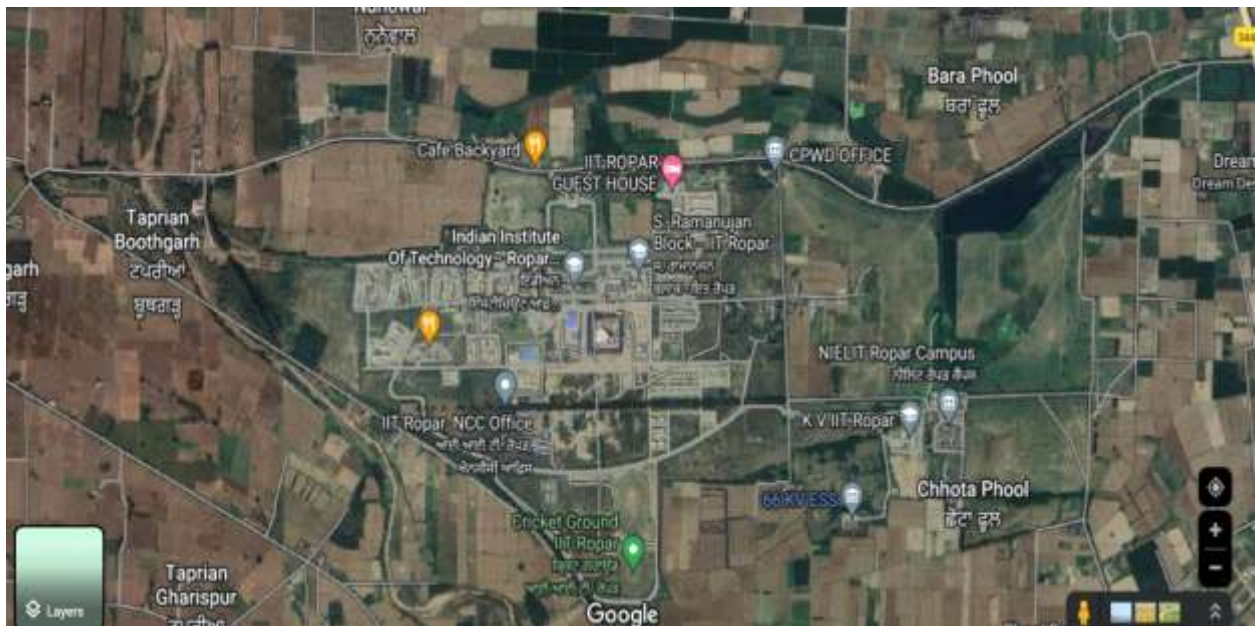
1. INTRODUCTION

The Indian Institute of Technology Ropar is an Institute of NATIONAL IMPORTANCE established by the Ministry of Education (MoE). The foundation stone was laid on 24 February 2009 for the Permanent Campus of IIT Ropar. Institute has been allotted approx 125 Ha (~ 501 acres) land by the State Government of Punjab. In just 15 years, the institute stands tall as one of the fastest-growing young-generation IITs in the country. The Institute has 25 Lacs Sq.ft. built-up area with 51 buildings constructed in three phases i.e. Phase IA, IB and IC comprising various academic, administrative, residential, utility buildings along with sports facilities.

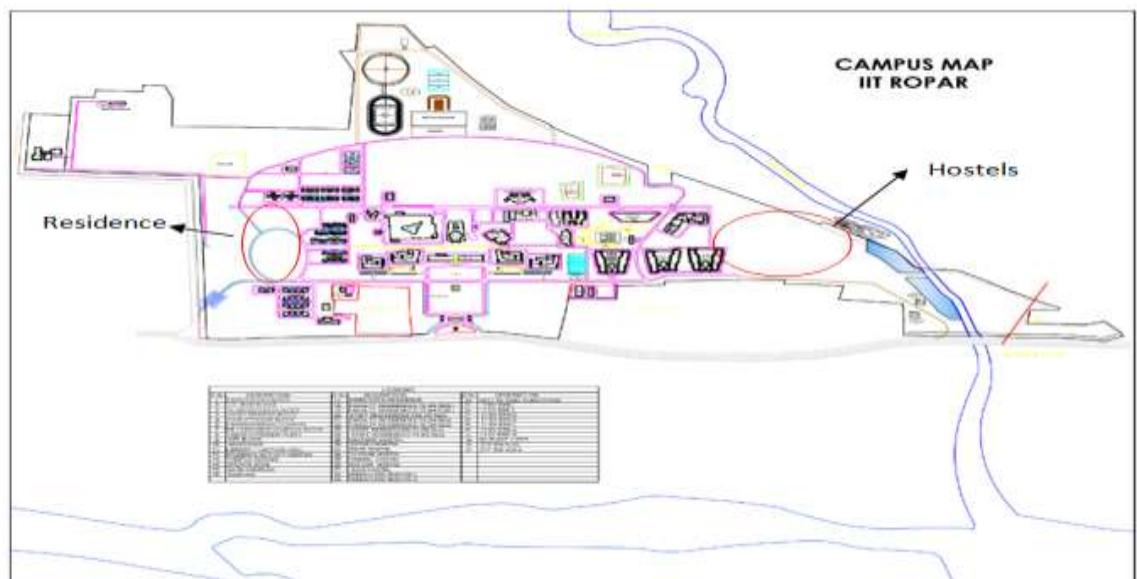


The district Rupnagar is around 42 kms from Chandigarh, the state capital. Rupnagar is well connected by road on National Highway NH-21. The Delhi- Ambala- Daulatpur railway line passes through Rupnagar and provides good rail connectivity. The nearest airport is at Chandigarh at a distance of about 55 kms.

1.1. IIT Ropar on Google map



The Master Plan for Phase 1 of IIT Ropar is appended below for information. The tentative location for the construction proposed under PPP models have been marked for reference in the Master Plan.



2. BACKGROUND

IIT Ropar intends to develop student infrastructure (hostels, married student accommodation, international students' hostels, and indoor sports facility with/without swimming pool) and residences at IIT Ropar Campus on PPP Mode. In this regard, this Request for Proposal (RFP) is being issued to appoint a Department of Economic Affairs (DEA), Ministry of Finance, India, empanelled transaction advisor for providing the advisory services for firming up requirements/ project facilities, preparation of feasibility report including development of revenue model, undertaking financial appraisal, facilitating viability gap funding and PPP structuring for development of the facilities on PPP mode and undertaking bid process

management till selection of developer for following facilities at IIT Ropar is as below:

- Hostel Blocks (Single & Triple Seater) having approx. capacity of 1640 & 1340 beds (Single and Triple Seated) with Student Activity Centre, mess, laundry rooms, warden office, waiting area, indoor sports courts and other essential services.
- Married Students Hostel (approx. 100 capacity).
- International Students Hostel (approx.100 capacity).
- Indoor Sports facilities with/ without Swimming Pool.
- Residences for Employees (approx.100 flats).

In pursuance of the above, the IIT Ropar has decided to carry out the process for selection of a Transaction Advisor from the Department of Economic Affairs, Ministry of Finance, Government of India empanelled Transaction Advisors.

3. RFP PROCESSING CHARGES

All the Applicants for the RFP shall be required to submit RFP Processing Charges of Rs. 11,800/- (Rs. 10,000/- RFP Processing Charges + Rs. 1,800/- GST) in favour of IIT Ropar Revenue Account and payable at Rupnagar, account details are given below.

SBI A/C No.	37360100716
Name of the Bank	State Bank of India
IFSC Code	SBIN0013181
MICR Code	140002008

4. REQUEST FOR PROPOSALS

IIT Ropar invites proposals from interested firms who have been empanelled and officially notified by the Department of Economic Affairs, Ministry of Finance, Government of India on July 01, 2022 (the “Proposals”) for providing end to end transaction advisory services including facilitating Viability Gap Funding and assist the IIT Ropar in the bidding process till the signing of the Concession Agreement (collectively the “Transaction Advisory Services”).

5. BRIEF DESCRIPTION OF THE SELECTION PROCESS

5.1 Description of RFP Process

Through this RFP Process, the Institute intends to select a Transaction Adviser (TA) from amongst the list of TA’s empanelled with Department of Economic Affairs, Ministry of Finance for PPP Projects. This RFP document contains information about the pre-qualification requirements and process in relation to pre-qualification of the TA’s for providing end-to-end services for the envisaged project. Applicants / Bidders are required to carefully read the contents of this document and to provide required information, as per the checklist so that capabilities of the Applicants / Bidders can be fully appreciated and assessed by the Institute. The Institute shall receive Applications pursuant to this RFP in accordance with the terms set forth herein as modified, altered, amended and clarified from time to time. All applications shall be prepared and submitted in accordance with such terms on or before the date specified in this RFP document.

IIT Ropar will evaluate the submitted proposals and determine the same to be

substantially responsive if:

- They are properly signed on each page & submitted on CPP portal <https://eprocure.gov.in> and
- Confirm to the terms & conditions of the RFP Document.

Conditional RFP(s) will not be accepted.

The Bidder would be required to submit the proposals as delineated in the “Submission of the Proposals” in this RFP Document.

Institute shall evaluate the Technical Bids for essential eligibility criteria, submission of RFP Processing Charges, submitted supporting documents and overall responsiveness in accordance with the RFP Document. Only the Bidders who are technically qualified as per basic eligibility criteria shall be allowed to participate in further process of the Bidding.

The qualified bidders shall be invited for technical presentation which will consists of relevant details like credentials, approach and methodology. The Technical Presentation shall be done before the Committee constituted by IIT Ropar. The Committee shall evaluate the Bidder on the basis of the Presentation and shall provide the Technical Score. The Financial Score (SF) shall be decided by the financial bid submitted by the Bidder for providing end-to-end Transaction Advisory Services including Pre-Feasibility Study. The process of which is elaborated in this RFP document.

5.2 Evaluation of technical and financial proposal (QCBS)

The entire evaluation of the Technical and Financial Proposals shall be undertaken by broadly following the Quality and Cost Based System (QCBS)

For the bidders qualifying the eligibility criteria, the Technical Score (TS) will consist of the marks allotted to following two components:

- Technical Presentation – Consisting of credentials, approach and methodology
- Team Personnel / Key Personnel – Marks allocated to individual CV’s with additional Weightage for personnel(s) having experience of project which have received in principle approval for funding under VGF Scheme of DEA, GoI under sub scheme 1\2 notified in December 2020.

For the purpose of the technical and financial evaluation, IIT Ropar shall be considering the following parameters:

Sr. No.	Parameter	Particulars
1.	Maximum Marks for Technical Presentation (M_T)	50
2.	Weightage to Technical Presentation(P_w)	40%
3.	Maximum marks for Key Personnel(M_K)	50

4.	Weightage to Key Personnel (K_w)	60%
5.	Combined Technical Score (S_T)	$M_T \times P_w + M_K \times K_w$
6.	Technical Weightage (T_w)	70%
7.	Financial Weightage (F_w)	30%
8.	Financial Score (S_F)	Fees quoted by the Bidder arrived at by a Relative Low-Cost Formula explained hereafter
9.	Total Evaluated Score (S)	$S_T \times T_w + S_F \times F_w$

5.3 Calculation of Marks for Technical Presentation (M_T)

The Committee constituted by IIT Ropar shall be giving the marks for technical presentation wherein in weightage shall be given for similar project/ assignment in which execution/ appointment of concessionaire has been done. The broad breakup will be as under :

Sr. No	Description	Marks
1.	Technical Presentation and overall capability	25
2.	Proposed Work Plan for this Assignment	15
3.	Quality of Approach and Methodology	10
Total Maximum Marks		50

The Bidder shall submit the work plan indicating the schedule in Bar Chart format and approach to work. The Bidder shall submit the detailed methodology to be adopted for preparation of detailed project report / feasibility study and other relevant requisites to be covered as per the scope of work.

5.4 Eligibility for Key Personnel

Each of the Key Personnel must fulfill the Conditions of Eligibility specified below:

Sr. No.	Expert	Eligibility
1	Team leader	MBA or higher degree in Management with minimum 12 years of experience in designing PPP Projects preferably which have got/ have been given in principle VGF approval.
2	Finance cum PPP Expert	MBA / CA / CFA or equivalent with minimum 8 years of experience on PPP projects preferably with VGF.
3	Infrastructure Expert	Civil engineer with minimum 8 years of experience on PPP projects and infrastructure projects as per IS 18299:2023

4	Contract expert	Bachelor in Law / Masters in Law with minimum 10 years of experience on PPP projects.
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Availability of Key Personnel: The Applicant shall offer and make available all Key Personnel meeting the requirements as and when required.

The Key Personnel/team proposed for technical qualification should be deployed for the work and must not change till the project is completed without approval of the Institute.

5.5 Calculation of Marks for Key Personnel (M_K)

The Bidders would have to invariably attach Curriculum Vitae of all the Key Personnel to be deployed for the Assignment. If the Key Personnel proposed in the CV does not fulfill the minimum academic qualification, the overall score of his CV will be evaluated as zero.

Preference would be given to personnel's having experience of projects which have received in principle VGF approval under sub scheme 1\ 2 notified in December 2020. The bidder should get a minimum technical score of 50% to become eligible.

The Committee constituted by IIT Ropar shall be giving the marks against deployment of Key Personnel on the Assignment as under:

Key Personnel	Qualifications as per RFP	Professional Experience			2 marks each for experience in projects that have received funding/ in principle approval under VGF Scheme of DEA, GoI.	Maximum Marks
		2 marks for each year beyond 12 Years	1 marks for each year beyond 8 Years	More than 5 Years upto 7 Years		
Team Leader	If Yes = 5 Else = 0	6	0		4	15
Finance Expert	If Yes = 3 Else = 0	--	3		4	10
Technical Expert (Civil Engineer)	If Yes = 5 Else = 0	--	3		2	10

Contract Expert	If Yes = 5 Else = 0	--	3		2	10
Taxation Expert	If Yes = 3 Else = 0	--	2			5
Total Maximum Marks						50

5.6 Calculation of Financial Score (S_F)

The Financial Score (S_F) shall be decided using the financial proposal submitted by the empanelled TA and will be calculated in the following manner:

- The lowest evaluated Financial Proposal (F_{min}) shall be given the maximum financial score (S_F) of 100.
- The financial scores (S_F) of all other Proposals shall be calculated as under:

$SF = 100 \times F_{min} / F$, in which “S_F” is the Financial Score, “F_{min}” is the lowest Price, and “F” the price of the proposal under consideration

6. ELIGIBILITY CRITERIA FOR SUBMISSION OF RFP

The eligibility criteria for submission of the RFP shall be as under:

- The Applicant must be an Empanelled Transaction Adviser for PPP Projects notified by the Department of Economic Affairs, Ministry of Finance vide Notification No. 2/3/2021-PPP dated 1st July 2022.
- Consortium / Joint Venture of empanelled Transaction Advisers is not allowed.
- The Applicant must be a legal entity under the Companies Act or a registered firm with a **minimum experience of 5 (five) years** in the relevant field of Transaction / Financial Advisory for Central / State Government Projects and/or PPP Projects.
- The Applicant must have successfully completed **minimum 5 (five) assignments in PPP Transaction Advisory** for any Central / State Government Projects in the sectors like real estate, housing, industrial Park / Industrial Estates, water supply & sanitation (sewerage, drainage & solid waste), Social Infrastructure sectors including Health, Education, Tourism and Skill Development during the last seven (7) years having an estimated cost above Rs. 360/- Crore each from the last date of submission of bids.
- The Applicant must have a Minimum Average Turnover of Rs. 50 Crore in last three Financial Years viz. 2020-21, 2021-22, and 2022-23.
- The Applicant should not have been blacklisted by any Central / State Government Department / Public Sector Undertakings.

7. PRE-PROPOSAL CONFERENCE

The Institute proposes to hold a Pre-Proposal Conference for the prospective Applicants to address queries, if any, as under:

Sr.No	Particulars	Details
1	Date of Pre-Proposal Conference	18.12.2023
2	Last date & time of raising Query	15.12.2023 upto 3.00 pm
3	Time for Pre-Proposal Conference	2.00 pm onwards
4	Venue for Pre-Proposal Conference	Senate Hall, M. Visvesvaraya Block, IIT Ropar located at Bara Phool, Rupnagar, Punjab.

Applicants requiring any clarification on the RFP may send their queries to the IIT Ropar by e-mail to registrar@iitrpr.ac.in. Copied to ee@iitrpr.ac.in before the date & time mentioned in the table in above. “Query on RFP document” should be mentioned in the subject line.

The objective of the Pre-Proposal Conference shall be to clarify issues and to answer questions on any matter related to this RFP Document that may be raised at that stage. Corrigendum / Amendment in the RFP Document, if required, after the Pre-Proposal Conference shall be uploaded on the CPP Portal <https://eprocure.gov.in/cppp/> only. The Applicants are requested to keep visiting the CPPP regularly.

No queries / objections shall be entertained after the Pre-Proposal Conference.

The interested Applicants may attend the Pre-Proposal Conference with prior intimation through email on registrar@iitrpr.ac.in, copied to ee@iitrpr.ac.in Maximum three representatives from each bidder shall be allowed during the Pre-Proposal Conference.

However, the Institute reserves its right to postpone/re-schedule or even cancels the Pre-Proposal Conference due to any unforeseen circumstances. In such an event, the Applicants who have expressed their interest for attending the Pre-Proposal Conference through email shall only be communicated accordingly.

8. COMMUNICATIONS

All communications or any information/clarification should be addressed to/ sought from registrar@iitrpr.ac.in. copied to ee@iitrpr.ac.in by email and 01881- 231102/ 235101

9. BRIEF SCOPE OF WORK & PAYMENT SCHEDULE

The Successful Transaction Adviser selected through this RFP Process shall be required to raise the invoices after successful and satisfactory completion of respective milestones\stage of work and acceptance by Institute as detailed below. under:

Sr.no	Stage/ Milestone	Tentative Time Schedule for completion of the Stage/ Milestone	Stage Payment Schedule
			% age of quoted cost including GST
1	Issue of Work Order to Successful TA	T	---
A1	Inception Report covering scope of work, methodology, data requirements		
A2	Site Assessment Report, Preliminary Sketch Plans, Concept Plans		
A3	Draft Feasibility Report covering technical due diligence, PPP structuring options, financial viability		
A4	Final Feasibility Report with recommendation of PPP structure		
	Completion of Stage A	T+ 4	30%
B	Facilitating VGF proposal	T + 8	
	On receiving in principle approval of VGF		20 %
C	BID PROCESS MANAGEMENT		
C1	Preparation & submission of Draft Bid Documents (RFQ cum RFP, Concession Agreement)	T + 10	
C2	Approval of Final Bid Documents	T + 14	10%
C3	Preparation of Project Information	T + 16	

	Memorandum, Assistance in pre bid meetings, stakeholder conferences, drafting replies to pre bid queries		
C4	Submission of Technical Evaluation Report	T + 18	10%
C5	Submission of Financial Evaluation Report	T + 20	15%
C6	Assistance in issuance of LoA to selected party and finalization of Concession Agreement	T + 22	15%
	Total	22 week	100%

The activities involved in the process of selection of the Private Partner are expected to be overlapping and the entire process is expected to be completed in 22 weeks from the date of issue of “Letter of Award” to the successful Transaction Adviser. However, the above time schedule is tentative and shall be excluding the time taken by the Institute in providing the requisite documents or in conveying its comments on the Draft Documents / Reports / Approvals.

If the milestone is achieved earlier than the time frame indicated herein above, the payment shall be released earlier. The Institute reserves its right to amend/modify/change the above Payment Schedule as per requirement with consent of the Successful Transaction Adviser appointed through this RFP Process.

9.1 Liquidated Damages @ 1% of the awarded amount per week subject to maximum of 10% of the total awarded amount shall be levied in case of delay and will be recovered from the Bills and/or submitted performance guarantee.

10. PERFORMANCE GUARANTEE

The Applicant whose bid is accepted would be required to furnish a Performance Guarantee for an amount equal to 5% of the offered price which will include applicable taxes and duties. The Performance Guarantee shall be furnished in the form of Demand Draft of any Nationalized Bank drawn in favour of the IIT Ropar Revenue Account, and payable at Ropar/Rupnagar (Punjab).

This Performance Security shall remain with the Institute, interest free, as Security for the entire duration of the Contract and will be replenished from time to time in case of deductions, if any, by the Institute towards recovery from the Bidder. The aforesaid Security Deposit shall be returned to the Bidder after successful completion of the Services intended under this RFP, after deductions, if any, made by the Institute.

Performance Guarantee shall be adjusted / refunded within two (2) months of the completion of the Services intended under this RFP to the satisfaction of the Institute. For avoidance of any doubt the Project Contract referred herein above shall be of 6 Month duration from the date of issue of the Letter of Award / Work Order to the Successful Transaction Adviser subject to achievement of the deliverables mentioned therein. This does not include the time taken by the Institute for according approvals at various stages.

11. SUBMISSION OF THE PROPOSAL

“TWO BID SYSTEM” viz. Technical / Qualifying Bid and Financial / Price Bid in online mode will be followed for this RFP. The Price should be indicated in the prescribed format (xls.) in the Price Bid only. Use of any other format will lead to disqualification. The bids received in time are likely to be opened on the same day. The Bidder achieving the Highest Combined Score through the QCBS will be the successful Bidder / Selected Bidder and shall be engaged as Transaction Adviser .

12. SELECTION CRITERION IN CASE OF TIE IN HIGHEST COMBINED SCORE

In case of a tie, the Applicant who has completed more number of similar assignments / works / contracts which have received in principle funding/ funding under VGF Scheme of DEA, GoI under sub scheme 1/2 notified in December 2020 will be selected.

13. FRAUD AND CORRUPT PRACTICES

- The Transaction Advisers and their officers, employees and agents shall observe the highest standard of ethics during the Selection Process. Notwithstanding anything to the contrary contained in this RFP, the Institute shall reject a Proposal without being liable in any manner whatsoever to the Transaction Advisers, if it determines that the Transaction Advisers has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice (collectively the “Prohibited Practices”) in the Selection Process, then the Institute shall disqualify the Transaction Adviser from this Selection Process.
- Without prejudice to the rights of the Institute hereinabove and the rights and remedies which the Institute may have under any other document executed / to be executed under this RFP, if a Transaction Adviser is found by the Institute to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Selection Process, or after the issue of the Work Order or the execution of the Contract/Agreements, such Transaction Adviser shall not be eligible to participate in any Bid issued by the Institute for a period of 2 (two) years from the date on which such Transaction Adviser is found to have directly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.
- For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:
 - I. “corrupt practice” means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the action of any person connected with the Selection Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Institute who is or has been associated in any manner, directly or indirectly with the Selection Process or the Work Order or has dealt with matters concerning the Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Institute, shall be deemed to constitute influencing the actions of a person connected with the Selection Process; or
 - II. engaging in any manner whatsoever, whether during the Selection Process or after the issue of the Work Order or after the execution of the Agreement, as the case may be,

any person in respect of any matter relating to the Project or the Work Order or the Agreement, who at any time has been or is a legal, financial or technical Transaction Adviser/ adviser of the Institute in relation to any matter concerning the Project; “fraudulent practice” means a misrepresentation or omission of facts or disclosure of incomplete facts, in order to influence the Selection Process;

- III. “coercive practice” means impairing or harming or threatening to impair or harm, directly or indirectly, any persons or property to influence any person’s participation or action in the Selection Process;
- IV. “undesirable practice” means establishing contact with any person connected with or employed or engaged by the Institute with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Selection Process; or having a Conflict of Interest; and
- V. “restrictive practice” means forming a cartel or arriving at any understanding or arrangement with other Applicants with the objective of restricting or manipulating a full and fair competition in the Selection Process.

14. GENERAL TERMS & CONDITIONS OF THE RFP

- The Proposal and all the supporting documents are required to be submitted in “English” Language only.
- The Proposal shall be submitted along with a covering letter in prescribed format on the letter head of the Applicant together with the desired supporting documents and proofs with each page of the document duly signed by the Authorized Signatory of the Applicant under a common seal.
- The Proposal of any Applicant who has not complied with one or more of the conditions of eligibility criteria and / or fails to submit the required documents as required / or mentioned in the RFP document is liable to be summarily rejected.
- The Institute reserves the right to reject any or all Proposals, wholly or partly or close the RFP Process at any stage without assigning any reason whatsoever.
- The Institute reserves the right to carry out the capability assessment of the Applicant / Bidders and the Director, IIT Ropar’s decision shall be final in this regard.
- It shall be the responsibility of the Applicant to fully inform / acquaint / familiarize itself with local conditions and factors, which may have any effect on the execution of services to be rendered under the RFP. All Applicants intending to submit the RFP shall visit, if required and make themselves thoroughly acquainted with the local site conditions.

Prospective Applicants may visit the Project Site for ascertaining the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction including access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

However, **the Site Visit is required to be done with prior intimation and approval of the Institute on working days during 11 AM to 5.00 PM.** The approval for the Site Visit may be obtained by sending email on registrar@iitrpr.ac.in copied to ee@iitrpr.ac.in.

RFP Application shall be considered for further processing if the same is received within due date and time is signed on every page and sealed contains all the information (complete in all respects) per the checklist and is not conditional.

The decision of the Director, IIT Ropar shall be final and binding in all respects.

The Institute shall presume that the Applicant has understood and agreed that all the relevant factors have been kept in view while submitting the RFP. No technical / financial adjustment arising thereof shall be permitted by the Institute, on the basis of any non-clarity of information about local conditions being pleaded by the Applicant / Bidder at a later stage. Canvassing in any form shall lead to disqualification of the Applicant / Bidder for participation in the RFP as well as any further Process.

15. TERMINATION CLAUSE

The work will be terminated in case of delay in completion of work, taking up work without due approval of the institute, unsatisfactory performance of the transaction advisor. The decision of the institute shall be final and binding.

16. ARBITRATION CLAUSE

In the unfortunate situation if any all disputes, disagreement and controversies arising in any manner, which cannot be settled by mutual agreement between the two parties, shall be resolved through arbitration. The number of arbitrators shall be ONE, shall be appointed by the Director, IIT Ropar, Punjab. The decision of sole arbitrator shall be final and binding to both the parties. All provisions of Arbitration and Conciliation Act 1996 (with amendments) shall apply and the legal place of arbitration shall be Rupnagar. The language of arbitration proceedings shall be English. The Court which has jurisdiction in the matter is District Court, Rupnagar, Punjab.

17. CHECK LIST FOR SUBMISSION OF RFP

All the Applicants of this RFP are invariably required to submit the following check list while submission of the RFP:

Sr no	Particulars	Criteria/Documents to be submitted	Applicant/Bidder's Response Yes/No	Page no.
1.	The Applicant must be an Empanelled Transaction Adviser for PPP Projects notified by the Department of Economic Affairs; Ministry of Finance vide Notification No. 2/3/2021-PPP dated 1st July 2022.	An Undertaking on the Company/ Firm Letterhead stating that the Company / Firm is an Empanelled Transaction Adviser for PPP Projects notified by the Department of Economic Affairs, Ministry of Finance vide Notification No. 2/3/2021-PPP dated 1 st July 2022.		
2.	Consortium / Joint Venture of empanelled Transaction Advisers is not allowed.	mention status on the Company/ Firm Letterhead		
3.	The Applicant must be a legal entity under the Companies Act or a registered firm and with minimum experience of 5 (five) years in the relevant field of Transaction / Financial Advisory for Central / State Government Projects and/or	1. Copy of Certificate of Registration / Incorporation of the Company / Firm. 2. Profile of the Company/Firm indicating details of the relevant experience and assignments undertaken in the relevant field of Transaction / Financial Advisory for Central/		

	PPP Projects.	State Government Projects and/ or PPP Projects.		
4.	The applicant must have successfully completed minimum 5 (five) assignment in PPP Transaction Advisory for sectors like real estate, housing, industrial Park/Industrial Estates, water supply & sanitation waste), Social Infrastructure sectors including Health, Education, Tourism and Skill Development in last 7 (seven) years having an estimated cost of Rs. 360 Crore each.	Completion Certificates as Supporting Documents for minimum 5 (five) assignments successfully completed in PPP Transaction Advisory for any Central / State Government Project.		
5.	The Applicant must have a minimum turnover of Rs. 50 crore in last three Financial Years viz. 2020-21, 2021-22 and 2022-23	Certificate from Chartered Account		
6.	The Applicant Should not have been blacklisted by any Central/ State Government Department/ Public Sector	Affidavit on Rs. 100/- Stamp Paper in prescribed Annexure- 1 (Undertaking on Letterhead shall not be accepted)		

	Undertaking			
7.	Letter of Submission	The Applicant should submit the RFP submission letter in the prescribed Annexure -2.		
8.	Applicant Details in summarized Format	The Applicant should submit the relevant details in the prescribed Annexure-3.		
9.	Power of Attorney	As per format prescribed Annexure-4.		
10.	Price Bid	The Price Bid is to be submitted in the Prescribed format (xls.) Annexure -5		

ANNEXURE – 1

Format for Affidavit on Rs. 100/- Non Judicial Stamp Paper

I / We age residence of hereby declare that (Name of the Company / Firm) has not been black listed by any Government Department / Public Sector Undertaking / Bank / Central Autonomous Body or any other Government Authority as on the last date of submission of this RFP.

(Name, Designation and Address of the Executants)

(Seal)

DEPONENT

Date:-

Place:-

VERIFICATION

I, the above named deponent(s) do hereby verify that the facts stated in the above Affidavit are true to the best of my knowledge. No part of the same is false and no material has been concealed there from.

Verified aton this the .../.../.....

(Name, Designation and Address of the Executants)

(Seal)

DEPONENT

Letter of Submission

To,

The Director,
Indian Institute of Technology Ropar,
Rupnagar, Punjab

Dear Sir,

With reference to your RFP document , I/We, the undersigned, offer to submit the Proposal for providing End-to-End Transaction Advisory Services for Selection of Private Sector Entity and facilitating viability gap funding for Financing, Constructing, Operating & Maintaining and Transfer of Student Infrastructure and residences for employees on Build – Operate - Transfer (BOT) Basis under Public-Private Partnership (PPP) Model (**The Project**) in accordance with your RFP Document.

I/ We acknowledge that the IIT Ropar will be relying on the information provided in the Proposal and the documents accompanying the Proposal for selection of the Transaction Advisor, and we certify that all information provided in the Proposal and in the Appendices are true and correct, nothing has been omitted/concealed which renders such information misleading; and all documents accompanying such Proposal are true copies of their respective originals.

I/We shall make available to the IIT Ropar any additional information it may deem necessary or require for supplementing or authenticating the Proposal.

I/We hereby declare that all the information and statements made in this proposal are true and we accept that any misinterpretation contained in it may lead to our disqualification.

I/We undertake, if our proposal is accepted, to initiate the work related to the assignment not later than the date indicated in the Letter of Award/ Work Order.

I/We acknowledge the right of the IIT Ropar to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

I/ We agree and undertake to abide by all the terms and conditions of the RFP Document.

I/We understand that you are not bound to accept any proposal you receive.

Yours Sincerely,

Signature of the Applicant / Bidder

Seal Date

DETAILS OF THE APPLICANT/ BIDDER

(To be filled by the Applicant / Bidder)

1	Name & Address of the Company for correspondence	
2	Name & Address of the Authorized Signatory/Person having Power of Attorney.	
3	Telephone, Mobile Number and e-mail address & address of the Company & the Authorized Person	
4	Legal Status of the Bidder: a) A Proprietary Firm b) A Partnership Firm c) A Limited Company d) A Consortium	
5	Date of Firm / Agency / Company Registration/Incorporation or Consortium Formation	
6	Bank Details of the Company	
7	GST Number	
8	PAN Number	

NOTE: - ALL THE PAGES OF THIS RFP DOCUMENT NEEDS TO BE SIGNED BY THE AUTHORIZED SIGNATORY OF THE APPLICANT / BIDDER WITH SEAL.

Format for Power of Attorney

Know all men by these presents, We, (name of Firm and address of the registered office) do hereby constitute, nominate, appoint, and authorise Mr / Ms..... son/daughter/wife and presently residing at, who is presently employed with/ retained by us and holding the position of as our true and lawful attorney (hereinafter referred to as the “Authorised Representative”) to do in our name and on our behalf, all such acts, deeds, and things as are necessary or required in connection with or incidental to submission of our Proposal for and selection as the Transaction Advisor for Financial and Transaction Services for the Project, proposed to be developed by the (the “IIT Ropar”) including but not limited to signing and submission of all applications, proposals and other documents and writings, participating in pre-bid and other conferences and providing information/ responses to the IIT Ropar, representing us in all matters before the IIT Ropar, signing and execution of all contracts and undertakings consequent to acceptance of our proposal and generally dealing with the IIT Ropar in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us till the entering into of the Agreement with the IIT Ropar.

AND, we do hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Authorised Representative pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Authorised Representative in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE,THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 20.....

For

(Signature, name, designation, and address)

Witnesses:

- 1.
- 2.

Notarised

Accepted

(Signature, name, designation, and address of the Attorney)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it

is so required the same should be under common seal affixed in accordance with the required procedure.

- Wherever required, the Applicant should submit for verification the extract of the charter documents and other documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.

PRICE BID FORMAT
(RFP Ref No.)

We, the undersigned, offer our most competitive price under this RFP for providing End-To-End Transaction Advisory Services for Selection of Private Sector Entity and facilitating viability gap funding for Financing, Constructing, Operating & Maintaining and Transfer of Student Infrastructure and residences for employees on Build – Operate - Transfer (BOT) Basis under Public-Private Partnership (PPP) Model (**The Project**) as under:

Item Wise BoQ

Tender Inviting Authority: Indian Institute of Technology Ropar

Name of Work: Request for Proposal (RFP) for selection of Transaction Advisor for providing the transaction advisory services for selection of private sector entity and facilitating viability gap funding for financing, constructing, operating & maintaining and transfer of students infrastructure and residences on Build-Operate-Transfer (BOT) basis for the following infrastructure at IIT Ropar on PPP Model.

Tender No: IITRPR/RFP/23/285

Name of the Bidder/ Bidding Firm / Company							
<p>PRICE SCHEDULE (DOMESTIC TENDERS - RATES ARE TO GIVEN IN RUPEES (INR) ONLY) (This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)</p>							
NUMBER #	TEXT #	NUMB E R #	TEXT #	NUMBE R #	NUMB E R	NUMB E R #	TEXT #
Sr.No.	Item Description	Quanti ty	Units	BASIC RATE In Figures To be entered by the Bidder in Rs. P	GST Amount in INR Rs. P	TOTA L AMO UNT col (14) = sum (8) to (13) in Rs. P	TOT AL AMO UNT In Word s
1.01	Lump Sum Price for providing End to End Transaction Advisory Services as per the RFP Document	1.00	Job			0.00	INR Zero Only
Total in Figures						0.00	INR Zero Only

Quoted Rate in Words	INR Zero Only
-------------------------------------	----------------------

Note: Price bid should be uploaded in given BOQ_XXXX.xls format online and not in the technical bid failing which your bid shall stand rejected. However, the price bid is as follows for your reference.

The Bidder achieving the Highest Combined Score through the QCBS will be the successful Bidder / Selected Bidder and shall be engaged as Transaction Adviser for assisting IIT Ropar in Selection of Private Sector Entity and facilitating viability gap funding for Financing, Constructing, Operating & Maintaining and Transfer of Student Infrastructure and residences for employees on Build – Operate - Transfer (BOT) Basis under Public-Private Partnership (PPP) Model **(The Project)**.

SELECTION CRITERION IN CASE OF TIE IN HIGHEST COMBINED SCORE

The Applicant who has **completed more number of similar assignments / works / contracts of providing Transaction Advisory for Public-Private Partnership (PPP) Projects to State / Central Governments / Public Sector Undertakings** will be selected.

Signature

Full Name :

Designation and contact number : _____

Full Postal Address with email : _____