

**“EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity Lucknow, Uttar Pradesh.**

**EXPRESSION  
OF INTEREST**

**DECEMBER 2024**



**Uttar Pradesh Avas Evam Vikas Parishad  
(UPAVP)104, Mahatma Gandhi Marg, Lucknow.  
UTTAR PRADESH - INDIA**

**Phone: +91-522-2235253/2239382,  
website: <https://upavp.in/>**

**EOI- IT PARK & IT CITY**

**No: 4211 / \_\_\_\_\_ / \_\_\_\_\_**

**30/12/2024**

**“Development of IT PARK & IT CITY in U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity, Lucknow, Uttar Pradesh.**

UPAVP invites Expression of Interest for the purpose of above from qualified and experienced applicants. The detailed document can be downloaded from <https://www.upavp.in>.

Interested Applicants may submit their response latest by 30th Jan **2025 till 17:00hrs**.For any other information, contact- Chief Architect planner ,UPAVP, Architecture and planning section, Neelgiri complex ,Indira nagar,Lucknow-226016. Email –CAP@upavp.com.

Housing Commissioner

## **DISCLAIMER**

1. The information contained in this Expression of Interest ("EOI") or subsequently provided to Applicants (Applicant), whether verbally or in documentary or any other form by or on behalf of Uttar Pradesh Avas Evam Vikas Parishad (herein after referred to as UPAVP) or any of its employees, is provided to Applicants on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.
2. This EOI is not an agreement or an offer by UPAVP to the prospective 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 & submission of their Proposals pursuant to this EOI.
3. This EOI includes statements, which reflect various assumptions and assessments arrive at by UPAVP in relation to the Consultancy. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.
4. This EOI may not be appropriate for all persons, and it is not possible for UPAVP and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each 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. Information provided in this EOI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. UPAVP accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
5. UPAVP and its employees/ advisors 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, statement or information contained therein or deemed to form part of this EOI or arising in any way in this Selection Process.
6. UPAVP also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EOI.
7. UPAVP may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EOI.
8. The issue of this EOI does not imply that UPAVP is bound to select an Applicant or to appoint the Selected Applicant, as the case may be, for the Consultancy and UPAVP reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.

## **CHAPTER –1**

### **1.1 INFORMATION PROVIDED**

The Expression of Interest (EOI) document contains statements derived from information that is believed to be true and reliable at the date obtained but does not purport to provide all the information that may be necessary or desirable to enable an intending contracting party to determine whether or not to enter into a contract or arrangement with UPAVP in relation to the provision of services. Neither UPAVP nor any of its directors, officers, employees, agents, representative, contractors, or advisers gives any representation or warranty (whether oral or written), express or implied as to the accuracy, updating or completeness of any writings, information or statement given or made in this RFP document.

### **1.2 DISCLAIMER**

Subject to any law to the contrary, and to the maximum extent permitted by law, UPAVP and its officers, employees, contractors, agents, and advisers disclaim all liability from any loss or damage (whether foreseeable or not) suffered by any person acting on or refraining from acting because of any information, including forecasts, statements, estimates, or projections contained in this RFP document or conduct ancillary to it whether or not the loss or damage arises in connection with any negligence, omission, default, lack of care or misrepresentation on the part of UPAVP or any of its officers, employees, contractors, agents, or advisers.

### **1.3 COSTS BORNE BY RESPONDENTS**

All costs and expenses incurred by Recipients / Respondents in any way associated with the development, preparation and submission of responses, including but not limited to attendance at meetings, discussions, demonstrations, etc. and providing any additional information required by UPAVP, will be borne entirely and exclusively by the Recipient / Respondent.

### **1.4 NO LEGAL RELATIONSHIP**

No binding legal relationship will exist between any of the Recipients / Respondents and UPAVP until execution of a contractual agreement.

### **1.5 RECIPIENT OBLIGATION TO INFORM ITSELF**

The Recipient must conduct its own investigation and analysis regarding any information contained in the EOI document and the meaning and impact of that information.

## CHAPTER –2

### 2.1 INTRODUCTION

Lucknow is set to emerge as one of the leading technology hubs. NASSCOM, a leading industry body, has identified Lucknow as an emerging technology hub. The city has a high potential in IT/ITeS owing to factors such as high talent availability, efficient travel & transport connectivity, and favourable regulatory landscape. The talent pipeline is supplemented by a workforce skilled in core software engineering skills. Further, IT units can look towards institutions such as IIIT-Lucknow, Lucknow University and IIT Kanpur to fulfill their talent needs. The city has excellent connectivity owing to an international airport and multiple highways/ expressways. Government of UP has also identified IT/ITeS as a core sector and has subsequently developed policies for IT Park Developers, IT Units, Data Centers and Start-ups to support the companies through targeted incentives and benefits.

Therefore, the development of an IT Park & IT City is essential to cater to the growing sectoral demand in the city. The facility is envisioned to house IT/ITeS units in state-of-the-art office spaces developed on “Walk to work” concept which will attract and retain high skilled talent.

### 2.2 SCOPE OF WORK

“EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh.” through Private Sector Participation for Promoting facility development. The development is proposed to be by way of grant of License and development rights. Authority has decided to issue an request for Proposal for seeking interest of private entities as the Applicant for the project. Brief detail of the existing site is enclosed as Appendix A.

The Scope of a project shall mean and include

- a- Designing, engineering, financing and construction of the IT Park & IT City in Parishad Scheme
- b- The IT Park & IT City should include core infrastructure essential for functioning of IT units. This includes state of the art office spaces, adequate plug and play infrastructure, and commercial & residential premises. These elements are fundamental in attracting and retaining talent. The plan should also include concepts such as “Walk-to-work” which promote healthy and sustainable living. Linkages with academia to establish Centers of Excellence (CoE) in emerging technologies, incubators, and skilling centers should also be promoted. The ecosystem is envisaged to host leading IT/ITeS companies, GCCs, tech start-ups and Data Centers.
- c- The developer should also conduct investor outreach to attract leading players to occupy the developed office spaces. The policies offered by the state for the respective units can be promoted in the outreach.
- d- Operation and maintenance of the IT City in accordance with the provisions of this Agreement, UP IT Policy 2022 and as per SEZ Act, 2005 to be read along with all amendments & rules as issued by Government of India (GOI) and Good Industry Practice in a professional manner ensuring maximum availability of Project Infrastructure and Project Facilities during the Operations Period. In- case the Concessionaire fails to obtain the SEZ notification and the site is not declared as SEZ, the Authority shall not be responsible in any manner and the Concessionaire shall be

- liable and responsible to develop the Project without SEZ Act, 2005 benefits and without compliance of provisions of SEZ Act, 2005; and
- e- Performance and fulfilment of all other obligations of the Concessionaire in accordance with the provisions of this Agreement and matters incidental thereto or necessary for the performance of any or all of the obligations of the Concessionaire under this Agreement.

### 2.3 PROPOSED ACTIVITIES

UPAVP intends to develop IT Park & IT City in Parishad Schemes of Lucknow, through private sector participation for facility development. UPAVP shall facilitate in procuring permissions on best efforts basis from the concerned authorities for carrying out the proposed project activities. Proposals are invited from the potential investor(s)/ Applicants. Qualifying Applicants shall be required to make a presentation before the Committee to be constituted by the UPAVP for this specific purpose. The date of the presentation shall be communicated later. UPAVP invites interested Applicants to submit in the formats prescribed in this document. Based on the evaluation of technical viability of proposals received through this EOI, UPAVP proposes to subsequently release a Request for Proposal (RFP) either to shortlisted Applicants or issue open tender. UPAVP reserve the right on pre-qualifying the short-listed Applicant subsequent to the issue of this RFP.

### 2.4 THE PRESENTATION IS EXPECTED TO HAVE THE FOLLOWING CONTENTS:

1. The points mentioned in "SCOPE of WORK"
2. Experience and track record in operating similar projects
3. Concept plan for Proposed Site
4. Key Project facilities expected to be proposed, IT/ITeS related infrastructure, and future ready facilities
5. Broad Project Cost Estimate and Revenue Projection
6. Revenue Sharing Model-Expected Upfront Premium/Expected Annual Revenue Sharing
7. Key Performance Indicators
8. SWOT Analysis
9. Company Profile
10. Any other suggestion for effective size of plots/ construction parameters /layout planning proposal/terms of payments etc.

**The presentation will be held at Head Office, UPAVP, LUCKNOW. The date & time of presentation will be informed to selected participants.**

### 2.5 QUALIFYING CRITERIA FOR APPLICANT

To be eligible for this, an Applicant should fulfill the following condition of eligibility:

- ❖ The Applicant may be a Proprietor/Company/ Partnership firm (including LLP) or any combination of them with a formal intent to enter into an agreement or under an existing agreement in the form of a consortium.
- ❖ The Applicant shall over the past 5 (five) preceding financial years as of EOI due date, has paid for, or received payment for construction of Hospitality/Other core

infrastructure development project as specified at **Appendix B**; and/or collected and appropriated revenue of Similar nature project or other similar project in Real Estate Sector/ Other core infrastructure development as specified at **Appendix B**, such that the sum total of the above is more than Rs 50 Crores (in case audited financial statement for the financial year 2023-24 is not available the provision figures as certified by a CA need to be submitted).

- ❖ An Applicant must have a positive net worth of Rs 5 Crore as on 31/03/2024 (please refer Annexure VII).

**O&M Experience:** The Applicant should have experience of five (5) years or more in Operation and Maintenance (O&M) of IT Park & IT CITY.

The following documents need to be submitted along with the EOI:

- ❖ Certificate of Incorporation/Registration/ Partnership Deed etc. (as applicable) should be furnished as documentary proof.
- ❖ Profile / Credentials of the Applicant.
- ❖ PAN/GST registration (Copy to be enclosed).
- ❖ Certificate from Statutory Auditor/CA regarding Turnover and Net worth.

All other necessary documents in support of qualification claim shall be attached with the EOI application. The Applicant shall also submit self-declaration that it is not blacklisted and not declared ineligible by any State/Central Government/PSU on the date of Application Submission as per the format prescribed in **Annexure III**. In case of a Consortium, each member shall submit this declaration.

## 2.6 SUBMISSIONS IN THE EOI

Applicants should submit the following as part of their EOI submission:

- a. Letter comprising application for EOI as per Annexure I.
- b. Details of Applicant as per Annexure II.
- c. Declaration Regarding Clean Track Annexure III.
- d. Concept Note as per Annexure IV.

The following should also be noted during the submission of EOI:

The EOI must be signed by duly authorized person holding the Power of Attorney in case of limited company, corporation or consortium (lead member in case of consortium). A certified copy of the Power of Attorney shall accompany the EOI (Annexure V).

The EOI should include a brief description of the roles and responsibilities of individual members, particularly with reference to technical obligations. Applicants may form a Consortium/ Joint Venture to enhance their qualification (Annexure VI). In case of a consortium, following criteria must be noted by the Applicants

- (a) Number of members allowed in a Consortium during the EOI Stage shall not exceed 3 (three). Further details and information in this regard will be provided at the RFP Stage:
- (b) Members of the Consortium shall nominate one member as the lead member (the "Lead Member").
- (c) An Applicant cannot at the same time be member of a Consortium applying for the RFP. Further, a member of a particular applicant Consortium cannot be member of any other applicant Consortium.
- (d) The member of consortium shall clearly specify their roles and responsibilities.

## **2.7 NUMBER OF APPLICATIONS AND COSTS THEREOF**

No Applicant shall submit more than one EOI. The Applicants shall be responsible for all costs associated with the preparation and submission of EOI documents. UPAVP shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

## **2.8 ACKNOWLEDGEMENT BY APPLICANT**

It shall be deemed that by submitting the application, the Applicant has made a complete and careful examination of the EOI, and accepted the risk of inadequacy, error or mistake in the information provided in the EOI or furnished or on behalf of UPAVP. UPAVP shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the EOI or the Bidding Process, including any error or mistake therein or in any information or data given by UPAVP.

## **2.9 PREPARATION AND SUBMISSION OF EOI**

Parties qualifying as per the criteria mentioned above and one who are interested in undertaking the project proposal, may submit their response to this EOI as per formats given in Annexure along with relevant documentary evidence latest by **30/01/2025 till 17:00hrs**. Any response not containing information for all the parts of Annexure may be treated as rejected.

## **2.10 LANGUAGE**

The RFP prepared by the Applicant and all correspondence and documents relating to the EOI exchanged by the Applicant shall be in English language, provided that any printed literature furnished by the Applicant in another language shall be accompanied by an English translation in which case, for purposes of interpretation of the application, the English translation shall govern. If any supporting documents submitted are in any language other than English, translation of the same in English language is to be duly attested by the Applicant.

## **2.11 SITE INFORMATION**

Applicants are encouraged to submit their EOI after visiting the project site, conducting a market analysis and ascertaining for themselves, the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. In case the Applicants intend to inspect the site before the Pre-Bid meeting UPAVP shall coordinate the same. UPAVP Officials shall accompany the Applicants for the project site visit and briefing.

## **2.12 CONFIDENTIALITY**

Information relating to the examination, clarification, and assessment etc. for the applicants shall not be disclosed to any person not officially concerned with the process. UPAVP will treat all information submitted as part of EOI in confidence and would require all those who have access to such material to treat the same in confidence. UPAVP will not divulge any such



information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

### **2.13 ACCURACY AND COMPLETENESS OF EOI DOCUMENT**

This RFP Document includes statements, which reflect various assumptions, which may or may not be correct. This EOI Document does not purport to contain all the information each applicant may require. This EOI Document may not be appropriate for all persons, and it is not possible for UPAVP to consider the investment objectives, financial situation and particular needs of each applicant who reads or uses this EOI Document. Certain Applicants may have a better knowledge than the others for the Project. Each Applicant should conduct its own investigations and analysis and should check the accuracy reliability and completeness of the information in this RFP Document and obtain independent advice from appropriate sources. Neither UPAVP nor its employees or its consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI Document.

### **2.14 LIABILITY**

Neither UPAVP nor its Employees or its Consultants will have any liability to any Applicant or any other person under the law of contract, or, 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 EOI Document, any matter deemed to form part of this EOI Document, the award of the Project and any other information supplied by or on behalf of UPAVP or its employees, any of its consultants or otherwise arising in any way from the selection process for the Project.

### **2.15 RIGHT TO EXTEND THE VALIDITY OF THE EOI DOCUMENT**

UPAVP in its absolute discretion and prerogative may extend the validity of the EOI submitted by the Applicants by according to proper reasons thereof.

### **2.16 NO OBLIGATION TO ISSUE RFP**

UPAVP shall be under no obligation to issue a Request for Proposal (RFP) for the Project described in this EOI Document.

### **2.17 RIGHT TO CANCEL THE EOI /RFP PROCESS**

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

### **2.18 VALIDITY OF APPLICATIONS**

The EOI submitted by the Applicants shall be valid for a period of 180 days from the EOI due date.

## 2.19 SCHEDULE OF EXPRESSION OF INTEREST PROCESS

UPAVP shall endeavour to adhere to the following schedule:

Sl No	Event Description	Estimated Date/Time
1	EOI Proposal start date	31/12/2024
2.	Site Inspection	07/1/2025
2	Pre-Bid meeting	16/01/2025 Time: 14:00hrs
3	EOI submission Last Date (Technical Bid)	30/01/2025 Time: 17:00hrs
4	Presentation Date for selected participants (Within two weeks from the last date of submission)	Will be informed to selected Applicants

### STAGE I: INVITATION OF EOI

Expression of Interest (EOI) is invited in prescribed format for understanding the response from the investors. Interested Applicant shall submit their offer to UPAVP online on or before 17:00 hours dated **30/01/2025** and shall remain valid for at least 180 days from the date of submission. Verification of documents submitted online for Eligibility criteria shall be carried out. Qualifying Applicant shall be asked to make presentation of their proposals.

### STAGE II: SHORT LISTING OF APPLICANTS AND ISSUANCE OF RFP

Applicant with incomplete or conditional presentation shall be rejected. Based on the scoring criteria, applicants shall be shortlisted. UPAVP reserves the right to issue Request for Proposal (RFP) Document to the selected applicants for Stage II. UPAVP reserves the right not to proceed with the proposal at any time and also reserves the right to decline to discuss the proposal further with any party submitting its proposal. UPAVP reserves the right to reject all or any of the Applications/ submission without assigning any reasons whatsoever and thereof.

**ANNEXURE-I FORMAT OF APPLICATION FORM**

(On Applicant Organization's Letter head)

To,

**The Housing Commissioner**

Uttar Pradesh Avas Evam Vikas Parishad -(UPAVP)

104, Mahatma Gandhi Marg,Lucknow-UTTAR PRADESH - INDIA

Phone: +91-0522-2235253/2239382

**Subject: "EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. "**

**Dear Sir,**

This has reference to the advertisement pertaining to the above captioned subject. We are interested in submitting our Expression of Interest for the same. We would like to clearly state that we qualify for this work as our organisation meets all the pre-qualifying criteria indicated by UPAVP and our organisation is not under a declaration of ineligibility for corrupt or fraudulent practices. We understand that if the details given in support of claims made by us are found to be untenable or unverifiable or both our EOI will be rejected without any reference to us. We further clearly understand that UPAVP is not obliged to inform us of the reasons of rejection of our bid.

Yours Sincerely

Signature \_\_\_\_\_

Signature of Authorized Signatory (with official seal)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**ANNEXURE II: DETAILS OF APPLICANT****(To be submitted on the letterhead of Prospective Applicant)**

Sl no.	Particulars	Details (to be filled by the Applicant)
1	Details a) Name of Applicant: b) Type of Applicant (Private Company/Public Limited/Partnership Firm etc.): c) Country of incorporation: d) Address of the corporate headquarters and its branch office(s), if any, in India: e) Date of incorporation and/ or commencement of business: f) Firm registration details/ number: g) GST registration number:	
2	Brief description of the Applicant including details of its main lines of business and proposed role and responsibilities in this Project including number of years of operations in India.	
3	Particulars of the Authorized Signatory of the Applicant a) Name: b) Designation: c) Address: d) Telephone Number: e) Email Address:	
4	Is the Applicant interested in participating in the Project as a single Applicant or a consortium? {If the Applicant would prefer participating in a consortium, the Applicant should clearly specify the name of all the members along with their specific roles (Lead Member, Technical Member, Financial Member, Operations & Maintenance Member, any other Member)}	

Yours Sincerely

Signature \_\_\_\_\_

Signature of Authorized Signatory (with official seal)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

### **ANNEXURE III: DECLARATION REGARDING CLEAN TRACK**

***(To be submitted on letterhead of the Applicant)***

**To,**

**The Housing Commissioner**

Uttar Pradesh Avas Evam Vikas Parishad -(UPAVP)

104, Mahatma Gandhi Marg,Lucknow-UTTAR PRADESH - INDIA

Phone: +91-0522-2235253/2239382

**Subject: "EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. "**

**Dear Sir,**

I have carefully gone through the Terms & Conditions contained in the EOI Document regarding "Subject: "EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. "

I hereby declare that (name of the entity needs to be entered) has not been debarred/blacklisted by any Government/Semi Government organizations in India. I further certify that I am competent officer in (name of the entity needs to be entered)to make this declaration. In accordance with the above we would like to declare that:

- (a) We are not involved in any litigation that may have an impact of affecting or compromising the delivery of services as required under this assignment.
- (b) We are not blacklisted by any Central/State Government/Public Sector Undertaking in India.
- (c) The information provided in the EOI document is true and no false representation has been made.

YoursSincerely,

(Signature of the Applicant)

Name: Designation

Seal: Date:

## ANNEXURE IV: CONCEPT NOTE

To,

**The Housing Commissioner**

Uttar Pradesh Avas Evam Vikas Parishad -(UPAVP)

104, Mahatma Gandhi Marg,Lucknow-UTTAR PRADESH - INDIA

Phone: +91-0522-2235253/2239382

**Subject: "EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. "**

In response to the EOI Document Reference No. \_\_\_\_\_/2024 dated \_\_\_\_\_ for captioned subject, we have prepared a Concept Note\* which is attached herewith. The concept note is prepared in good faith, after understanding the EOI document and requirements of UPAVP.

Name of the Applicant: \_\_\_\_\_

Authorized Signatory: \_\_\_\_\_

Seal of the Organization: \_\_\_\_\_

Business Address: \_\_\_\_\_

Date: \_\_\_\_\_

Place: \_\_\_\_\_

**\*Note:** *The concept note to be prepared and submitted by the Applicants should not be more than 25 pages and should include the following:*

- (a) Prospective project development plan(s),*
- (b) operational mechanism,*
- (c) proposed activities to be carried out,*
- (d) approximate project cost, revenue model etc*
- (e) (including the points proposed to be covered in the presentation to be made by the Applicant).*
- (f) Applicants are expected to explore inclusion of the available master plan green open land adjacent to site for revenue maximization and cross subsidization of cost incurred by the Applicant. All requirements mentioned in the EOI Document with respect to the concept note are to be fully covered. Qualifying Applicants will be invited for the presentation on their proposed concept to UPAVP and its representatives, schedule for which will be intimated subsequently.*
- (g) Any other suggestion for effective size of plots/ construction parameters /layout planning proposal/terms of payments etc.*

**ANNEXURE V: POWER OF ATTORNEY FOR SIGNING OF BID**

Know all men by these presents, We, ..... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms (Name), son/daughter/wife of ..... and presently residing at ....., who is presently employed with us/ the Lead Member of our Consortium and holding the position of ....., as our true and lawful attorney (hereinafter referred to as the "Attorney") 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 bid for "EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. " or being developed by the UPAVP (the "Authority") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in Applicants' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof to us and/or till the entering into of the Concession Agreement with the Authority.

AND

we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things 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.

IN WITNESS WHEREOF WE, .....,  
 For.....  
 (Signature, name, designation and address)

Signature	
Witnesses: 1 Name Designation Address	Witnesses: 1 Name Designation Address

THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF ....., 20..... For.....

Accepted

Notarised

(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 documents such as a board or shareholders 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.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*



**ANNEXURE VI: POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM**

Whereas the **“EOI for development of IT PARK & IT CITY In U.P. Avas Evam Vikas Parishad scheme at Vrindavan Subcity at Lucknow, Uttar Pradesh. ”** (the “Project”). Whereas, ....., ..... and ..... (collectively the “Consortium”) being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal and other connected documents in respect of the Project, and Whereas, it is necessary 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 and its execution. NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS We, ..... having our registered office at ....., M/s. ...., having our registered office at ....., and M/s. ...., having our registered office at ....., (hereinafter collectively referred to as the “Principals”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/s ....., 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”) and hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the Concession/ 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 submission of its bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, accept the Letter of Award, participate in Applicants’ and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s bid for the Project and/ or upon award thereof till the Concession Agreement is entered into with the Authority. AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things 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 Page 19 of 28 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 PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF ....., 2025

For ..... (Signature, Name & Title)

For ..... (Signature, Name & Title)

For ..... (Signature, Name & Title) (Executants)

(To be executed by all the Members of the Consortium)

Signature	
Witnesses: 1	Witnesses: 1
Name	Name
Designation	Designation
Address	Address

*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 documents such as a board or shareholders 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.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Applicants from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*

**ANNEXURE VII: FINANCIAL CAPACITY OF THE APPLICANT**

(InRs. crore†)

Applicant type ‡	Member Code§	Proposed Equity Shareholding in Consortium (%)	Net Cash Accruals in years					Net worth as on 31-03-3024
			1	2	3	4	5	
Single entity Applicant								
Consortium Member1								
Consortium Member2								
Consortium Member3								
<b>TOTAL</b>								

†For conversion of US Dollars to Rupees, the rate of conversion shall be Rupees 85(Eighty Five) to a US Dollar.. ‡A Applicant consisting of a single entity should fill in details as per the row titled Single entity Applicant and ignore the rows titled Consortium Members. Incase of a Consortium, row titled Single entity Applicant may be ignored.

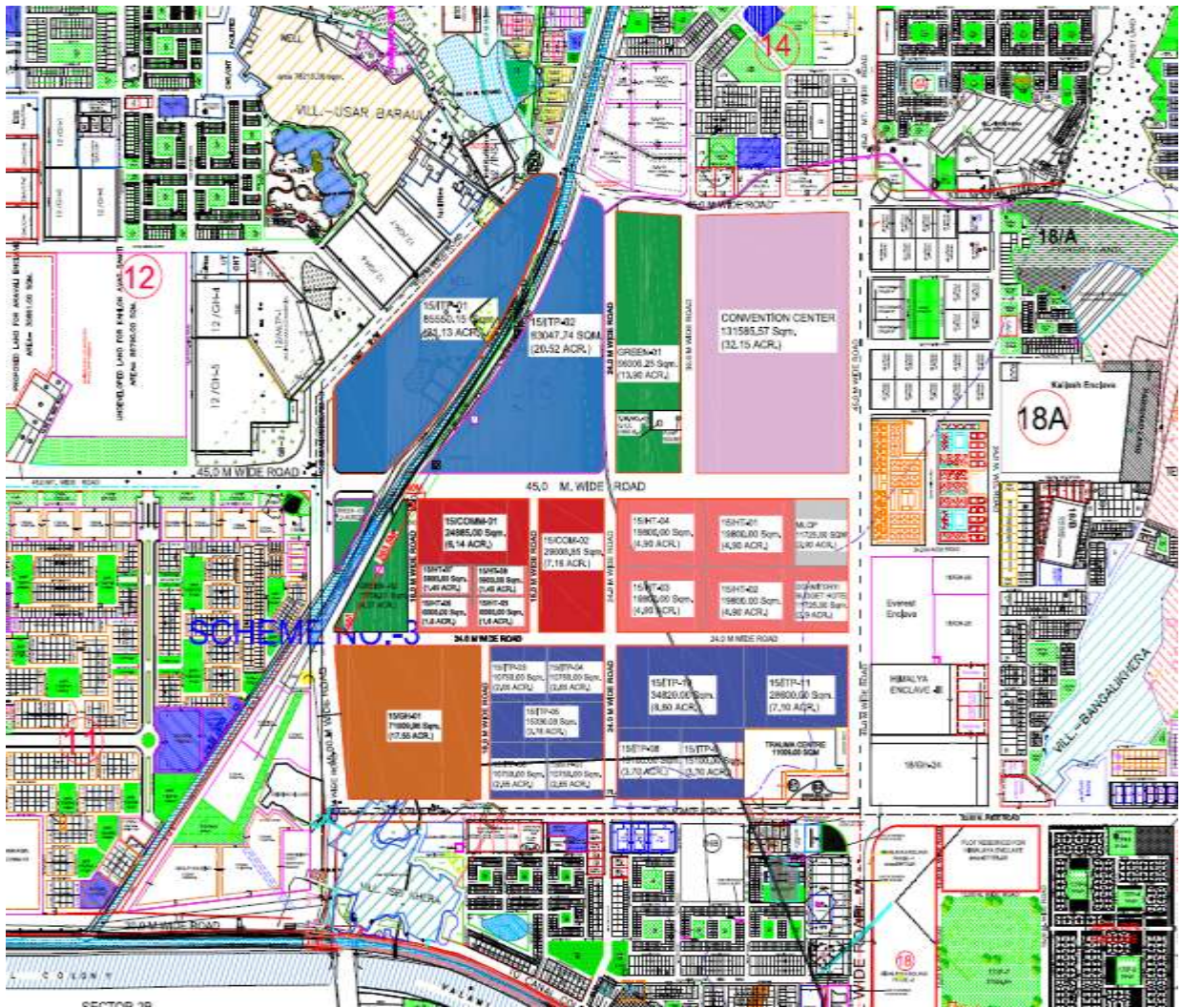
- ❖ Member Code shall indicate NA for Not Applicable in case of a single entity Applicant.
- ❖ For other Members, the following abbreviations are suggested viz. LM means Lead Member, TM means Technical Member, FM means Financial Member, OMM means Operation & Maintenance Member; and OM means Other Member.
- ❖ \*\*The Applicant should provide details of its own Financial Capability or of an Associate.

## *Appendix A*

### **SITE AT A GLANCE**

1. The selected site for IT Park & City is located in Sector-15, Vrindavan Sub-City, a well developed Parishad scheme in Lucknow which has **primary & secondary access** through **45.00 Mt. Road** & tertiary access through **30.00 Mt. Wide** roads.
2. It is also well connected to **Amar Shaheed path** on one side & **Raibareilly road** on the other. The Location of the proposed IT Park & City land parcel is one of the Finest Developed Land measuring approximately 258 Acres.
3. It is presently a part of acquired & developed Parishad scheme area of Vrindavan Sub city, Lucknow. The site lies in-close proximity to Parishad Scheme of Avadh Vihar & other major Township projects such as **Ansal Sushant Golf City, Omaxe city & Eldeco Saubhagyam etc.**
4. A Dedicated road to the **Chaudhary Charan Singh International Airport which is approx. 11 km.** from the site ensures seamless connectivity.
5. **Utariatia Railway Station** is around **2.5kms** & the **SGPGI Bus stop is 1.8 kms.** Approx. from the site.
6. **HCL IT City** is also located approximately **11.5 Km** from the proposed site.
7. Major healthcare facilities like **SGPGI Hospital/ Institute, Lucknow, Medanta Hospital, Cancer Hospital, Trauma Centre etc, religious sites like ISKON Temple & recreational spaces like AwadhShilp Gram, Ekana Stadium** and major Malls are also located in the near vicinity of the site.
8. Major Educational Institutes like **Babasaheb Bhimrao Ambedkar University (BBAU), IGNOU Regional Centre** are also located near the site.
9. In this Sector an **International Convention & Exhibition Centre for 10000 Persons** is also a major upcoming Project.
10. Major infrastructure facilities such as electricity, waste management, water supply, gas supply, storm water & sewage are already developed in the Scheme.





SCHEME NO. 3

**LEGEND**

- CONVENTION CENTER CUM EXHIBITION CENTRE FOR 10000 PERSONS
- GROUP HOUSING
- IT
- HOTEL
- COMMERCIAL
- GREEN
- PARKING



<b>SITE DETAILS</b>	
Site Area	<b>1045798.56 SQM (258.59 ACRES)</b>
Permissible G.C	<b>40%</b>
F.A.R	<b>3 and 1 (50% Purchasable, as per prevailing building by-laws ) .</b>
Permissible Height	<b>26.6 M</b> (Height Above 26.6 M is permissible on Approval /NOC from ATC Lucknow)

<b>LAND RATE</b>	
Basic Land Rate (Residential for individual)	<b>41000</b>
For Group Housing and Institutional Plots Land Rate Will Be @1.5 Times Of Basic Land Rate	<b>61,500 SQM</b>
For Commercial Land Rate @ 2 Times Of Basic Land Rate	<b>82,000 SQM</b>
Freehold Charges	<b>10+2%</b>

## *Appendix B*

### **List of eligible projects is as follows:**

- 1 Projects related to IT Park & IT CITY.
- 2 Other core infrastructure sector projects including power, telecom, ports, airports, railways, metro rail, industrial parks/ estates, logistic parks, pipelines, irrigation, water supply, Sewerage, Hospitality/golf Tourism Sector.