



West Bengal Housing Infrastructure Development Corporation Limited
(A Govt. of West Bengal Undertaking)
HIDCO BHABAN, Premises No.35-1111, Biswa Bangla Sarani, 3rd Rotary,
New Town, Kolkata - 700156
Telephone No. (033) 2324-6037/38
e-mail : info@wbhidco.in website : www.wbidcoltd.com

No. C - 334 / HIDCO / Admn - 3587/2019

Dated: 11.10.2023

**NOTICE INVITING QUOTATIONS FROM EMPANELLED TRANSACTION
ADVISORS OF GOVERNMENT OF WEST BENGAL**

(In cancellation of earlier EOI notice no.C-317/HIDCO/Admn-3587/2019 dated 27.09.2023)

The West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO), an enterprise under the Urban Development and Municipal Affairs Department, Government of West Bengal, has decided to engage “**Consultant & Transaction Advisor**” from the empanelled General Transaction Advisors as per Panel A: Physical & Social, as notified by the Finance Department, Government of West Bengal vide their **G.O No.190-F(Y) dated 19.01.2022** for computation of Unit cost of saleable WBHIDCO land, Break Even Price of WBHIDCO land along with unit cost of saleable land and suggesting method of accounting to be followed considering the Accounting Standards and Guidance notes issued by the Institute of Chartered Accountants of India and requirements of the Companies Act, 2013. It has therefore been decided to request such empanelled Transaction Advisors to submit offers in the instant matter in terms of the scope of work detailed below within the time frame given herein and as per the parameters fixed for the project.

A pre bid meeting in this connection will be held on 17.10.2023 at 3 pm in the conference hall at HIDCO BHABAN (3rd Floor). Attendance in the meeting is not a pre-condition for submission of offers. The response to the pre-bid queries will be mailed to you / uploaded in WBHIDCO's website within 08.11.2023.

The intending bidders are requested to submit their offer in the matter by **2.00 pm on 22.11.2023 (Wednesday)** in a sealed cover to be dropped in a box kept for the purpose at Room no 110 of HIDCO BHABAN (1st Floor) New Town, Kolkata. The

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offers will be opened on the same day at 4 pm. You may kindly send your representative to remain present during such opening of offers at 4 pm on 22.11.2023. The scope of work is detailed below: -

A. Scope of Work:

- 1) Analyse the existing income of WBHIDCO and the revenue centres under WBHIDCO along with the expenditures. All data are to be studied with the help of the different departments and revenue centres of WBHIDCO.
- 2) To assess and compute the total cost of completion of all infrastructure projects including special projects remaining to be done in AA-I, AA-II, AA-III & CBD considering cost already incurred and income which will be generated in the near future.
- 3) To assess the amount of saleable land left to determine BEP (Break Even Price) per cottah of the saleable land.
- 4) To suggest unit land price (per cottah/ per acre) for the remaining saleable land for accounting purpose considering the Total Project Costs and recoverable cost (Cost already incurred *minus* cost recovered through sale of land *plus* projected additional costs for the additional project) including mode of recovery in accounts. Data related to land bank will need to be collected from the concerned department of WBHIDCO.
- 5) Computation of unit cost of saleable land per katha along with BEP (Break Even Price) for lands and plots to be sold in near future. The cost of saleable land should be calculated by considering a future plan of 100 years of sustenance of WBHIDCO, considering the existing and projected income / expenditure.
- 6) To assess contingent liability for land acquisition including not verified cases and reference cases.
- 7) To compute actual cost already incurred per cottah of sold / leased out land till 31.08.2023 and to assess operation, maintenance costs including establishment and transport and electricity costs including Parks, Cottages, Halls, Museum, Stadium etc.
- 8) To examine and revise the provision for payment to land losers.
- 9) Miscellaneous to be decided as per situation, including the audit observations/ Any other issues as may be considered.

B. Proposed Project Timeline:

- **Inception Report:** Successful bidder to submit an inception report within 30 days from the date of receipt of engagement letter.

- **Draft Report:** Draft report is to be submitted within 45 days of submission of inception report.
- **Final Report:** Final report is to be submitted within 30 days of approval of draft report.

C. Payment Schedule:

- 15% payment will be made within 15 days on submission of the 'inception report'.
- 40% payment will be made within 15 days from submission of invoice after submission of the 'Draft Report'.
- Balance payment will be made within 21 days from the submission of 'Final Report'.

The intending bidders are requested to submit financial bid after visiting the office and ascertaining for themselves on examination of the records, applicable laws & regulations or any matter as considered relevant by them. The lowest bidder (L-1 bidder) shall be entrusted with to undertake the job.

D. EMD Amount

The intending firm should submit an Earnest Money of Rs. 25,000 /- only to be deposited in the bank account of WBHIDCO Ltd. through NEFT / RTGS in Union Bank of India, Salt Lake Branch, Kolkata – 700091, the details of which are given below:

Bank Name & Branch Name	A / C Name	A/C No.	A/C Type	IFS Code
Union Bank of India, Salt Lake Branch	WBHIDCO Ltd.	102311011000134	Current Account	UBIN0810231

The said EMD should be deposited and copy of the related document should be submitted along with the bid document within the schedule date and time.

E. Terms and conditions

1. The intending bidder should submit their consolidated rate for the job as detailed in **A** above.
2. The rate should be quoted both in figures and in words in official letter head of the organisation duly signed by the authorised signatory.
3. The intending bidders should submit the following documents along with their offer letter.

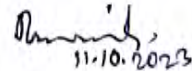
- Valid incorporation / registration certificate of the Transaction Adviser firm.
 - PAN Card of the applicant organisation.
 - Copy of GST incorporation certificate.
 - Document of Earnest Money Deposit.
4. The quotation should be submitted along with all the above stated documents in sealed cover and to be addressed to the Joint Managing Director, WBHIDCO Ltd., HIDCO Bhaban, Premises No. 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156 **within 2.00 pm on 22.11.2023.**
5. The WBHIDCO Ltd. reserves the right to accept or reject one or all the offers without assigning any reason whatsoever.

F. Contact Persons of WBHIDCO

General Manager (Commercial)

WBHIDCO LIMITED, HIDCO Bhaban, Biswa Bangla Sarani, 3rd Rotary,
New Town, Kolkata – 700156 Telephone : 033-2324-6032/6037/6038

Email: info@wbhidco.in ; rk.maity@wbhidco.in



General Manager (Commercial)
W.B. HIDCO LIMITED