

**Expression of Interest (EOI)**

**For**

**Bulk Sale of Unsold Inventory in three projects**

**(Two projects in Sector 74, Noida and One project in Sector 1,  
Greater Noida (West))**

**Gautam Budh Nagar, Uttar Pradesh**

**Supertech Limited**

**1114, Hemkunt Chambers 89,**

**Nehru Place,**

**New Delhi - 110019**

**Tel No.: +91-9310012345**

**November, 2019**

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## 1. TEXT OF ADVERTISEMENT

### Expression of Interest For Bulk Sale of Unsold Inventory

Supertech Limited (RERA NO. UPRERAPRM1754) is offering unsold inventory for bulk sale in their three projects, detailed as below:

**Project Name: Supertech North Eye**  
**Location: Plot No. GH-01, Sector 74, Noida, U.P.**  
**UP RERA No.: UPRERAPRJ5539**

Asset Class	Unsold Carpet Area (Sq.m.)	Unsold Built-up Area (Sq.m.)
Residential	49,810	58,599.96
Commercial	2,231	2,789.20
School	2,768	3,460.52
Office & Community	8,143	10,179.02
<b>Total</b>	<b>62,952</b>	<b>75,028.71</b>

**Project Name: Supertech ORB**  
**Location: Plot No. GH-01, Sector 74, Noida, U.P.**  
**UP RERA No.: UPRERAPRJ5551**

Asset Class	Unsold Carpet Area (Sq.m.)	Unsold Built-up Area (Sq.m.)
Residential	59,492	69,990.71

**Project Name: Supertech Eco Village I**  
**Location: Plot No. 8, Sector 1, Greater Noida (West), U.P.**  
**UP RERA No.: UPRERAPRJ4318, UPRERAPRJ4830, UPRERAPRJ4878 & UPRERAPRJ8334**

Asset Class	Unsold Carpet Area (Sq.m.)	Unsold Built-up Area (Sq.m.)
Residential	34,429	43,036.51
Commercial	4,156	5,195.37
Community Hall	14,150	17,687.94
<b>Total</b>	<b>52,736</b>	<b>65,919.83</b>

EOIs are sought from applicants interested in the purchase of unsold inventory as detailed above. Consummation of any transaction pursuant to the process initiated by this advertisement will be subject to requisite approvals, including, the approval of the Boards of the Directors of Supertech Limited and approvals required under applicable law. EOIs shall be independently evaluated by Knight Frank India Pvt. Ltd. based on evaluation criteria provided by Supertech Limited.

Interested parties may refer to <https://www.supertechlimited.com/> for details in relation to the opportunity, the eligibility criteria, prescribed format of the EOI and other terms and conditions. Applicants fulfilling the eligibility criteria can submit the EOI in the prescribed format, along with the relevant supporting documents, **latest by 5 PM Indian Standard Time on Friday, November 21, 2019.**

Supertech Limited reserves the right to suspend, modify or terminate the proposed sale of unsold inventory at any time without providing any reasons or incurring any liability to any party.

## 2. LETTER OF INVITATION

**Supertech Limited**  
**1114, Hemkunt Chambers 89, Nehru Place, New Delhi - 110019**  
**Tel No.: +91-9310012345**

No.

Dated:

Dear Sir/Madam,

Supertech Limited (Developer) invites sealed Expression of Interest (EOI) from interested parties towards Bulk sale of unsold inventory in three of their projects located in Gautam Budh Nagar, Uttar Pradesh.

The EOI Document containing the details of qualification criteria, submission requirement, brief objective & scope of work and method of evaluation etc. is enclosed. The EOI Document is also available on developer's website [www.supertechlimited.com](http://www.supertechlimited.com). You may submit your responses in sealed envelopes in prescribed format to the undersigned latest by 21.11.2019.

**“Designated Person”**

**Supertech Limited**  
**Supertech House, B-28, 29**  
**Sector 58, Noida - 201301**

Queries if any may be referred in writing to the **Designated Person**, at the above mentioned address or Telephone No. **+91-7838787849** or at E-mail: \_\_\_\_\_

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S. No.	Critical Dates	Date	Time
1.	Publishing Date	06.11.2019	
2.	Document Download Start Date	08.11.2019	12.00 hrs
3.	Document Download End Date	20.11.2019	12.00 hrs
4.	Bid Submission Start Date	08.11.2019	10.00 hrs
5.	Bid Submission End Date	21.11.2019	17.00 hrs
6.	Bid Opening Date	15.11.2019	15.00 hrs

Yours faithfully,

**Designated Person**  
For & on behalf of Supertech Limited  
Encl.: EOI Document

### 3. COMPANY BACKGROUND

Supertech Limited, a leading real estate developer is 27 old organization head-quartered out of Noida with presence across states that include Uttar Pradesh, Uttrakhand, Haryana and Karnataka. The developer as experience in conceptualizing, developing, selling/leasing projects across asset classes i.e. residential, commercial, township, retail, office space and hospitality.

Currently unsold inventory across three projects comprising of various assets classes is being offered. First project Supertech North Eye located in sector 74, Noida. It is one of the tallest residential tower projects in NCR offering high-end residential units along with commercial, institutional, office & community areas. The present offering at Supertech North Eye is as below:

<b>Asset Class</b>	<b>Unsold Carpet Area (Sq.m.)</b>	<b>Unsold Built-up Area (Sq.m.)</b>
Residential	49,810	58,599.96
Commercial	2,231	2,789.20
School	2,768	3,460.52
Office & Community	8,143	10,179.02
<b>Total</b>	<b>62,952</b>	<b>75,028.71</b>

The second project is Supertech ORB located in sector 74, Noida. It comprises of three iconic towers offering hi-tech automated homes and facilities. The circular architecture of the buildings is the central design theme for the project. The present offering at Supertech ORB is as below:

<b>Asset Class</b>	<b>Unsold Carpet Area (Sq.m.)</b>	<b>Unsold Built-up Area (Sq.m.)</b>
Residential	59,492	69,990.71

The third project being offered is Supertech Eco Village located in Sector 1, Greater Noida (West). Spread over 50 acres, the project is being developed in phases and the inventory offered is part of Phase-I of the project. The project is focussed on affordable housing for mid-income segment first time home buyers. The project comprises of residential apartment, commercial spaces and community spaces. The present offering at Supertech Eco Village-I is as below:

<b>Asset Class</b>	<b>Unsold Carpet Area (Sq.m.)</b>	<b>Unsold Built-up Area (Sq.m.)</b>
Residential	34,429	43,036.51
Commercial	4,156	5,195.37
Community Hall	14,150	17,687.94
<b>Total</b>	<b>52,736</b>	<b>65,919.83</b>

#### **4. VENUE & DEADLINE FOR SUBMISSION OF PROPOSALS**

Proposals in its complete form in all respects as specified in the EOI, must be submitted to Supertech Limited at the address specified herein earlier. In exceptional circumstances and at its discretion, Supertech Limited may extend the deadline for submission of proposals by issuing an amendment to be made available on the Developer website, in which case all rights and obligations of Developer and the bidders previously subject to the original deadline will thereafter be subject to the deadline as extended.

#### **5. VALIDITY OF OFFER**

The offer for EOI as per this document shall be valid for a period of three (3) months initially which may be extended further if required by Supertech Limited.

#### **6. INSTRUCTIONS TO BIDDERS**

**6.1.** The Expression of Interest is to be submitted in the manner prescribed below:-

All information as detailed below is to be submitted in one hard copy in two sealed envelopes. The first envelope should contain the bidder details accompanied by demand draft. The second envelope shall have the financial bid. These two sealed envelopes would be put together in one large envelope and submitted as one comprehensive bid.

Envelope 1 – “EOI submission towards Bulk Sale of Unsold Inventory - Bidder Details”

- a) Applicant’s Expression of Interest as per Format-1.
- b) Organizational Contact Details as per Format-2.
- c) Financial strength of the company as per Format-3.
- d) Earnest Deposit Money
- e) Declaration as per Format-4.
- f) Power of Attorney in favour of Authorized Signatory with long and short signatures of Authorized person.

Envelope 2 – “EOI submission towards Bulk Sale of Unsold Inventory – Financial Bid”

- g) Financial Bid as per Format 5

**6.2.** EOI Documents have been hosted on the website [www.supertechlimited.com](http://www.supertechlimited.com) and may be downloaded from the website.

The bidders are expected to examine all instructions, forms, terms and other details in the EOI document carefully. Failure to furnish complete information as mentioned in the EOI document or submission of a proposal not substantially

responsive to the EOI documents in every respect will be at the Bidder's risk and may result in rejection of the proposal.

- 6.3. Bidder has the opportunity to bid of one or more asset classes within one projects or multiple projects being offered.
- 6.4. Consortium comprising of not more than 3 parties/members is allowed to bid for the single asset class / single project in totality / two or more asset classes or projects.
- 6.5. The lead member of the consortium has to has controlling stake of 51% or more in term of financial strength.
- 6.6. Developers/builders/colonisers, financial institutions, channel sales partners, HNIs and Ultra HNIs are allowed to participate in the bid process.
- 6.7. Supertech Limited would be sharing the approved layouts / drawing for site plans demarcating the unsold area being offered for bulk sale on request of the bidders at their office in Noida.
- 6.8. The current status of construction and project completion timeline (i.e. receiving Occupancy Certificate) would be shared on request of the bidders at their office in Noida.
- 6.9. Interested bidders are suggested to undertake the site visit. Supertech Limited team representative may be given an advance written request over designated email 24 hours in advance, in case of assistance required by Supertech Limited.

## **7. EARNEST DEPOSIT:**

An unconditional non-interest-bearing demand draft of INR 5 Crore has to be submitted along with bid documents in favour of 'Supertech Limited'.

## **8. QUALIFICATION CRITERIA:**

Following will be the minimum pre-qualification criteria. Each eligible bidder should possess all the following pre-qualification criteria. Responses not meeting the minimum pre-qualification criteria will be rejected and will not be evaluated.

<b>S. No.</b>	<b>Pre-qualification Criteria</b>	<b>Supporting Compliance Document</b>
1.	The applicant shall be a firm/ company/ partnership/ proprietorship firm registered under the Indian Companies Act, 1956/ the partnership Act, 1932 and who have their registered offices in India.	Copy of Certificate of incorporation and Partnership Deed, if any
2.	PAN No. & GST Registration Certificate	Copy of Certificate to be enclosed.
3.	Annual turnover of the organization for last one year	CA certified document with name of CA registration number, signature and stamp
4.	Refundable Earnest Money Deposit	Cheque forid of three months in favour of Supertech Limited.

#### **9. EVALUATION CRITERIA AND METHOD OF EVALUATION:**

- a. Screening of EOIs shall be carried out as per eligibility conditions mentioned in this document.
- b. EOIs would be evaluated basis on highest price offered on per unit basis and timelines suggested for payment of entire consideration.
- c. Net Present Value of suggest price and timelines would be utilized to arrive at higher bid value
- d. Higher preference would be given to bids offering to purchase entire project as one or more.
- e. Experience of Promoters on Real Estate Sales and Distribution
- f. Bidders bidding for all above projects shall be given added advantage

#### **10. RESPONSE**

- 10.1.** Bidders must ensure that their Bid response is submitted as per the formats attached with this document.
- 10.2.** Application in sealed cover super scribed, as “EOI for Bulk Sale of Unsold Inventory – Gautam Budh Nagar”.

#### **11. CONFLICT OF INTEREST:**

- 11.1.** Where there is any indication that a conflict of interest exists or may arise, it shall be the responsibility of the Bidder to inform Supertech Limited, detailing the conflict in writing as an attachment to this Bid
- 11.2.** Supertech Limited will be the final arbiter in cases of potential conflicts of interest. Failure to notify Supertech Limited of any potential conflict of interest will invalidate any verbal or written agreement.

**11.3.** A Conflict of Interest is where a person who is involved in the procurement has or may be perceived to have a personal interest in ensuring that a particular Bidder is successful. Actual and potential conflicts of interest must be declared by a person involved in a Bid process.

**12. CONDITION UNDER WHICH EOI IS ISSUED:**

The EOI is not an offer and is issued with no commitment. Supertech Limited reserves the right to withdraw EOI and or vary any part thereof at any stage. Supertech Limited further reserves the right to disqualify any bidder, should it be so necessary at any stage.

**13. FORMATS FOR SUBMISSION:**

**FORMAT – 1**

**APPLICANT'S EXPRESSION OF INTEREST**

To,

Supertech Limited  
Supertech House, B-28, 29  
Sector 58, Noida - 201301

**Sub: Submission of Expression of Interest towards Bulk Sale of Unsold Inventory of Supertech Limited**

Dear

In response to the Invitation for Expressions of Interest (EOI) published on xx.xx.xxxx for the above purpose, we would like to express interest to carry out the above proposed task. As instructed, we attach the following documents in two separate sealed envelopes:

Envelope 1:

1. Organizational Details (Format-2)
2. Financial strength of the organization (Format-5)
3. Additional information (Format-6)
4. Earnest Deposit Money DD

Envelope 2:

5. Financial Bid

Sincerely Yours,  
Signature of the applicant  
[Full name of applicant]  
Stamp.....  
Date:

Encl.: As above.

Note: This is to be furnished on the letter head of the organization.

## FORMAT – 2

<b>S. No</b>	<b>Organizational Contact Details</b>	
1.	Name of Organization	
2.	Main areas of business	
3.	Type of Organization Firm/ Company/ partnership firm registered under the Indian Companies Act, 1956/ the partnership Act, 1932	
4.	Address of registered office with telephone no. & fax	
5.	Contact Person with telephone no. & e-mail ID	

Enclose:-

1. Copy of Certificate of Incorporation.
2. Copy of Article of Association in respect of 3 above.

Signature of the applicant

Full name of the applicant

Stamp & Date

### FORMAT – 3

<b>Financial Strength of the Organization</b>					
S. No	Financial Year	Whether profitable Yes/NO	Annual net profit (in Crores of Rs.)	Overall annual turnover (in Crores of Rs.)	Annual turnover from only Consultancy services rendered in India (in Crores of Rs.)
1	2017-18				
Note: Please enclose auditor's certificate in support of your claim.					

Signature of the applicant  
Full name of applicant

Stamp & Date

## FORMAT - 4

### Declaration

We hereby confirm that we are interested in competing for the Bulk Sale of Unsold Inventory of Supertech Limited

All the information provided herewith is genuine and accurate.

Authorized Person's Signature.

Name and Designation:

Date of Signature:

Note: The declaration is to be furnished on the letter head of the organization.

## FORMAT – 5

Supertech North Eye	Unsold Carpet Area (in Sq.m.) (a)	Price Per Unit (INR Per Sq.m.) (b)	Total Consideration (c)= (a x b)
Residential	49,810		
Commercial	2,231		
School	2,768		
Office & Community	8,143		

### Payment Timelines – North Eye

	Start of 1 <sup>st</sup> year	Start of 2 <sup>nd</sup> year	Start of 3 <sup>rd</sup> year
Payment %age			

Supertech ORB	Unsold Carpet Area (in Sq.m.) (a)	Price Per Unit (INR Per Sq.m.) (b)	Total Consideration (c)= (a x b)
Residential	59,492		

### Payment Timelines - ORB

	Start of 1 <sup>st</sup> year	Start of 2 <sup>nd</sup> year	Start of 3 <sup>rd</sup> year
Payment %age			

Supertech Eco Village - I	Unsold Carpet Area (in Sq.m.) (a)	Price Per Unit (INR Per Sq.m.) (b)	Total Consideration (c)= (a x b)
Residential	34,429		
Commercial	4,136		
Community Hall	4,150		

### Payment Timelines – Eco Village I

	Start of 1 <sup>st</sup> year	Start of 2 <sup>nd</sup> year	Start of 3 <sup>rd</sup> year
Payment %age			

Note:

Start of First year - Date of Agreement – Developer & Bidder

Start of Second Year - 365 days from date of Agreement

Start of Third Year - 365 days from date of Agreement

Bidder may choose to reduce the tranches of payment and bid accordingly.

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## **FORMAT – 6**

### **Brief Background of Promoter**

**Name of Promoter:-**

**Years of Experience:-**

**Brief Experience:-**