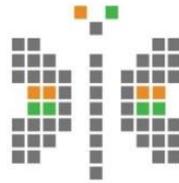


Ref Number: CSML/Mobility/EOI/002

Date:16/03/2018

Cochin Smart Mission Limited



Smart City
MISSION TRANSFORM-NATION

EXPRESSION OF INTEREST

**Development of Multi Level Car Parking cum
Commercial Complex at Kacherippady, Kochi on
Design, Build, Finance, Operate and Transfer
(DBFOT) Basis
under Public Private Partnership (PPP)**

MANAGING DIRECTOR

COCHIN SMART MISSION LIMITED (CSML)

10th Floor, Revenue Tower, Park Avenue, Kochi - 682 011,

India. PHONE: 0484-2350355

E-MAIL: csmltenders@gmail.com

CSML/Mobility/EOI/002

Date: 16/03/2018

Cochin Smart Mission Limited (CSML), invites online responses (“Proposals”/“Bids”) to this Expression of Interest (“EOI”) from eligible Concessionaires / developers / bidders to be appointed as PPP vendor for “**Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP)**”.

The revised details are as under.

Sl. No.	Event's Name	Information
1.	Organization	Cochin Smart Mission Limited (CSML)
2.	Project	Smart City Projects under Smart City Mission
3.	NIT No.	CSML/Mobility/EOI/002
4.	Name of Work	EOI for Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis
5.	EOI Document Downloading Start Date	16 th March 2018
6.	Last date for sending pre-bid queries	22 nd March, 2018 till 17:00 hrs. at csmltenders@gmail.com
7.	Date, Time & Place of Pre-bid Meeting	23 rd March, 2018 at 15:00 hrs. Venue: Kochi Cochin Smart Mission Limited, 10 th Floor, Revenue Tower, Park Avenue, Kochi - 682 011, India.
8.	Last date for accessing EOI Document	12 th April 2018, till 17:30 hrs.
9.	Last date of Online Submission of Proposals	13 th April 2018, till 17:30 hrs.
10.	Date & Time for Opening of Proposals	17 th April 2018, at 16:00 hrs.
11.	Officer Inviting EOI proposals	Managing Director, CSML
12.	EOI Clarification and Queries Addressed to	General Manager Email: csmltenders@gmail.com

-sd-

Managing Director
Cochin Smart Mission Limited

Disclaimer

The information contained in this Expression of Interest (EOI) or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Cochin Smart Mission Limited (CSML) (henceforth referred to as CSML in this document / “the Authority”) or any of its employees or advisers, shall be considered confidential and not to be reproduced / transmitted / adopted / displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of an entity for the project of **“Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP)”**

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to a specific Request for Proposal (RFP).

This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority / Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. This EOI may not be appropriate for all persons, and It is not possible for the Authority/ Employer, its employees or advisers to consider the objectives, technical expertise and particular needs of each Applicant 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 Applicant 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.

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority / Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant 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,

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statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment or assumption contained in this EOI.

The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposals / terminate the process at any time without assigning any reasons whatsoever.

M/s. Cochin Smart Mission Limited (CSML) reserves the right to cancel any tender process at any stage without assigning any reason.

The Applicant shall bear all its costs associated with or relating to the participation in this process regardless of the conduct or outcome of the process.

Contents

1	Introduction:	6
2	Key Events and Tentative Dates:	7
3	The Objective:	8
4	Project Information:	8
5	The Process:	12
6	Design Parameters:	14
7	Eligibility Criteria:	15
8	Forms:	19

Invitation for Expression of Interest

for

Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP) under Smart City Mission

1 Introduction:

1. Cochin Smart Mission Limited (CSML), is a Special Purpose Vehicle (SPV) set up to implement smart city projects under Smart City Mission (SCM). CSML proposes development of physical infrastructure for sectors such as education, health, commercial, ICT etc., in the Area Based Development (ABD) area and across pan-city providing various smart features / infrastructure in line with the SCM guidelines. Development of Multi Level Car Parking cum Commercial Complex at Kacherippady is part of the Smart City Project.
2. Kochi has emerged as one of the nerve center of commercial and industrial activities of Kerala. They are the major components of boosting the economy in a city. Kochi has grown beyond the limits of the city to become Kerala's industrial and commercial capital. The Smart City Proposal identifies critical opportunity in boosting the commercial activities in Kochi and earns revenue for Kochi Municipal Corporation (KMC). The Smart City Proposal (SCP) identifies a strategic location in close proximity or within the ABD area for planning commercial complex which includes office spaces and dormitories for the officers near Kacherippady junction.
3. The SCP also identifies opportunity in Kochi city in organizing the parking pattern to free up road space and earn revenue for KMC. From various traffic and transportation studies conducted, we find our city lacks in providing appropriate parking facilities. Disorganized on-street parking, which is rampantly observed reducing the effective carriageway widths and thereby increasing traffic congestion in the core city.
4. CSML proposes to identify a private partner for development of multi-level car parking facility and commercial complex at the site identified by KMC admeasuring 2917 Sq.m, the details of which are mentioned below. CSML invites Expressions of Interest ("EOI") from interested parties for the purpose

of assessing the interest among parties in the market for “**Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP)**”.

5. The project is structured in such a way that Private Sector Participation is anticipated for developing the land parcel. The project will be developed and established under pre-specified performance standards.
6. Interested applicants are requested to submit their responses in the formats under 'Forms'. They may also provide documents in support of their approach, achievements / claims and compliance to eligibility criteria.

2 Key Events and Tentative Dates:

Sl. No.	Stage	Date / Time
1.	EOI Publication Date	3 rd March 2018
2.	Last date for sending pre-bid queries	22 nd March 2018 till 17:00 hrs. at csmtenders@gmail.com
3.	EOI Submission (online) Date	13 th April 2018 till 17:30 hrs.
4	Date(s) for Presentation of design, implementation, operation, maintenance and business model	23 rd April 2018 to 26 th April 2018.
5	Date(s) for Technical Discussions / Clarifications leading to Formulation of RFP	To be notified
6	RFP Publication Date- Only the qualified EOI respondents will be eligible to participate in this RFP	To be notified

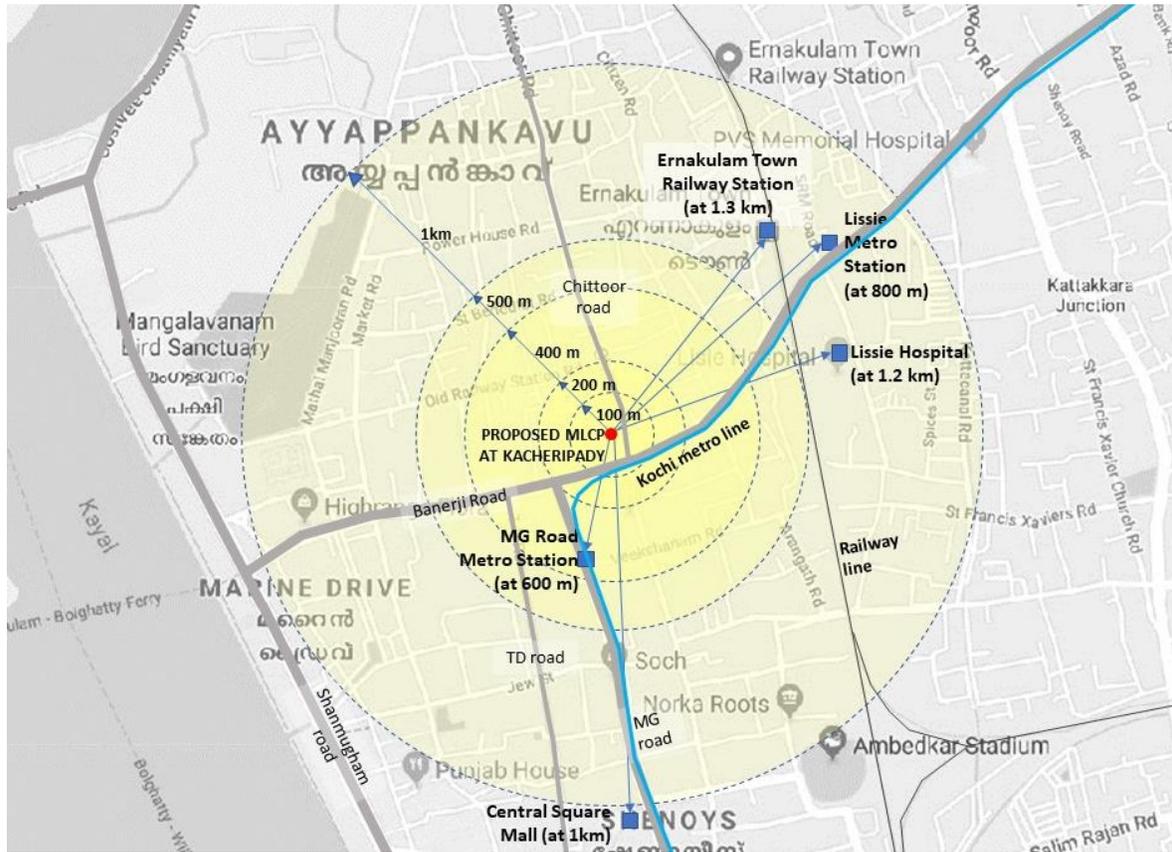
3 The Objective:

1. The objectives of the project are as follows:
 - a. To ensure a better commercial space for the people of Kochi.
 - b. To assess the current status with respect to infrastructure components such as architecture, engineering, structural stability, functional work areas etc.
 - c. To plan and provide design plans for a commercial complex based on feasibility criteria and development norms and standards.
 - d. To reduce the impact of the car on the townscape by restricting on- street parking to encourage pedestrian friendly roads by provision of dedicated multi-level car parking facility for catering to the demand of the commercial complex and parking demand in the vicinity.

4 Project Information:

1. Kacheripady junction, where Chittoor road meets Banerji road, is located 200m from Madhav Pharmacy junction. Madhav Pharmacy junction is one among major nodes of CBD area which levers MG road and Banerji road. The major land-use abutting the roads includes commercial as well as institutional buildings. The densely packed area experience high vehicular demand as well as pedestrian movement round the clock. The roads are facilitated with extensive public transport as well as IPT system. Kochi metro which stretches all along MG road follows Banerji road from Madhav Pharmacy junction.
2. The spatial distribution of commercial land clearly indicates the concentration of this activity in the centre of the city and also at nodal points of transportation network. The share of commercial land in the city has shown a sudden jump during the last year due to conversion of other uses to special shopping complexes and shopping malls.

FIGURE 1: INFLUENCE AREA OF PROPOSED LOCATION FOR MLCP



3. Proposed location for commercial complex at Kacheripady is at around 60mts from Kacheripady junction. Figure 1 above shows the magnitude of influential area up to 1km radii circle. And it is clear that major nodes such as metro stations, railway station, bus stands etc., are located within 1km radii. The concept of walkable neighborhoods, as put forward by the MoUD for its Smart Cities initiative is based on a walkable distance of 500m. So, the plot is located at the defined spot to induce commercial activities.

4. The proposed plot, located at Kacheripady junction has a total area of 2917 Sq.m. The plot is sited next to upcoming Excise Zonal Office and is surrounded by residential as well as institutional establishments. The plot has a three-storied Co-operative department building under the ownership of Kochi Municipal Corporation. The building was once used by Corporation for conducting events such as conferences, training sessions etc., but now in a dilapidated condition. Only few offices, shops are existing in the building. The existing building leaves a foot print of 1000 Sq.ft and of three floors making a FAR of 1.2.

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5. For the commercial need in the city the rules are permitting an FAR of 3.0 hence the plot can be more utilized as it is in today. So, a proposal is put forward for a G+7 commercial complex with shops, office spaces, dormitories etc.
6. SCP identified planning of multi- level parking along with commercial development. The suggestions are made to cater to the expected parking demand expected on Shanmugham road and MG road-Banerji road junction.

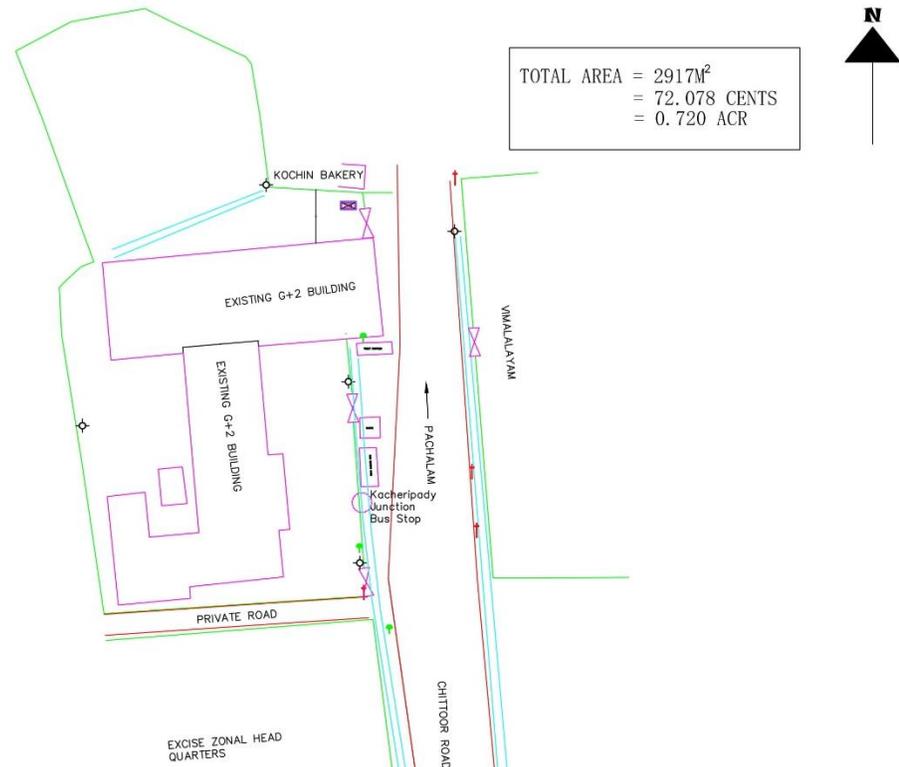
FIGURE 2: Location map of Kacherippady site for MLCP



Source: Google Maps

FIGURE 3: SITE PLAN OF THE KACHERIPADY SITE

SITE AREA FOR KACHERIPADI SHOPPING COMPLEX CUM MLCP PROJECT



7. There is a potential scope for a commercial complex within the area since the plot exists in one of the major commercial area and all the major transportation nodes are in a walkable distance.
8. All this functionalities / project site location / nearby land uses creates a significant commercial potential for its implementer. Thus, this project can result in a “win-win” situation for the citizens, government and businesses.
9. As detailed in clause 4 above, the site admeasuring 2917 Sq.m is under the ownership of KMC.
10. The successful applicant shall be solely and exclusively responsible to design, Engineer, Finance, Construct, Operate, Maintain & Transfer the proposed project on a DBFOT model and to provide the services which would be defined in the RFP.

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11. The successful applicant shall have the lease right to use the asset (which will be specified in the RFP document) in Kochi Municipal Corporation (KMC) area to create infrastructure such as commercial complex and multi-level car parking space on non-discriminatory basis.
12. Land with 'clear title' free of encumbrance shall be provided to the Developer for developing the Project components. The land required for creating the Project Facilities will be leased to the Preferred Bidder/ Developer over the Project Period in terms of the Agreement.
13. The Concessionaire can form a Consortium. The Consortium may consist of multiple members (not more than 3 parties) with one lead member and other Consortium members. The Concessionaire need to provide the details of firm wise activities that will be performed by the Consortium.

5 The Process:

1. For evolving the best techno-economically and financially feasible solution allowing commercially viable commercial complex and parking facility, it is essential to identify all project components, their operational requirements as well as capabilities, functionalities, various aspects, and formulating the minimum essential requirements, CSML has planned to invite an open and interactive participation of all solution providers.
2. It is envisaged that consortium of businesses in construction, design consultancy, building technology, mechanized parking, operation & maintenance service providers, advertisement & publicity houses, and others will emerge to meet the long-term objectives of this project.
3. The developer/bidder need to give a detailed technical presentation to CSML covering the following
 - (a) Details on technical and commercial components envisaged in the project,
 - I. Details of Project type to be taken up in the site.
 - II. Conceptual Plan
 - III. Proposed Activity Mix
 - IV. The estimated project cost (Broad Costs)
 - V. The proposed revenue generation strategy for the project.
 - (b) Details of parking facility and management of parking, both for commercial complex demand and city demand

- (c) Indicative approach along with project timelines with construction, commissioning and operation phases that may be adopted
 - (d) Suggest with proper justification, the various revenue modes which can be part of the EOI
4. CSML will receive EOIs from full / part solution providers (“applicant”) who will participate in technical discussions with CSML, demonstrate their building concepts / parking operations / capabilities / functionalities / features through detailed presentations. This presentation should provide a representative conceptual layout plans, 3D views, and proposed project (commercial) components, integrate various features and especially a dedicated mechanized parking component, aspects / functionalities / applications of the project as per the objective(s) set above.
 5. Based on the learnings from Presentations; Project components and final specifications will be drawn up for implementation.
 6. The applicants shall also provide their inputs for identification and quantification of revenue streams, making their own assessments of revenue potential. Details, as necessary, may be shared with CSML for suitable incorporation in the RFP document.
 7. Only lead applicants of the EOI will be invited to submit their technical and financial proposals in response to the RFP document, in the method to be described in the RFP document. After technical and financial evaluations, in the method to be described in the RFP document, CSML will identify the Most Preferred developer/bidder for implementation of the project.
 8. During the presentation as per ‘Key Events and Tentative Dates, each applicant shall discuss their recommendation of solution(s) for Smart City – Kochi and exhibit their technical approach, methodology and work plan for the construction of:
 - i. Commercial complex
 - ii. Mechanized ‘Smart’ multi-level car park
 - iii. Smart Applications for operation of MLCP
 9. All the information provided by the applicants, like the names of the clients, contract values or any exclusive information etc. will be treated as confidential information.

6 Design Parameters:

1. Indicative project components envisaged for this project are commercial building and a multi-level car parking facility. The land use indicates the plot to be 'mixed use' with residential cum commercial.

2. Commercial Use:

a. The proposal is put forward by demolishing the existing building and locating a new G+7 commercial building within the site with maximum FAR.

b. The indicative project components under commercial use are: -

- Shopping complex, retail shops etc.
- Hotels
- Office space

3. Multi-Level car parking (MLCP) facility

a. The MLCP shall be dedicated and separate structure for catering to the demand of commercial complex and city parking demand from nearby roads.

b. The scope of developing MLCP pertains to Supply, Installation, Erection, Testing and Commissioning of fully mechanized 'Smart' Multi-Level Car parking (MCLP) at Kacherippady and Operation and Maintenance for the entire project duration. This is also to be provided with necessary civil foundation and standby power back up and Operation and Maintenance of MLCP. The technology shall be as per specification described in the RFP document which is the minimum tender condition.

c. The bidder shall design the fully automatic MLCP with technology and structures to accommodate maximum 100 car spaces (100 ECS) with suitable steel structure frame work, which can take the load of 2000 kg. Capacity complete with PLC and electrical installation etc. as per specification and direction of Owner/Architect. The system shall be designed to accommodate cars of size 5000 mm length and 2000 mm height (SUV) in ground floor, cars of 5000 mm length and 1550 mm height in other floors, with average retrieval/parking time not more than 120 seconds.

4. Fully Automatic Car Parking and Retrieving system

a. The driver can easily drive the car into the entry bay, where the car is needed to be parked.

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- b. Then the driver directed by a series of automatic instructions from the screen at the entry bay such as Forward, Reverse and Stop, which helps the driver to park his car at the correct position in the entry bay. Then the driver can turn off the engine and open his car door and get down.
 - c. After that the driver is directed to the entry cabin where smart card issuing/swiping machine is installed and the driver get a smart card acknowledging the parking.
 - d. Automatic parking system does the rest. The car is picked up by the central Automatic unit and parks the car in the nearest vacant parking slot inside the system safely
 - e. The car retrieval should also be seamless. Driver enter into smart card access room and put the smart card which received during the parking process into it.
 - f. The Central Automatic unit accesses the car from the parking slot to the exit bay within less than 2 minutes.
 - g. The Automatic Parking Systems central unit delivers the car facing forward in the exit cabin area so that it is safe and easy to exit the system.
 - h. Then the driver simply drives out the vehicle from the system.
5. **Integrated SaaS based Smart Parking solution with Mobile App:** MLCP shall be operated using a smart solutions which include sensor based identification, intelligent optimized movement of cars to and fro from the parking slots, an information system that can read the number plates , should be RFID enabled for future requirements , a mobile app that will enable customers to identify the space and pre-book from remote locations. A prepaid system that can alert the customer because the next user is waiting in queue. All of these features should be driven by an application that is SaaS based. The dash board will give all analysis and reports and predict future trends.

7 Eligibility Criteria:

1. The Applicants' competence and capability is proposed to be evaluated by the following parameters:
 - a. Financial Capability in terms of Annual Turnover and Net-Worth (the "Net- Worth") and
 - b. Technical Experience of the Applicant
2. On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section. The evaluation shall be carried out in terms of Pass / Fail of the Applicants for both the above-mentioned parameters separately. Applicant(s)

meeting all the criteria will, subject to the terms of the Bidding Documents, be qualified to submit its (their) Bid(s) for the project.

3. The Applicant fulfilling the following conditions will be eligible to apply for the EOI

No.	Criteria	Specific Requirements	Documents Required
1.	Applicant Entity	<p>Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous.</p> <p>Entities registered under equivalent law / act in foreign countries may participate. However, they will need to be registered in India, if selected for this project's implementation.</p>	Certificate(s) of incorporation.
2.	Technical Requirement	<p>The Applicant / Consortium shall have experience of satisfactorily carried out and completed at least three (3) projects of value not less than Rs. 20 Crore or two (2) projects of value not less than Rs. 25 Crore or one (1) project of value not less than Rs. 40 Crore in the last 5 years in any of the below mentioned categories (As per FORM 3)</p> <p>1) Development & construction of Multilevel Car parking for minimum 80 No's of cars and construction of multistoried commercial complex of minimum 8000 Sq.m in a single project</p> <p>Or</p> <p>2) Development and construction of a star category hotel/shopping mall of minimum 8000 Sq m area with minimum ground plus five storey building in a single project</p> <p>Or</p> <p>3) Development and construction of a Real Estate project of minimum 8000</p>	<p>Self-attested certificates / registrations / copy of documents to establish the general requirement conditions to be enclosed.</p> <p>MoU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.</p>

No.	Criteria	Specific Requirements	Documents Required
		<p>Sq m area with minimum ground plus seven storey building in a single project</p> <p>Note:</p> <ul style="list-style-type: none"> • Development means Conceptualize, design, finance, build and market • Construction shall mean responsibility for physical construction of an owned project or project of other business entities as a contractor. • Real Estate Project would include development of residential projects (viz. townships, housing colonies, apartments/group housing, cottages/villas etc.); commercial/retail projects (viz. malls, shopping complexes, office complexes, town/district centres etc.); Convention Centres, Exhibition halls and amusement parks etc. • Applicant shall attach necessary supporting documents for consideration of projects completed/under development/construction. 	
3.	Financial Capacity-Turnover and Networth	<p>The applicant / lead partner in case of consortium shall have Average Annual turnover of at least Rs. 15 Crores during the last three FYs (2014-15, 2015-16, 2016-17) ending 31st March 2017</p> <p>Also, applicant / lead partner shall have positive Net-Worth during the last three FYs (2014-15, 2015-16, 2016-17) ending 31st March 2017</p>	Certificate(s) from statutory auditors of the Applicant; Annual Audit Reports- Balance sheets certified by Chartered Accountant

No.	Criteria	Specific Requirements	Documents Required
4.	No Barring Certificate	Any entity which has been barred, by any public / semi-public agency / Central / State / Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or as member of a Consortium.	Undertaking by the authorized signatory as well as all members of consortium

4. Only the applicants who have submitted EOI will be allowed to respond to the RFP as lead bidders and submit their proposal for participation in the implementation of the project. The lead bidder may add new consortium partners as required during the bidding stage.
5. In case of Consortium, Consortium agreement to be submitted with percentage share of each member, Lead member should have a minimum of 51% share in the Consortium. Consortium member should be jointly and severally responsible.

8 Forms:

FORM 1: TECHNICAL CAPABILITY OF THE APPLICANT

Sl. No.	Information	Response (with supporting documents to be attached)
1	Name and address of the Applicant	
2	Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI	
3	Legal Status	
4	Product(s) / Service(s) Offered	
5	Years in business.	
6	Number of similar projects executed (details to be provided in form 3 for each project)	
7	Project Information – Name, Client, Scope, Activity mix, Value, Start / End Dates, etc.	(repeat for each project as per information under (4))
8	Requirement to form any joint venture for providing any component / feature / service etc. under this project (Yes / No)	
9	If Yes for (8) above, define the component / feature / service etc.	
10	MoU with other agency(ies), if making a joint application	Attach

FORM 2: FINANCIAL CAPABILITY OF THE APPLICANT

(Supporting documents to be attached)

Sl. No.	Audited Balance sheet for following Financial Years	Annual Turn over Details of Bidder (in INR Crore.)	Annual Net Worth Details of Bidder (in INR Crore.)
1	2014-15		
2	2015-16		
3	2016-17		

FORM 3: PROJECT CREDENTIALS

(Separate form shall be furnished for each project experience claimed)

1. Project Name:	
2. Location:	
3. Name of Client:	
4. Brief Description of Project:	
5. Status of the Project (completed / ongoing / operational)	
6. Name of associated Firm(s), if any:	
7. Date of – a. Date of award of the Project b. Project Completion Date: c. Commercial Operations Date:	
8. Project cost:	

FORM 4: FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING BLACKLISTED / DEBARRED

(To be submitted on the Letterhead of the Bidder)

Date: dd/mm/yyyy

To

Managing Director,

Cochin Smart Mission Limited (CSML)

10th Floor, Revenue Tower, Park Avenue, Kochi - 682 011, India.

Subject: Declaration for not being debarred / black-listed by Central / any State Government department in India as on the date of submission of the bid

RFP Reference No: XX

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the Company _____ is not debarred / black-listed by any Central/State Government/ PSU entity in India or similar agencies globally for unsatisfactory past performance, corrupt, fraudulent or any other unethical business practices or for any other reason as on last date of submission of the Proposal. In the event of any deviation from the factual information/ declaration, CSML reserves the right to reject the Proposal or terminate the Contract without any compensation to the Company.

Thanking you,

Yours faithfully,

Signature of Authorized Signatory (with official seal)

Date :

Name :

Designation :

Address :

Telephone & Fax :

E-mail address :

FORM 5: FORMAT FOR POWER OF ATTORNEY

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____ (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms _____ (name and residential address of Power of attorney holder) who is presently employed with us and holding the position of _____

as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the **“EOI for Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP)”**, including signing and submission of all documents and providing information / responses to the CSML, representing us in all matters before CSML, and generally dealing with the CSML in all matters in connection with our Proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For _____

Name:

Designation:

Date:

Time:

Seal:

Business Address:

Accepted,

_____ (Signature)

(Name, Title and Address of the Attorney)

Note:

- 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.

- The Power of Attorney shall be provided on Rs.200/- stamp paper.
- The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Bidder authorizing the person who is issuing this power of attorney on behalf of the Bidder.

Lead Member has to submit the Power of Attorney in favour of Authorized signatory in below given format in case of Consortium.

**POWER OF ATTORNEY FOR LEAD MEMBER BY
CONSORTIUM MEMBER**

CSML has invited proposal from interested companies for “**EOI for Development of Multi Level Car Parking cum Commercial Complex at Kacherippady, Kochi on Design, Build, Finance, Operate and Transfer (DBFOT) Basis under Public Private Partnership (PPP)**” (“Project”).

Whereas, -----, and (collectively the "Consortium") being members of the Consortium are interested in offering for the services in accordance with the terms and conditions of the Request for Proposal document (RFP) and other connected documents in respect of the Project, and;

Whereas, it is necessary under the RFP document for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project.

Whereas, we have decided that M/sshall be Lead Member of this Consortium.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, ----- having our registered office at....., (hereinafter referred to as the "Member") do hereby designate, nominate, constitute, appoint and authorize ----- having its registered office at, being one of the members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney"). We hereby irrevocably authorize the Attorney (with power to sub-delegate) to conduct all business for and on behalf the Consortium and any one of us during the Bid process and, in the event the Consortium is awarded the Contract, during the execution of the project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the selection of the Consortium, including but not limited to signing and submission of all Applications, Proposals and other Documents and writings, participate in pre-proposal and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of Bid of the Consortium and generally to represent the Consortium in all its dealings with the CSML and/or

COCHIN SMART MISSION LIMITED

any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's proposal for the above Project and/or upon award thereof till the Contract Agreement is entered into with the CSML.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney 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 Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/Consortium.

IN WITNESS WHEREOF WE THE MEMBER ABOVE NAMED HAVE

EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF

.....20

For

(Name & Title)

Witnesses:

1.

2.

(To be executed by the Member of the Consortium)

Note:

- 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.
- Also, wherever required, the Bidder should submit for verification the extract of the charter documents and 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 Bidder :