

**NOTICE INVITING EXPRESSION OF INTEREST FOR
ALLOTMENT OF WBHIDCO LAND AT FINTECH HUB, WITHIN CBD AREA OF NEW TOWN,
KOLKATA ON 'LEASE-HOLD' BASIS**

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., (WBHIDCO), a Government of West Bengal Enterprise under the Department of Urban Development and Municipal Affairs, Government of West Bengal, invites sealed applications for allotment, by way of transfer on 'Lease-Hold' basis on 99 years of lease, of 10 (Ten) vacant plots having a total area of nearly 17.831 acres of land located in the Central Business District (CBD) Area of the New Town, Kolkata, from intending IT & ITeS Firms especially engaged in Financial Technical services/Infrastructures eg. Data warehousing/data mining/ disaster recovery etc. in operation for at least last three years, start ups, Financial Institutions, new Payment Banks having license issued by Government of India, Non-Banking Financial Companies, Insurance Companies and such other Financial/Regulatory Agencies, Law Firms, as described in the Annexure-I of the EoI document for the specific purposes for setting up of Fintech Hub in the CBD Area of New Town, Kolkata. Last date and time for receipt of offers expressing interest shall be up to **14.00 Hrs. on 28.05.2020** (Thursday).

An Earnest Money amounting to Rs.25 lakh (Rs. Twenty Five Lakh Only) for each of these plots of land shall have to be deposited only through Demand Draft/Banker's Cheque/NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. payable at Kolkata along with the application. Offers without EMD will be rejected outright and will not be considered. EMD of unsuccessful bidders shall be refunded without interest after final selection while that of successful bidders shall be adjusted against the offered lease premium.

Documents complete in all respects and signed on all pages along with the Earnest Money are to be inserted in a sealed envelope, which should be super-scribed "OFFER FOR ALLOTMENT OF WBHIDCO PLOT OF LAND (PLOT NO.....) IN FINTECH HUB IN NEW TOWN, KOLKATA" in the manner stated in details in the website <http://www.wbhidcoltd.com> and have to be submitted at HIDCO BHABAN, Premises No.35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156.

Offers shall be opened at the same place at **15.00 Hrs. on the same day i.e.28.05.2020** (Thursday) in presence of intending Investor-Applicants or their authorized representatives, who will choose to be present.

Modification(s) till 11/05/2020 as published in website will form part of the EoI document.

WBHIDCO Ltd reserves the right to accept / reject any or all offers at its sole discretion without assigning any reason whatsoever and the same will be binding on the Applicants.

EoI documents containing Application Form with detailed terms & conditions and the Tender Document can be seen and downloaded from WBHIDCO website <http://www.wbhidcoltd.com>.

It is notified for information of the applicants that the instant offer is subject to the scrutiny and approval of the Government of West Bengal.


**JOINT MANAGING DIRECTOR
WBHIDCO LTD.**

EXPRESSION OF INTEREST
FOR
ALLOTMENT OF WBHIDCO LAND IN
FINTECH HUB IN CBD AREA OF NEW TOWN,
KOLKATA ON 'LEASE-HOLD' BASIS

SCHEDULE-A

Schedule of WBHIDCO Plots of Land at Fintech Hub in CBD area of New Town, Kolkata proposed for allotment on 99 years Lease hold basis

Sl. No.	Action Area	Plot No.	Apprx. Area in Acre
1	CBD	CBD/88	2.171
2	Do	CBD/88/1	2.171
3	Do	CBD/89	2.171
4	Do	CBD/91/1	1.250
5	Do	CBD/91/2	1.210
6	Do	CBD/92/2	1.210
7	Do	CBD/99/2	0.664
8	Do	CBD/99/3	2.933
9	Do	CBD/100/1	0.247
10	Do	CBD/120	3.804
Total area			17.831

figure 1: Plot Map of Fintech Hub



1. Background

- i. West Bengal Housing Infrastructure Development Corporation Ltd (WBHIDCO) is implementing a Fintech Hub in New Town, Kolkata. A site of about 69.184 Acres of prime land has been identified for taking up the Fintech Hub. Previously nearly 45.368 acres of land have already been booked by twenty six national level Financial Agencies / Legal Farms against proper applications. Further, four financial agencies applied for allotment of about 5.985 acres of land, application of which are under process. Besides this, 17.831 acres of prime land is identified for further allotment in the Fintech Hub. The site is located in the Central Business District area and in close proximity to a 480 acre ECO Park, Biswa Bangla Convention Centre, Bengal Silicon Valley IT Hub and several universities. The upcoming Fintech Hub will be the first of its kind in the Eastern India and pivots on the concept that Kolkata is the Eastern Gateway of India with natural links with South East Asia.

- ii. The Fintech Hub is being structured as a cluster of Banks, Financial and Legal Service Players, which shall allow for carrying out diverse financial and technical activities including banking, insurance, mutual funds, offshore banking, IT, ITeS specially financial technical services. The Hub also envisages the development of finance / investment related IT infrastructures such as data warehousing, disaster recovery, back-office and IT BPO centers.
- iii. The Fintech Hub is being structured as a cluster of IT, ITeS in integrated digital banking, core banking software, digital payments, business intelligences & AI financial analytics, which shall allow for carrying out all kinds of legal activities.

2. About New Town

- i. New Town is situated in the North Eastern Fringes of Kolkata and is fast emerging as one of India's latest and fastest-growing planned new cities. It is situated adjacent to Salt Lake City and is in close proximity to the Netaji Subhash Chandra Bose International Airport, Kolkata.



Figure 2: Location Map of New Town

- ii. The town has a planned population of 1 million with a proposed 0.5 million additional floating population. Around 36,400 dwelling units have already been constructed and a further 20,000 dwelling units are under construction. It is expected that the town shall have around 200,000 dwelling units catering to the housing needs of the planned population in due course.

- iii. The town has already attracted investments from leading players such as TCS, Reliance, Infosys, WIPRO, DLF, Ambuja, Unitech, Sapoorji & Palonji, ITC etc. With the completion of balance infrastructure development over the next 2-3 years, the area is expected to be one of the most sought after investment region in the proximity of Kolkata.
- iv. New Town has been selected as the Satellite City of Kolkata under the scheme of Urban Infrastructure Development in Satellite Towns / Counter Magnets of Million Plus Cities. As per the scheme, Government of India shall support development of Water supply system, Sewerage and Sanitation system in the town.

3. Project Rationale

The Rationale for setting up the Fintech Hub at New Town is as follows:

- **Location:** The town is located in close proximity to the city of Kolkata. Salt Lake City is situated at the South of New Township. The New Town area is very close to NH-34 which is connected to North Bengal. The township also falls within 6 km of Bidhan Nagar and Dumdum railway stations, an important railway node of eastern railway. The New Township area lies within 10 km from Netaji Subhash Chandra Bose International Airport located at Dum Dum and is very close to Bengal Silicon Valley IT Hub.
- **As a Gateway to North East:** Kolkata acts as the Gateway to the North Eastern States. With its proximity to the Kolkata Airport, the Fintech Hub is well placed to serve the North Eastern States.
- **High Level of Investment Potential of New Town itself:** The area itself is expected to require an investment of Rs 80,000 crores for housing (200000 dwelling units envisaged) and 43,000 crores for IT and Commercial Institutions. The Fintech Hub itself is expected to attract Rs.16,000 crores. With clear title and WBHIDCO willing to provide a facilitating role, the region offers tremendous in-house opportunity for localized funding agencies.
- **High level of Savings in the State:** The State of West Bengal has one of the highest rates of savings in the country (20 million small savings depositors).
- **Initial Interest of Bankers:** A number of leading Financial Institutions of the nation have confirmed their participation in the Project during the earlier marketing efforts.

- **Strong Physical and Social Infrastructure:** The town is being developed in a highly planned manner with strong infrastructure. It is also being backed up by significant investment in supporting infrastructure. A world class convention centre is already in operation, which is also collocated with a hotel property being run by "Zone By The Park" under PPP model. Also, eleven hotels with a minimum capacity of 2,000 rooms is nearing completion in the area. Swissotel, a 187 room Hotel is already in operation. Other reputed Global Hotels are in the planning stage to invest in the hospitality business in the town.

WBHIDCO LTD. now invites sealed offers for allotment of the plots of land in the Fintech Hub in the form of 'Expression of Interest' by way of transfer, on 'Lease-Hold' basis for a period of 99 years, of 10 (Ten) numbers of vacant plots of Land measuring a total area of 17.831 acres as described in the schedule-A above from eligible Intending Financial Institutions, Legal and IT & ITeS firms as described in the Annexure-I.

4. Expression Of Interest

The following applicants, as defined in Annexure I, are eligible to express their interest for the project, provided they have the requisite Registration, License and / or Authority as required in the specific Statute as are applicable to them.

- Financial Institutions including Public Sector Banks, Foreign Banks, Private Sector Banks, Merchant Bankers, Non Banking Financial Companies, Housing Finance Companies, Co-operative Banks, Financial Institutions / Financial Companies owned / controlled by State Governments and new Payment Banks having license issued by Government of India.
- Insurance Companies
- Asset Management Companies and Mutual Fund
- Stock Exchanges, International / National Commodity Trading Hubs, Bullion Associations
- Regulatory Authorities
- Legal Firms
- IT/ITeS - especially engaged in Financial Technical services/Infrastructures eg. Data warehousing/data mining/disaster recovery etc. in operation for at least last three years,
- IT Start ups firms/companies engaged in:
 - a) Core banking software
 - b) Integrated digital banking
 - c) Digital payments

- d) Accounting and treasury management
- e) Business and artificial intelligence
- f) Financial Analytics

For Joint application, the Principal applicant has to fulfill the eligibility criteria as expressed in EOI. The eligibility of any amalgamated company will be considered from the date of amalgamation.

5. Financial Qualification

In case of Financial Institutions the applicant must have the minimum average annual turnover of Rs. 500 Crore (Rs. Five Hundred Crore) for the last three financial years ending on 31st March, 2019. In computing the technical capacity and net worth and turnover of the Applicant, being a member of a Consortium, the technical capacity and net worth and turnover of their respective Associates would also be considered for financial eligibility.

Associate means, in relation to the Applicant / Consortium Member, a person who controls, is controlled by, or is under the common control which such Applicant / Consortium Member. As used in this definition, the expression "control" means, with respect to a person which is company or corporation, the ownership, directly or indirectly, of more than 50% of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law or contract or otherwise.

6. Offer Price of the plots of land

The offer price of the land plots is @ Rs.13 Crore (Rupees Thirteen Crore) per Acre as one time lease premium (excluding of applicable tax, if any), applicable for each of the plots of land offered. The annual rent is @ 0.25% (exclusive of GST) on the lease premium. An additional onetime fee amounting 0.3% (zero point three percent) (exclusive of GST) of the land value will have to be paid as the Transaction Charge of the allotment.

7. Earnest Money Deposit

An Earnest Money amounting Rs. 25 lakh (Rs. Twenty Five Lakh Only) for each of these plots of land shall have to be deposited only through Demand Draft/Banker's Cheque/NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. payable at Kolkata along with the application. Offers without EMD will be rejected outright and will not be considered. EMD (without interest) of unsuccessful bidders shall be refunded after final selection while that of successful allottees shall be adjusted against the offered lease premium. After being declared as successful

allottee by the process of allotment spelt in point no:10 of this document, if the successful allottee in any case fails to comply any term or condition expressed in this EoI, his EMD will be forfeited. In case of payment through NEFT/RTGS the EMD amount must be credited to WBHIDCO account within 27.05.2020 failing which the application will be treated as cancelled. The Name of Bank branch, IFS Code, Account number and Account name are as follows:-

a) Name of Bank branch- Andhra Bank, Salt Lake City Branch

b) IFS Code- ANDB0001023

c) Account number- 102311011000134

d) Account name - West Bengal Housing Infrastructure Development Corporation Limited

8. Condition of Allotment

i. The Applicants may apply for any particular plot of land as stated in the Schedule-A according to their choice. They should quote the plot number of land keeping in view the Offer Price fixed hereinabove.

ii. All development envisaged by the bidders must be started within 6 months of delivery of the possession of the land plot and must be completed within five years from the date of delivery of the possession. Allotted Land / Area not utilized by the allottee shall be liable to forfeiture.

9. Mode of Application

i. The Expression of Interest must be submitted by the intending Financial Institution/Legal Firm in two separate sealed packets as PACKET-A and PACKET-B which must be placed in a larger packet mentioning the name and address of the Institution super-scribing "OFFER FOR ALLOTMENT OF WBHIDCO PLOT OF LAND (PLOT NO.....) IN FINTECH HUB IN NEW TOWN, KOLKATA".

ii. The PACKET- A is to contain (a) Earnest Money amounting to Rs. 25 lakh (Rs. Twenty Five Lakh Only) in the form of Demand Draft/Banker's Cheque/Confirmation/Reference copy of NEFT/RTGS in favour of West Bengal Housing Infrastructure Development Corporation Ltd. payable at Kolkata, (b) Application for allotment of WBHIDCO Plot of land in the Fintech Hub as per Proforma (Annexure-A), (c) Organisation Details (Annexure-B), (d) Power of Attorney (Annexure-C) and (e) A consent letter agreeing to pay the annual rent @ 0.25% (exclusive of GST) on the lease premium of the respective plot offered, an additional onetime fee amounting 0.3% (zero point three percent) (exclusive of GST) of the land

value which is to be charged as the Transaction Charge of the allotment and the price of the plot of land, which the participating Firm/Company/Agency Financial Institution will get by bidding (Annexure-D) along with the following documents as the technical qualification of the applicant Institution/Legal Hub:-

- Company Profile and Status including location of head office and other domestic/ overseas offices.
- Registration/Enrolment document from appropriate / concerned authority
- Annual Report (with audited accounts) for the last three financial years
- Signed Statement of average Annual Turnover of the last three financial years ending on 31st March, 2019.
- Report on shareholding pattern, if applicable.

iii. Without fulfilling the technical qualification(s), the PACKET-B will not be opened. For any shortfall of document(s), WBHIDCO Ltd. at its discretion may allow time for compliance. If any information furnished by the applicant is found to be incorrect/ misrepresentative, the application will be treated as cancelled.

iv. The PACKET-B is to contain an application in specific proforma (Annexure-II) quoting the plot number of the land, which the Applicant Financial Institution likes to have against the given price, with time bound plans and programmes for implementation of the Project.

v. On the scheduled date as fixed in the EOI after opening the large packets submitted by the Financial Institutions/Legal Firms the respective PACKET-A will be opened in presence of Intending Investors/Applicant Financial Institutions/Legal Firms/IT/ITeS firms or their authorized representatives, who will choose to be present and the eligibility of the participating Institutions will be ascertained. After that the concerned PACKET-B of the eligible participants will be opened.

For any queries and clarification the following Officers of WBHIDCO may be contacted:-

Joint Managing Director Ph: (033) 2324 6005	General Manager (Admn.) Ph: (033) 2324 6010
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10. Mode of Allotment

Allotment in respect of a particular plot of land will be made in favour of the Applicant Investor/Legal/IT/ITeS Firm who will qualify in terms of eligibility conditions.

- Opening of applications will be in the given sequence of plots as placed against point 14.
- If single eligible application is received against any single plot, the allotment will be made to the eligible applicant.
- After allotting plots as above, opportunity for withdrawal of application for any other plot, if any, by the allottees, will be given for which EMD will not be forfeited. If this results in any plot with single resultant application, the plot will be allotted firmly.
- Thereafter, for remaining plots where more than one eligible application are received against any single plot, all the qualified and eligible applicants against that exact land plot will be offered to modify their applications on mutual agreement basis and to apply for any other unclaimed vacant plot under this EOI. Offer for mutual agreement for more than one applicant against single plot, will be processed in the same sequence on another prefixed date and time at HIDCO Bhaban.
- Thereafter, the remaining eligible applicants against any single plot will be offered to join in a table bid on another prefixed date and time at HIDCO Bhaban. Bidding of plots will be done following the same sequence of plots. The exact land plot will then be handed over to the highest bidder out of that bidding process.
- After finalization of the bidding process of any plot in the given sequence, the loser(s) of the bid process will be offered to apply for any plot still remaining vacant due to non-application following their offered bid price in descending order.

(SOME CASE STUDIES)

CASE 1

- Two applications against plot B
- Plot C vacant for no application.
- Offer for mutual agreement
- One takes plot B and one takes plot C at given price and allotment is concluded.

CASE 2

- Two applications against plot B
- Plot C vacant for no application
- No mutual agreement between two applicants of plot B
- Bidding for plot B begins and highest bidder gets plot B against his bid price and auction ends for plot B
- The loser of the bid process for plot B now have to apply for plot C which is still vacant after the process of Mutual Offer and process of Withdrawal are already over and his EMD will never be released in any case
- Allotment of plot C against fixed price to bid loser and process ends

CASE 3

- After the end of the process of Mutual Agreement and process of Withdrawal of Application, same applicant gets two plots, one by bidding process at higher price and next one directly being single applicant.
- If he wants to release any plot now, EMD will be forfeited, as bid is done only after the allotment of the other plot directly on 1:1 situation and only after finalization of the process of Mutual Agreement and process of Withdrawal of Application.
- If he still wants to release the plot on forfeiture of EMD, the next highest bidder will get the plot against next bidder's offered price.

11. Payment Terms:-

25% of the price of the plot as fixed by WBHIDCO LTD. along with the onetime fee (0.3% of the land value) (exclusive of GST) as Transaction Charge will be payable within 30 days of selection, another 25% within 90 days of selection, another 25% within 150 days of selection and balance 25% before possession. Failure to meet aforesaid payment terms would lead to cancellation of the offer of allotment and forfeiture of the deposit, if any.

12. Other details of the plots

- Each plot is a stand-alone plot for which separate sets of application have to be submitted for separate plots with separate Earnest Money. If any plot is surrendered after being highest bidder, the earnest money will be forfeited.
- The allowable FAR of each plot is 3.5. As described under Section 25A(b), the New Town Kolkata (Building) Rules, 2009, maximum 30% of the total allowable floor area may be used for the permitted subsidiary utility purposes as described in the said Rules. But the primary use shall remain Financial. Amalgamation of more than one plots and sub-division of any single plot is not permissible.
- The Lessee will have to pay the Municipal Tax and fees.
- For any kind of sub-leasing or for further assignment, the permission of WBHIDCO is essential. Conditions of assignment will be governed by the conditions of the lease. If lease condition is not violated, the lease may be renewed with the same usage proposal of the plot at negotiable rate.
- WBHIDCO will provide basic infrastructure. However charges for construction / final power, water connection/usage, sewer connection etc when payable, have to be borne by the lessee.
- The right of record of land will remain in the name of WBHIDCO.

WBHIDCO reserves the authority to cancel / defer / postpone / extend this EoI without specifying any reason.

13. Other conditions

- The allotment of plot would be made in favour of a single successful bidder who has quoted highest rates above minimum reserve price and who has been found to have fulfilled all conditions of allotment as stated in these documents. No change / transfer of allotment to any other entity during such allotment is allowed.

- The allotment would be made on lease hold basis for 99 years.
- The successful bidder will have to pay an Annual Rent of 0.25% of the Lease Premium per annum excluding GST and other rates and taxes during the lease period, besides making payment to the lease premium and transaction charge.
- The plot of land so offered **for setting up of Fintech Hub and for such allied activities under Principal use "IT/ITeS Business" (as per provisions of NKDA Act, 2007)**, and cannot be used for any other purpose. If at any point of time it is detected that such condition has been violated, WBHIDCO shall have the right to determine the lease and to take back possession of the said plot of land along with structures thereon, if any, on as is where is basis.
- The Floor Area Ratio (F.A.R.) and ground coverage of the plot under auction shall be as per Rule 21 of the New Town Kolkata (Building) Rules, 2009, as may be amended from time to time. Construction of this plot of land would have to be done as per plan approved by the New Town Kolkata Development Authority (NKDA) as peruse shown against this plot of land. Construction must begin within six months of land possession and to be completed within 60 months of the possession. An agreement to this effect has to be executed before taking over of possession of the plot.
- The Successful Bidder has to execute the Deed of Lease with WBHIDCO for that particular plot of land would only be used for the purpose as **and in case of any violation concerned Planning / Development Authority would take action as per relevant rules.**
- The allottee/lessee may be allowed to mortgage the leasehold interest only (and not the demised plot of land itself) on the instant plot under allotment for obtaining loans and/or assistance from any Reserve Bank of India recognized Bank / Financial Institutions, either in full or part, only with the prior written permission of WBHIDCO (lessor).
- The building/structure constructed on the plot/or any part thereof or the structure constructed thereon may be allowed for sub-leasing/sub-letting by the WBHIDCO, in principle, on receipt of specific proposal keeping the principal use unchanged.
- The lessee is not entitled to assign his leasehold interest, whether in full or in part, without prior written approval of WBHIDCO and on payment of such amount as may be decided by WBHIDCO (lessor) on merit and the assignee shall hold the same on the same terms and conditions as in the original lease and to such other terms and conditions as may be considered to be imposed by the lessor while granting such approval.

In case of such assignment of leasehold interest the assignee concerned shall have to obtain fresh lease after expiry of the unexpired period of the lease on payment of such consideration money and annual rent based on the prevailing market value as may then be fixed by the lessor in granting such lease.

- All statutory clearances/licences/permissions shall be obtained by the allottee within the time frame as stated herein. All bids shall remain valid for 180 (one hundred eighty) days from the date of closing of EOI, excluding the date of closing. In case the 180th day falls on a holiday, such bids will be deemed to be automatically extended to be valid up to the next working day.
- It would be deemed that by participating in the bidding process, the bidder has made a complete and careful examination of the terms and conditions for the instant bid, received all relevant information required for submission of the bid either from WBHIDCO or by its own diligence and understood that it would have no recourse to WBHIDCO, post transfer of leasehold rights of the concerned property.
- The bidders confirm that they have thoroughly satisfied themselves of the nature, conditions and quality of the assets and its physical condition and that they have no complaints about the same.
- The bidders undertake to abide by these terms and conditions of auction and further undertake that on being declared as Successful Bidder, they will made full payment towards lease premium and if they fail to do so they will have no objection to their EMD being fully forfeited by WBHIDCO.
- WBHIDCO reserves the right to cancel the tender at any stage prior to the signing of the Lease Deed. WBHIDCO shall not be liable to pay any compensation to any bidder for any loss that they may incur due to such cancellation.
- It is notified for information of the Bidders that the instant offer is subject to the scrutiny and approval of the State Government.

14. Opening of bid

- OFFERS shall be opened at HIDCO Bhaban, 35-1111, Biswa Bangla Sarani, New Town, Kolkata-700156 at **15.00 Hrs. on 28.05.2020 (Thursday) at HIDCO Bhaban** in presence of Intending Investor Applicants/Legal Firms or their authorized representatives who will choose to be present.

- The applications will be opened in the given sequence of the vacant plots. The offer of Mutual Agreement and offer of Withdrawal of Application and the process of price bid will also be done in the given sequence of the vacant plots placed as "SCHEDULE-A".

DEFINITIONS

Financial Institutions

<<Public Sector Banks>>

A public Sector Bank or a Financial Institution constituted and established by or under an Act of the Parliament.

<<Foreign Banks>>

A Foreign Bank, having branch operations in India and licensed by the Reserve Bank of India, under the Banking Regulation Act, 1949, subject to the provisions of the FEMA Act, 1999, in case of foreign banks.

Foreign institutional investor, registered with Securities and Exchange Board of India (SEBI) and Reserve Bank of India (RBI) under the guidelines issued by Government of India in September 1992, subject to the provisions of the FEMA Act, 1999, in case of foreign banks.

<<Private Sector Banks>>

A Public Limited Company under Companies Act, 1956, which has been licensed by the Reserve Bank of India under Section 22 of the Banking Regulation Act, 1949, and which is included in the second schedule to the Reserve Bank of India Act, 1934, under the RBI Guidelines for the entry of new Private Sector Banks and which has become operational as on the date of application.

OR

An existing bank in the private sector licensed by RBI.

<<Payment Banks>>

Payment Banks having license issued by Government of India

<<Merchant Bankers>>

A Financial Service Company duly registered with SEBI as a Category-I of Merchant bankers engaged for at least one year in the business of merchant banking.

OR

An Asset Management Company duly registered with SEBI and managing a domestic or off-shore fund.

<<Non-Banking Financial Companies>>

A Non-Banking Financial Company registered with the Reserve Bank of India and Engaged for at least one year in the business of Leasing, Hire Purchase, Housing Finance or any other form of lending or investment activity.

<<Housing Finance Companies>>

Housing Finance Company registered under Section 29A of the National Housing Bank Act, 1987.

<<Regulatory Authorities>>

Offices of Central / State Government and Public Sector Undertakings connected with Finance and Trade activities established by an Act of the Central or State Government.

<<Insurance Companies>>

Insurance company licensed by the Insurance Regulatory Development Authority.

<<Asset Management Companies and Mutual Fund>>

Companies set up under the provisions of the Indian Trust Act 1882 and registered under the SEBI Mutual Fund Regulations, 1996.

<<General>>

Stock Exchange / Bullion Associations, and Financial Institutions and Finance Companies owned or controlled by the State Government, Co-operative Banks licensed by RBI.

Legal Firms

A Proprietorship/ Partnership/ Limited Liability Partnership firm dealing with consultancy, advisory as well as litigation cases in District & Subordinate Courts, High Court, Supreme Court, Labour Court, Tribunals, Regulatory Commission including Arbitration and Conciliation and matters related with Taxes and others.

The applicant must be a registered/ enrolled firm under appropriate authority for dealing with legal matters. The firm should be ongoing and in operation for the last three years continuously.

Fintech Services

IT/ITeS Firms (registered under the Companies Act) and recognized by the Ministry of IT, Govt. of India/IT Department, Govt. of West Bengal in actual physical and financial operation during last 3 (three) financial years ending on 31/03/2019, especially engaged in Core banking software, Integrated digital banking, Digital Payments, Accounting and Treasury Management, Business Intelligence & AI, Financial Analytics.

SCHEDULE-A

Schedule of WBHIDCO Plots of Land at Fintech Hub in CBD area of New Town, Kolkata proposed for allotment on 99 years Lease hold basis

Sl. No.	Action Area	Plot No.	Apprx. Area in Acre
1	CBD	CBD/88	2.171
2	Do	CBD/88/1	2.171
3	Do	CBD/89	2.171
4	Do	CBD/91/1	1.250
5	Do	CBD/91/2	1.210
6	Do	CBD/92/2	1.210
7	Do	CBD/99/2	0.664
8	Do	CBD/99/3	2.933
9	Do	CBD/100/1	0.247
10	Do	CBD/120	3.804
Total area			17.831



Plot Map of Fintech Hub

Annexure - A

Letter of Offer and Intent

(Letter head of the Applicant-Investor including full Postal Address, Telephone No., Fax No. and Email ID) (as applicable)

Date:

To

M/s WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD,
'HIDCO BHABAN',
Premises no. 35-1111,
Biswa Bangla Sarani, 3rd Rotary, New Town,
Kolkata -700156.

Subject: Request for allotment of a WBHIDCO Plot of Land in the Fintech Hub in New Town, Kolkata

Sir,

Being duly authorized to represent and act for and on behalf of _____ (herein name the Applicant Investor Company/Legal Firm/IT & ITeS), and having studied and fully understood all the information provided in the instant Document, I, _____, the undersigned hereby like to express interest for allotment of a WBHIDCO Plot of Land in Fintech Hub in New Town, Kolkata , on lease-hold basis for 99 years according to the terms and conditions of the offer made by WBHIDCO. Details of our organization have been furnished in 'Annexure-B" hereto.

2. Offer as given in Annexure II, duly filled and signed on each page is enclosed in a sealed envelope marked "OFFER FOR WBHIDCO PLOT OF FINTECH HUB, NEW TOWN, KOLKATA" in Packet 'A'.

3. Details of the Earnest Money amounting Rs. 25 lakh (Rs. Twenty Five Lakh Only) and the form of payment in favour of West Bengal Housing Infrastructure Development Corporation Ltd. is as follows:-

4. WBHIDCO is hereby authorized to conduct any inquiry/ investigation to verify the statements, documents and information submitted in connection with the offer.

5. WBHIDCO and its authorized representatives may contact the following person (s):-

Name of the Person/s:

Address

Phone No

Fax No. :

6. This Intention is expressed with full understanding that:

- a. WBHIDCO reserves the right to reject or accept any offer, modify / cancel the EoI process, and/or reject all or any of the Offers.
- b. WBHIDCO shall not be liable for any of the above actions and shall be under no obligation to inform the applicants of the same.

7. I, the undersigned do hereby declare that the statements made, and the information provided in the duly completed Bid forms enclosed are complete, true and correct in every aspect.

8. We have read the terms and conditions of the offer detailed in the EoI Notice and are willing to abide by them unconditionally.

9. The offer made by us is valid for 180 days from the date of closure of EoI. We understand that WBHIDCO may require us to extend the validity of the offer for such period as may be determined by WBHIDCO at its discretion.

10. In case our offer is accepted and if we fail to pay the amount in the manner specified by WBHIDCO the amount of Earnest Money and any further installment(s) paid by us under this offer shall stand absolutely forfeited by WBHIDCO.

We hereby declare that the information stated hereinabove is complete and correct and any error or omission therein, accidental or otherwise, will bear sufficient justification for WBHIDCO to reject our offer and/or to cancel the award of lease.

Yours Faithfully,

For and on behalf of

(Name of the Investor-Applicant Company/Legal Firm/IT&ITeS Firm)

Signature of the Authorised Person

Full Name

(Designation)

Name of the Company

Address

Date

Organization Details

1. Name & full address of the Organization :

Address(regd. Office) :
email :
Telephone No. & Fax:
Website:

2. Location of Head office & other domestic/overseas offices :

3. Management Structure :

4. Principal Activities of the Company :

Category :

(e.g. Public Sector Banks/Foreign Banks/Pvt. Sec. Banks/Merchant Bankers/Non-Banking Fin.Co./Hsg. Fin.Co./Regulatory Authorities/Insurance Co./Asset management Co. & Mutual Fund/Legal Firms/IT & IteS Firms/Othersas defined in the EOI documents)

5. Share Holding Pattern :

(eg. GOI/State Govt./ Banks/Other Financial Institution/Others/etc.)

6. Chief of the Organization :

Telephone : / email Id :

7. Contact Person :

Telephone/ Fax / email :

8. Registration details:(enclose certificates) :

(Particulars of Registering/Licensing Authority with Regn./License No.)

- Registration with Registrar of Companies:-
- Registration with RBI.
- Registration with SEBI.
- Registration under Indian Trust Act.
- Registration under Mutual Fund Regulation, 1996
- Registration under IRDA
- Registration with any other Authority, specify

(Please furnish information in respect of the above which ever is applicable)

9. PAN No. (enclose certificate) :

10. Turnover of the Applicant / Consortium Company, whichever is applicable, for the last 3 years (enclose certificate from the Chartered Accountant) :

<u>Year</u>	<u>Turnover (in Rupees – crores)</u>
2016-17	----
2017-18	----
2018-19	----

Signature of the Authorised Person

Full Name -

Designation

Name of the Company/Legal Firm/IT & ITeS/Fintech Services Firms

Address

Contact No

e-mail

Date

Annexure - C

FORMAT FOR POWER OF ATTORNEY FOR SIGNING THE LETTER OF INTENT

(On a Stamp Paper of relevant value)

POWER OF ATTORNEY

Know all men by these presents, that we.....
(Name and address of the registered office) do hereby constitute, appoint and authorize
Mr./Ms.....
.....(Name and address of residence) who is presently employed with us and holding the
position ofas 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
Bid for the purchase of WBHIDCO plots of land, including signing and submission of all
documents and providing information / responses to WBHIDCO, representing us in all
matters before WBHIDCO, and generally dealing with WBHIDCO in all matters in
connection with our offer and Intent.

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.

(Signature)

I Accept

..... (Signature)

(Name Title and Address of the Attorney)

Annexure - D

To,
M/s. WBHIDCO Ltd.
35-1111, Biswa Bangla Sarani,
New Town,
Kolkata – 700156.

Sub: Application for land space in the Fintech Hub in New Town, Kolkata

Ref: EoI Notice vide no: 1423/HIDCO/ADMN-3031/2015(Pt.-I) dated: 22/04/2020

Sir,

In reference to the above mentioned Notice of the Expression of Interest for the land space in the Fintech Hub in New Town the undersigned expresses the willingness to take a plot of land.

In this connection we do also like to inform you that we are agreeable to pay the one time lease premium as fixed up by WBHIDCO Ltd. for the applied plot of land which we will get by auction.

We are agreeable to pay the annual rent @ 0.25% (exclusive of GST) on the lease premium. We are also agreeable to pay the transaction charge @0.3% (exclusive of GST) of the total value of the land.

Yours faithfully,

Authorised Signatory

Annexure-II

To,
M/s. WBHIDCO Ltd.
35-1111, Biswa Bangla Sarani,
New Town,
Kolkata – 700156.

Sub: Application for land space in the Fintech Hub in New Town, Kolkata

Ref: EoI Notice vide no: 1423/HIDCO/ADMN-3031/2015(Pt.-I) dated: 22/04/2020

Sir,

In reference to the above mentioned Notice of the Expression of Interest for the land space in the Fintech Hub in New Town the undersigned expresses the willingness to take a plot of land as stated below against all declared terms and conditions.

Plot No:

Details of the Time bound plans and programme for the project which may be undertaken on this plot of land are enclosed herewith.

Yours faithfully,

Authorised Signatory