



THE CRICKET ASSOCIATION OF BENGAL

DR. B.C. ROY CLUB HOUSE, EDEN GARDENS, KOLKATA-700 021

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03 March 2026



REQUEST FOR PROPOSALS

FOR

TURNKEY DESIGN-BUILD CONSTRUCTION SERVICES

FOR

DEVELOPMENT OF CENTRE OF EXCELLENCE AT

DUMURJALA, HOWRAH, WEST BENGAL

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1. INTRODUCTION

- 1.1 The Cricket Association of Bengal (CAB) is the governing body for cricket activities in the Indian state of West Bengal. Founded in 1928, it is responsible for the management and development of cricket in the region and overseas domestic competitions and local cricket clubs. The CAB is affiliated with the Board of Control for Cricket in India (BCCI) and plays a significant role in promoting the sport at the grassroots level. The association is headquartered at the iconic Eden Gardens stadium in Kolkata, which is one of the largest and most famous cricket stadiums in the world, frequently hosting international matches and major cricketing events. Over the years, the CAB has contributed significantly to Indian cricket, nurturing numerous talented cricketers who have represented India at the international level.
- 1.2 The CAB now aiming to establish Centre of Excellence at Dumurjala, Howrah, dedicated to nurturing and developing young cricket talent in West Bengal. This facility aims to uphold and enhance the region's rich cricketing heritage by providing world-class infrastructure, expert coaching, and holistic development programs. CAB's vision is to create a nurturing ground for future cricket stars, fostering a culture of excellence, sportsmanship, and community engagement, while positioning West Bengal as a leading hub for cricket development in India.
- 1.3 The land is situated within the Dumurjala Sports Complex in Howrah district, approximately 14 kilometres from Howrah Railway Station and 30 kilometres from Kolkata Airport. The existing complex is primarily known for hosting local sports events and serves as a multi-purpose facility for various sports, including cricket, football, and athletics. Dumurjala Stadium plays a vital role in the community by offering a space for sports training and local competitions. Total area of land is approximately 8.94 Acre.
- 1.4 Development of a Cricket academy is a complex exercise in their scope and carries the risks of infrastructure and realty projects converged into them. The project development activity, prior to implementation, is therefore of paramount importance. The Cricket Association of Bengal may therefore want to have the services of a specialized and experience-consulting firm, who would share and provide efficient masterplan and unique facilities in respect of providing Cricket Facilities.
- 1.5 The main objective is to develop the Sports complex which will provide sports-related facility along with residential block and cafeterias for resident athletes and staff with additional accommodation facilities for visitors. **The total construction duration is approx. 24 months.**

The proposed Project details are given below: -

Name of the Client	Cricket Association of Bengal (CAB)
Name of the Project	Turnkey Design-Build Construction of Centre of Excellence at Dumurjala, Howrah, West Bengal
Project Site Location	Dumurjala Sports Complex in Howrah district, approximately 14 kilometres from Howrah Railway Station and 30 kilometres from Kolkata Airport, West Bengal, India
Project Site Area (Approx.)	8.94 Acre
Method of Selection	Quality & Cost Based Selection (QCBS)
Project Implementation Mode	Turnkey Design-Build Model
Proposal Validity	120 Days

<p>Broad Project Requirement/Product Mix</p>	<p>A. Gate Complex</p> <p>B. Admin & Security Building -this will be comprised with Reception & Waiting, Security office, Office space, Toilet Blocks, Chairman room, Conference room-2 no, Office space., Display area</p> <p>C. Residential Block: the Minimum components of this block will be as follows:</p> <ul style="list-style-type: none"> ○ Reception ○ Double bedded room –40 no ○ Single bedded room – 12 no. ○ Conference hall, Kitchen, Store etc. ○ Dining hall ○ Library <p>D. Indoor Practice area:</p> <ul style="list-style-type: none"> ○ Practice Pitch – 6 Nos. ○ Coaching room ○ Video Analysis room ○ Coaches room ○ Changing rooms & Lockers ○ Indoor Gymnasium ○ Medical Unit <p>E. Outdoor Practice area:</p> <ul style="list-style-type: none"> ○ Outdoor Net practice field (12 no) with dressing rooms & Rehab rooms <p>F. Main Cricket Ground</p> <ul style="list-style-type: none"> ○ Practice Cricket Field- The land includes a floodlight facility (subject to approval from authority) with a minimum of four units, enabling night matches to be held at the venue. ○ Seating area (Maximum 2000) with Press conference /Toilets <p>G. Swimming pool</p> <p>H. Indoor & Outdoor Café area</p> <p>I. Club</p> <p>J. Physical Infrastructure Development:</p> <ul style="list-style-type: none"> ○ Parking ○ Internal road, Pathway ○ Boundary wall & Fencing ○ Landscaping & Beautification of water body area ○ WTP/STP/Sub-station /Security system <p>K. Sports Science Centre</p>
Date of Issue of RFP	03/03/26
Deadline for Submission of Pre-Proposal / Pre-Bid Queries	08/03/26, 12:00 hours
Issue of Pre-proposal Clarifications	12/03/26
Proposal Submission Due Date	23/03/26, 16:00 hours

Date of opening of Technical Proposal	25/03/26, 17:00 hours
Date of Technical Presentation	_____ (time to be notified later)
Date of opening of Financial Proposal	To be intimated later
Expected Date of Commencement of Assignment	To be intimated later
Pre-proposal meeting	<i>Pre-bid meeting shall be held through VC on The link of VC :</i>
Indicative Project Cost	Development of Centre of Excellence at Dumurjala, Howrah, West Bengal- Indicative Project cost- INR 50 Cr.
Bid Security Deposit	INR 10,00,000 (Ten Lakhs Only)
Performance Bank Guarantee (PBG)	10% of the Consultancy Fee
Defects Liability Period (DLP)	12 (twelve) months from the date of issue of completion certificate for the Services Agreement. For equipment supplied by Original Equipment Manufacturers (“OEM”), guarantee/ warranty certificate as per the manufacturing certificate shall be applicable.
Contact Person	Er. Ph- E-mail ID:
Place of Opening of Proposal:	

- 1.6. This document (the “**RFP**”) constitutes a request for proposals from reputed professional entities who meet the eligibility criteria specified herein and are keen in (i) preparation of Initial Concept Designs, Master Architectural Plan, Design Basis Report, preparation of Bill of Quantities, Detailed Design, Technical Specifications, As-Built drawings and construction of all facilities listed under Phase 1. The work shall also include mobilization of equipment, tools & tackles, materials, transport and supply of manpower, construction including testing and commissioning for state of the art, world class cricket academy comprising the facilities on the Site in the manner described in, and contemplated by, this RFP and the Services Agreement for Phase 1 facilities.
- 1.7. **Schedule 1** to this RFP contains a glossary of words and expressions used in this RFP, unless the context requires otherwise.
- 1.8. Interested parties are invited to submit their proposal (comprising of separate technical proposal and financial proposal) (together, the “**Proposal**”) in accordance with the provisions of the RFP Document (defined below).
- 1.9. CAB has decided to carry out a bidding process for selection of an entity, that will be preparing and submitting a Proposal pursuant to this RFP with the object of being selected for providing the Services in relation to the Project in accordance with this RFP (the “**Interested Party/ies**”).
- 1.10. The successful Interested Party shall be responsible for concept and detailed designing, engineering, procurement and construction of the Project under and in accordance with the provisions of the contract (the “**Services Agreement**”) to be entered between CAB and the successful Interested Party, in the format set out in Schedule 10 to the RFP. The defects liability period (“**DLP**”) for the Project shall be as defined above in Clause 1.5. The successful Interested Party shall be liable to take remedial measures at its cost to set right the defects as may be pointed out to it by the CAB or by any of its authorized agencies.
- 1.11. Milestone linked payments shall be done based on achieved milestones which should form part of the

Services Agreement and may be negotiated and agreed upon during the financial negotiation process. Negotiation of price may not be ruled out and CAB reserves the right to conduct negotiation with the successful Interested Party.

- 1.12. The statements and explanations contained in this RFP are intended to provide a better understanding to the Interested Party about the subject matter of this RFP and should not be construed or interpreted as limiting in any way or manner the scope of work or the obligations of the successful Interested Party as set forth in Schedule 10 to this RFP or the CAB's rights to amend, alter, change, supplement or clarify the scope of work, or the terms thereof or herein contained as mentioned in Services Agreement. Consequently, any omissions, conflicts or contradictions in the RFP Document are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by CAB.
- 1.13. CAB shall receive Proposals pursuant to this RFP in accordance with the terms set forth in this RFP and other documents to be provided by CAB pursuant to this RFP, as modified, altered, amended and clarified from time to time by CAB (collectively the "**RFP Document**"), and all Proposals shall be prepared and submitted in accordance with such terms on or before the date specified for submission of Proposal.
- 1.14. Brief Description of Proposal Process
- (a) In terms of the RFP Document, Interested Party shall be required to furnish along with its Proposal, a Bid Security Deposit for an amount of INR 10 Lakhs (Rupees Ten Lakhs) ("**Bid Security Deposit**") in form of an unconditional and irrevocable bank guarantee. The Bid Security Deposit may be provided by any bank that is listed at Schedule 2 of the Reserve Bank of India Act, 1934 (excluding cooperative banks and regional rural banks) or an Indian private bank or another reputable bank (in case each approved in writing in advance by CAB). The bank guarantee shall be in favour of 'Cricket Association of Bengal', Kolkata, as per the format as specified in **Schedule 3**.
 - (b) The Proposal submitted by the Interested Parties shall be valid for a period not less than 120 days (one hundred twenty days) from the Proposal Due Date (defined below) ("**Proposal Validity Period**").
 - (c) In the first part, the Technical Proposals of the Interested Parties shall be opened and the Interested Parties who meet the Eligibility Criteria and satisfy other terms of this RFP Document shall be termed as "**Technically Qualified Interested Parties**". In the second part, the Financial Proposals of only the Technically Qualified Interested Parties shall be opened.
 - (d) The Proposal shall be evaluated as per the quality and cost-based selection ("**QCBS**") process. The process/ method of evaluation is further illustrated in Clauses 8.1 to 8.10 below.
 - (e) CAB on its part shall ensure that the terms and conditions of this RFP process for the Project are followed and applied uniformly to all Interested Parties in a non-discriminatory, transparent and objective manner. CAB or its authorized agency shall not provide to any party, any such information regarding the Project or Proposal Process, which may have the effect of restricting competition.
 - (f) Notwithstanding anything contained in this RFP Document, the detailed terms specified in the Services Agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Interested Party hereunder shall continue to have effect in addition to its obligations under the Services Agreement.
- 1.15 Schedule of RFP Process
- (a) CAB shall endeavour to adhere to the following schedule for this RFP process:

Sl. No.	Event Description	Event Details
1	Release of “notice inviting tender”	(DAY T) - Date of publication of notice inviting tender)
2	Availability of RFP Document	Interested parties are requested to email at pmc@bengalcricket.com in order to get further details for purchasing the Bid Document.
3	Cost of RFP document	INR 25,000 only (Indian Rupees Twenty Five Thousand only)
4	Last date of sharing RFP document to interested bidders on payment of cost of RFP document	T+20 days
5	Mode of submission of Proposal	Submission of Proposal in hard copies or through registered post/speed post/ courier or hand delivered
6	Cut-off time and date for submission of queries	T+05 days
7	Date, time and place of pre-proposal conference	T+09 days Dr. B. C. Roy Club House, Eden Gardens, Kolkata – 700 021, West Bengal, India
8	Issue of clarifications or addendum	T+ 38 days
9	Last date of Submission of Proposal (Proposal Due Date)	T+20 days
10	Submission of Original Bank Guarantee as Bid Security Deposit	T+51 days (To be submitted along with the Proposal)
11	Date, time and venue of technical presentation	Shall be intimated to the technically Qualified Interested Parties at appropriate time
12	Issue of Letter of Intent (“LOI”) to the successful Interested Party	Shall be intimated to the Successful Interested Party post completion of bidding process and prior to issue of LOA
13	Issue of Letter of Award (“LOA”) to the successful Interested Party	Shall be intimated to the successful Interested Party at appropriate time
14	Acceptance of LOA by the successful Interested Party	Within 7 (seven) Working Days of issuance of LOA
15	Signing of Services Agreement	Within 30 (thirty) days of issuance of LOA
16	Submission of Performance Bank Guarantee	Within 10 (ten) days of signing of Services Agreement

- (b) CAB reserves the right to modify/ amend the above schedule of RFP process at any time during the RFP process at its sole discretion, by issuing addendum to RFP without assigning any reason or being liable for the same in any manner whatsoever.
- (c) Further CAB reserves the right to hold, in its sole and absolute discretion, more than one pre-proposal conference with the Interested Parties and in such an event the above schedule shall stand modified and amended as deemed appropriate by the CAB.

2. REQUEST FOR PROPOSALS

2.1. Request

- (a) CAB hereby requests Proposals from reputed professional entities to undertake the obligations under the Services Agreement.

- (b) CAB is inviting proposals from reputed entities of national and international standing. References in the RFP Document to, and the terms and conditions applicable to, 'Proposal(s)' shall also apply to Consortium/ JV Proposal(s) unless otherwise indicated, and references in this RFP to, and the terms and conditions applicable to, 'Interested Parties' shall also apply to Consortia/ JVs, unless otherwise indicated.
- (c) Interested Parties are advised to examine the terms of the Services Agreement (enclosed as **Schedule 10** to this RFP) and the details in relation to the Services and the terms and conditions applicable for provision of the same by the successful Interested Party. CAB, at any time prior to submission of Proposals, reserves the right to amend the terms of this RFP and/or the Services Agreement in form of issuing addendum or corrigendum, etc.
- (d) All Services, functions or responsibilities not specifically described in this RFP and/or in the Services Agreement but which are inherent, necessary, customary or ancillary to the Services to be provided by the successful Interested Party and are required for the performance or provision of Services, shall be deemed to be included within the scope of Services to be provided by the successful Interested Party as if such Services, functions or responsibilities were specifically required and described in this RFP and/or the Services Agreement and shall be carried out by the successful Interested Party at no additional cost to CAB. Such inherent and ancillary requirements can be factored in by Interested Parties while preparing and submitting the Proposal.
- (e) The list of facilities set out in **Schedule 2** to the Services Agreement is a list of facilities that CAB is desirous of developing as part of the Project. The list of facilities may be further optimized during conceptual design phases.
- (f) Interested Parties shall submit the copy of certificate of registration/ incorporation as applicable to its legal status.
- (g) Interested Party shall submit a statement of its average annual turnover and profit before taxes ("PBT") for the previous 5 (five) Financial Years ending on March 31, 2025 in the format specified in **Schedule 8** duly certified by a chartered accountant firm, as applicable, on the letter head of the Interested Party. Additionally, the Interested Party shall also submit its income tax return for the previous three Financial Years ending on March 31, 2025.
- (h) Interested Party shall submit details of its technical eligibility in the format given in **Schedule 5** along with supporting documents/ evidence/ certificates including completion certificate from the relevant client/ project owner in support of its Technical Eligibility.
- (i) Interested Party shall submit power of attorney for signing of Proposal in favour of the Authorised Signatory in the format specified in **Schedule 12**.
- (j) Interested Party shall not have any conflict of interest (the "Conflict of Interest") that affects this RFP process. Any Interested Party found to have a Conflict of Interest shall be disqualified. The CAB Conflict of Interest Rules are given in **Schedule 5** of the Services Agreement.
- (k) Proposal shall be accompanied by GST and other legal certificates at least up to March 31, 2025 from the concerned departments/ authorities.

2.2 Proposals

- 2.2.1 Each Proposal must be for the Services in their entirety, and not for only part thereof, and must not be for any services not included in the Services. To be clear, any Proposal for only part of the Services or for any services not included in the Services will be liable to be rejected by CAB in its discretion.

- 2.2.2 The RFP issued by CAB is, and shall be, the intellectual property of CAB and is released to the Interested Parties for the sole purpose of preparation and submission of Proposals in accordance with the terms stated herein.
- 2.2.3 The Interested Party may be required to execute any specialized work as stipulated in Clause 34.7 of the Services Agreement using Nominated Sub-Contractors for some of the work packages. The Interested Party shall be responsible for coordinating with Nominated Sub-Contractors for necessary design coordination and day to day monitoring of work. The list of work packages where Nominated Sub-Contractors shall be used has been stipulated in Appendix-E of the Services Agreement.

In the event an Interested Party intends to sub-contract any other portion of the Services to a sub-contractor (i.e. other than the work packages which are to be executed using Nominated Sub-Contractors), then the Interested Party should intimate CAB the following details in relation to the intended sub-contract:

- (a) The scope of Services to be executed by the sub-contractor; and
- (b) The details of requisite experience of the sub-contractor.

Consortium/ JV Proposals

- 2.2.4 In addition to Proposals from individual reputed entities, consortia or joint ventures (whether incorporated or unincorporated) (each a “**Consortium/ JV**”) of not more than 2 (two) such reputed professional entities may submit a Proposal (“**Consortium/ JV Proposal(s)**”), provided that:
- (a) the members of the Consortium/ JV collectively satisfy the criteria for Interested Parties set out in this RFP and the Proposal Submission Letter, and in particular but without limitation the eligibility requirements set out in Clause 3 below. By way of illustration: (i) the aggregate annual turnover of all Consortium/ JV members may be considered by CAB, in its absolute discretion; and (ii) if one member of the Consortium/ JV (aa) is not a Fit and Proper Person as defined in Clause 3.2 below, or (bb) fails to comply with CAB Suitability Standards, or is currently involved in litigation proceedings with CAB, then CAB may, in its absolute discretion, reject the entire Consortium/ JV Proposal;
 - (b) the members of the Consortium/ JV shall form an entity as a special purpose vehicle (“**SPV**”) specifically for the Project. The SPV shall have a nominated Project Director leading the SPV in executive power. The SPV must have a separate financial account and separate bank account from its parent entities and/or any of the members of the Consortium/ JV. The SPV must possess all required resources for delivery of the works. Such resources shall include (without limitation) construction equipment, staff, construction manpower, office resources, formwork and other consumables. All expenses of the SPV shall have a separate chart of accounts from its parent entities and/or any of the members of the Consortium/ JV. Further, for communication, only the letterhead in the name of the SPV shall be used. In case of Consortium/ JV, issue of LOA will be subject to condition that the Consortium/ JV shall form a SPV for delivering the project. Creation of SPV is mandatory within 15 (fifteen) days from the date of issue of LOA, i.e. prior to the signing of Services Agreement. The Services Agreement will be signed only with the SPV. Failure to form SPV before signing of Services Agreement shall result in annulment of LOA. Further, all sub-contracts shall be issued by the SPV and not by any parent entity and/or member of the Consortium/ JV. The SPV shall also have a nominated signatory with appropriate power of attorney. The Project Director may be a signatory. The members of the Consortium/ JV must, as part of the Proposal, also submit a high-level organization structure indicating the Directors, Project Director and Project Manager for the proposed SPV;
 - (c) Each of the Proposal and the Services Agreement shall be duly signed to be legally binding in its entirety not only on the SPV but also on each of the members of the Consortium/ JV as joint and

several principal obligators. However, CAB will communicate only with the SPV in relation to all matters regarding the Services Agreement;

- (d) the Consortium/ JV agreement must be finalized (as per the format provided in **Schedule 13**) prior to submission of a Proposal and must be submitted with the Proposal Submission Letter, with the key terms of the arrangement between the members of the Consortium/ JV, including without limitation, any division or allocation of the obligation to perform/ deliver the Services, extracted and set out in summary form for CAB's easy reference;
- (e) a Consortium/ JV cannot have more than 2(two) members; and
- (f) each member of the Consortium/ JV undertakes to CAB that, if the Consortium/ JV Proposal is successful, it will not withdraw from the Consortium/ JV during the Term.

2.2.5 Members of a Consortium/ JV that is submitting a Consortium/ JV Proposal cannot submit a separate Proposal, be an intended sub-contractor as part of another Proposal or be part of another Consortium/ JV that is submitting a Consortium/ JV Proposal. In case of failure to conform to this Clause 2.2.5, the Technical Proposal of each and every Proposal with which such entity is connected shall be disqualified.

2.2.6 For the avoidance of doubt, it is clarified that an entity, which for the purposes of this Clause shall include any person which is related to the said entity (whether by being in the same Group as such entity or otherwise), can only be connected with one Proposal. Failure to conform to this requirement will attract the consequences set out in Clause 2.2.5 above.

2.2.7 If the members of the Consortium/ JV have already entered into any other agreements (i.e. in addition to the Consortium/ JV agreement referred to in Clause 2.2.4(d) above) in connection with the SPV which shall perform/ deliver the Services, the Consortium/ JV Proposal must also include a certified copy of such agreement(s) and all relevant arrangements in relation to such SPV.

2.2.8 If any Consortium/ JV Proposal is successful, then the Consortium/ JV shall form the SPV and submit all relevant incorporation/ registration documents to CAB (which documents must fully reflect the terms of the arrangement between the members of the Consortium/ JV as disclosed in the Consortium/ JV Proposal) prior to execution of the Services Agreement in accordance with Clause 2.2.4(c) above.

Proposal Validity Period

2.2.9 The Proposal shall remain valid for a period as mentioned in Clause 1.14(b) above. CAB reserves the right to reject any Proposal which does not meet this requirement.

2.2.10 Extension of Proposal Validity Period

- (a) Prior to the expiry of Proposal Validity Period, CAB, may request Interested Parties to extend the period of validity of their Proposals for specified additional period. The request for extension shall be made in writing. Refusal for such an extension by an Interested Party shall be treated as withdrawal of the Proposal and, in such circumstances, the Bid Security Deposit shall be returned to the Interested Party within 7 (seven) Working Days.
- (b) Interested Parties who agree for extension of Proposal Validity Period, their Bid Security Deposit shall be retained by CAB as per the provisions of Clause 2.4 below and such Interested Parties shall be required to extend the validity of Bid Security Deposit.
- (c) When an extension of the Proposal Validity Period is requested, Interested Party(s) shall not be permitted to change any terms and conditions of their Proposal(s).

2.3 Requisite Experience

2.3.1 To assist Interested Parties in understanding CAB’s requirements, each Proposal must be from an Interested Party, which can demonstrate the following, supplying evidence thereof as part of its Proposal:

- (a) extensive and relevant experience in providing services which are the same as or like the Services in relation to the Facilities;
- (b) relevant experience in providing services for facilities of national importance or pioneering in the field of sports;
- (c) relevant experience in having provided services which are the same as or like the Services in relation to sports ground, sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standing;
- (d) familiarity with the local laws and regulations in relation to services which are the same or like the Services and experience in dealing with the relevant Government Authorities either by itself or through any sub-contractor as a local collaborator in this regard;
- (e) a strong financial background in relation to which the attention of the Interested Parties is drawn to Clause 3.1.2 below;
- (f) sufficient human and other resources to provide the Services as contemplated in this RFP and the Services Agreement including without limitation a sufficient number of suitably qualified employees or professionals who will be involved in the provision of the Services as specified in Clause 2.3.2 below and 1 (one) person who will act as the point person between CAB and the successful Interested Party’s staff;
- (g) enough contacts, expertise and resources in order to provide the Services in “Turnkey Design-Build” capacity; and
- (h) references satisfactory to CAB from entities for which the Interested Party has provided services which are the same as or like the Services in relation to facilities which are the same as or like the Facilities.

2.3.2 The Interested Parties shall form a multidisciplinary team for undertaking this assignment. The following key personnel whose experience and responsibilities are briefly described herein would be considered for evaluation of the Technical Proposal. The Interested Party shall provide competent, qualified and sufficiently experienced personnel of adequate number dedicated to the assignment: (20-15, 15-7

Sl No	Position	Desirable Qualification and Experience
1	K-1: Project Manager/ Director	Bachelor’s in Civil Engineering / Construction Management with PMP Certification with 15 years of post-qualification experience including at least 5 years of relevant experience
2	K-2: Senior Architect	Master’s in Architecture or equivalent with prior experience in Green Building Conceptual Design with 15 years of post-qualification experience including at least 5 years of relevant experience
3	K-3: Senior Structural Engineer	Master’s in Structural Engineering with prior experience in Structural Design with 15 years of post-qualification experience including at least 5 years of relevant experience

Sl No	Position	Desirable Qualification and Experience
4.	K-4: Construction Manager –Civil	Bachelor's in Civil Engineering / Construction Management with PMP Certification with 10 years of post-qualification experience including at least 3 years of relevant experience
5.	K-5: Construction Manager – MEP	Bachelor's in Mechanical Engineering with specialization in HVAC/ Electrical/ Utility / Plumbing work with 10 years of post-qualification experience including at least 3 years of relevant experience
6.	K-6: Project Planning Expert	Bachelor's in Civil Engineering with Post Graduation in Project Management /Construction Management with 10 years of post-qualification experience including at least 3 years of relevant experience
7.	K-7: Procurement Expert	Graduate / Diploma in Engineering or equivalent with 10 years of post-qualification experience including at least 3 years of relevant experience
8.	K-8: Project Coordinator	Bachelor's in Engineering or equivalent with 10 years of post-qualification experience including at least 3 years of relevant experience
9.	K-9: Quality Control Expert	Bachelor's in Engineering or equivalent with experience in Quality Control and ISO exposure with 10 years of post-qualification experience including at least 3 years of relevant experience
10.	K-10: Electrical / Automation Expert	Bachelor's in Electrical / Instrumentation Engineering or equivalent with 10 years of post-qualification experience including at least 3 years of relevant experience
11.	K-11: Legal & Liaising Expert	Degree on Environmental Science or Engineering /Law or equivalent with 10 years of post-qualification experience including at least 3 years of relevant experience
12.	K-12: Environment Health Safety Expert	Degree on Environmental Science or Engineering with diploma in Industrial Safety with 10 years of post-qualification experience including at least 3 years of relevant experience

- 2.3.3 Proposals will be evaluated on QCBS criteria (at sole discretion of CAB) as specified in Clause 8.3 below. CAB reserves the right, to be exercised in its sole discretion, to waive each and any of the conditions and requirements in relation to any Interested Party.
- 2.3.4 The Proposed Key Staff shall possess relevant post qualification experience in sports ground, sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standards
- 2.3.5 The Proposed Key Staff whose curriculum vitae are to be provided to the CAB in the format as specified in Schedule 7 of the RFP, should be on the payroll of the Interested Party at the time of Proposal submission. Substitution of any key staff, post award of contract will, however, be permitted with prior approval of CAB. If the Proposed Key Staffs are not available for reasons of any incapacity, resignation or due to any other reasons thereof, the Interested Party shall ensure that equally or better qualified and experienced key staff being provided to the satisfaction of CAB.

2.4 Performance Bank Guarantees and Bid Security Deposit

- 2.4.1 For the purpose of securing performance by the successful Interested Party of all of its obligations under the Services Agreement, the successful Interested Party shall deliver to CAB an irrevocable and unconditional Performance Bank Guarantee in the format prescribed in Schedule 4 to the Services Agreement for an amount of 10% (ten percent) of the Contract Price, which Performance Bank Guarantee shall remain valid throughout the Term of the Services Agreement.
- 2.4.2 The successful Interested Party shall furnish the Performance Bank Guarantee within 10 (ten) Business Days from execution of the Services Agreement by CAB.
- 2.4.3 Failure to deliver the Performance Bank Guarantee in accordance with the requirements of the RFP and the Services Agreement shall constitute a material breach of the Services Agreement and may lead to its termination as well as encashment of the Bid Security Deposit then subsisting.
- 2.4.4 In the event, CAB terminates the Services Agreement and invokes the Performance Bank Guarantee(s), it will be entitled to retain the entire amount received pursuant thereto and appoint a new Interested Party in respect of the Services. In the event the amount payable by CAB to the newly appointed Interested Party (“**Revised Fee**”) is greater than the amount that would have been payable by CAB to the successful Interested Party had the Services Agreement not been terminated (“**Contracted Fee**”), CAB will, in addition to any amount that may have been paid by CAB to the successful Interested Party prior to termination of the Services Agreement, also be entitled to deduct/ retain the difference between the Revised Fee and the Contracted Fee. CAB will thereafter refund only the balance amount remaining after the above deductions (without interest) to the successful Interested Party. In the event the amount received pursuant to encashment of the Performance Bank Guarantee(s) is less than the aforesaid amounts that CAB is entitled to deduct/ retain, the successful Interested Party shall be liable to pay the deficient amount to CAB within 15 (fifteen) days of the said amount being demanded by CAB.
- 2.4.5 The Bid Security Deposit shall be forfeited by CAB, at its sole discretion in the following cases:
- (a) if the Interested Party engages in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice;
 - (b) if the Interested Party withdraws/ modifies/ substitutes its Proposal during Proposal Validity Period, including any extension thereof;
 - (c) in case of a successful Interested Party, if it fails to sign the Services Agreement or fails to furnish the required Performance Bank Guarantee to CAB within the time specified herein and in the LOA or fails to sign and return a duplicate copy of the LOA with its acknowledgement within 7 (seven) days of issue thereof or, where the successful Interested Party is a Consortium/ JV, fails to form the SPV and/or submit the relevant incorporation/ registration documents to CAB in accordance with Clause 2.2.8 above;
 - (d) in case the Proposal of the Interested Party is determined as being non-responsive due to its being “Conditional” or “Qualified” or for any other reason, in the opinion of CAB; and
 - (e) if the Interested Party refuses to accept the correction of errors in its Proposal any other conditions, with respect to the Interested Party, for which forfeiture of Bid Security Deposit has been provided under this RFP.
- 2.4.6 Any extension of the validity of the Bid Security Deposit (as may be mutually agreed between CAB and the Interested Party(s) from time-to-time) shall be provided to CAB at the cost and expenses of the Interested Party, a minimum of 7 (seven) Working Days prior to the expiry of the validity of the Bid Security Deposit being extended. CAB reserves the right to reject the Proposal submitted by any Interested Parties who does not agree to extend the validity of the Bid Security Deposit in line with provisions of this Clause 2.4.6.

- 2.4.7 Bid Security Deposit of ineligible Interested Parties shall be returned by CAB without any interest after signing of Services Agreement with the successful Interested Party or if the Proposal process is cancelled by the CAB.
- 2.4.8 The Bid Security Deposit of the successful Interested Party shall be released without any interest on receipt of Performance Bank Guarantee from it to whom the contract is awarded, in accordance with the provisions of the LOA/ Services Agreement.
- 2.4.9 For the avoidance of doubt, it is clarified that CAB shall return the Bid Security Deposit within 7 (seven) Working Days from the earliest of the following events, namely:
- (a) the expiry of Proposal Validity Period; or
 - (b) the submission of Performance Bank Guarantee by the successful Interested Party; or
 - (c) the cancellation/ termination of the RFP process for any reason whatsoever.
- 2.4.10 No interest will be payable on the Bid Security Deposit(s) submitted by Interested Party(s).

3. ELIGIBILITY REQUIREMENTS

3.1 Overview

For the purpose of this RFP, any professional entities anywhere in the world (which expression includes, as regards corporate entities, each Interested Party and/or its parent or subsidiary companies), which satisfy the following requirements as at the date of this RFP (or such other specific date as is specified in this RFP in relation to any individual criteria) are eligible to participate in this process and to submit Proposals.

3.1.1 Technical Eligibility

- (a) The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/JV) in an individual capacity should have successfully completed construction of at least 1(one) sports ground,/sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standards (qualifying project) in the previous 10 (ten) financial years ending March 31, 2025 having contract value not less than INR 50 crore (Rupees Fifty Crore) each and minimum built up area of at least 50,000 (Fifty Thousand) sq. ft. each.

The Interested Party shall furnish completion certificate(s) from the relevant client(s)/ employer(s) along with copies of work order/ agreement to substantiate its eligibility as specified in this Clause 3.1.1(a). The Interested Party may also furnish documentation in relation to ongoing projects with appropriate substantiation to indicate the same, i.e. award letter, latest work completion certification, etc.

and,

- (b) The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/JV) in an individual capacity should have successfully completed conceptual and architectural design of at least 2 (two) sports ground, sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standards (qualifying project) as a principal architect in previous 10 (ten) financial years ending March 31, 2025 having total project value not less than INR 100 crores (Rupees Ones Hundred Crores) each and a built up area of at least 1,00,000 (one lakh) sq. ft. each. The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/ JV) individually must specialize in sustainable and environment friendly design development. The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/ JV) must be enrolled/ registered with the Indian Council of Architecture under the Architects Act, 1972.

The Interested Party shall furnish completion certificate(s) from the relevant client(s)/

employer(s) along with copies of work order/ agreement to substantiate its eligibility as specified in this Clause 3.1.1(b). The Interested Party may also furnish documentation in relation to ongoing projects with appropriate substantiation to indicate the same, i.e. award letter, latest work completion certification, etc.

3.1.2 Financial Eligibility

- (a) The Interested Party (or, in case of Consortium/ JV Proposals, the members of the Consortium/ JV in the aggregate) should have a minimum audited average annual turnover of INR 200 Crore (Rupees Two Hundreds Crores) in the previous 5 (five) financial years ending March 31, 2025 and, in case of Consortium/ JV Proposals, each member of the Consortium/ JV should individually have a minimum audited average annual turnover of INR 500 Crore (Rupees Five Hundred Crores) in the previous 5 (five) financial years ending March 31, 2025.

The Interested Party (or, in case of Consortium/ JV Proposals, each member of the Consortium/ JV) shall furnish copies of their audited balance sheet and profit & loss account of the previous five financial years ending March 31, 2025 duly certified by statutory auditors or a chartered accountant firm to substantiate eligibility as specified in this Clause 3.1.2(a).

and,

- (b) The Interested Party (or, in case of Consortium/ JV Proposals, each of the members of the Consortium/ JV) in an individual capacity should have made profits at least in the previous (2) two out of last 3 (three) financial years ending March 31, 2025

The Interested Party (or, in case of Consortium/ JV Proposals, each member of the Consortium/ JV) shall furnish copies of their audited balance sheet and profit & loss account of the previous 3 (three) financial years ending March 31, 2025 duly certified by statutory auditors or a chartered accountant firm to substantiate eligibility as specified in this Clause 3.1.2(b).

3.1.3 General Eligibility: Maximum of 2 (two) members can be part of any Consortium/ JV Proposal.

3.2 Fit and Proper Person

- 3.2.1 Each Interested Party and, in the case of any corporate Interested Party, any person who (directly or indirectly) Controls or is Controlled by any such corporate Interested Party and, in case of Consortium/ JV, every member of the Consortium/ JV must be and must remain throughout the Term, a Fit and Proper Person. In order to determine whether a Person is a Fit and Proper Person, CAB may take into account any relevant consideration, as may be deemed fit by CAB, including without limitation the following: (i) having integrity, reputation and character; (ii) absence of conviction for any offence involving moral turpitude, economic offence or fraud; (iii) absence of conviction for any offence punishable with imprisonment for 2 (two) years or more in any jurisdiction; (iv) absence of categorization as a wilful defaulter by the Reserve Bank of India; and/or (v) absence of any conflict of interest as per the CAB Conflict of Interest Rules.

- 3.2.2 Interested Parties which are corporate entities must not be incorporated in jurisdictions where the standards of corporate governance and financial regulation are unacceptable to CAB. In the event that any Interested Party or any corporate entities which are shareholders in the Interested Party are incorporated in such jurisdictions including without limitation Mauritius or British Virgin Islands, the Interested Party will be required to provide full details of all its shareholders or such shareholders in such corporate entities including the ultimate beneficiaries thereof and any share transfers related thereto going back 2 (two) years prior to submission of the Proposal.

- 3.2.3 In addition, Interested Parties which are corporate entities must not be incorporated in jurisdictions/ territories with which India does not have friendly relations. In the event that any Interested Party or any

corporate entities which are shareholders (direct or indirect) in the Interested Party are incorporated in such jurisdictions, the Interested Party is required to provide full details of all its shareholders or such shareholders in such corporate entities including the ultimate beneficiaries thereof and any share transfer related thereto going back 2 (two) years prior to the submission of the Proposal. Any Proposal submitted by any Person that is Connected to a corporate entity that is incorporated in such jurisdictions/ territories (“**CAB Suitability Standards**”) may be rejected by CAB in its absolute discretion notwithstanding that such entity otherwise fulfils the eligibility criteria set out in this RFP.

3.3 **Requisite Experience**

The Interested Party should have the requisite experience as set out in Clause 2.3 above.

3.4 **Proposal Rejection**

- 3.4.1 Any Proposal submitted by a Person or Consortium/ JV which fails to satisfy the eligibility requirements set out in this RFP may be accepted or rejected by CAB in its absolute discretion. CAB shall not pre-judge or advise an Interested Party whether it is qualified or not. The Interested Party must submit its Proposal in accordance with the process specified in this RFP and enable CAB to then evaluate its Proposal. CAB reserves the right not to accept or to reject any Proposal and, if it considers it to be appropriate (in its sole discretion), not to appoint any Interested Party at all and to make alternative arrangements for the provision of the Services.
- 3.4.2 Potential Interested Parties should also be aware that any Proposal submitted by any entity that is currently involved in any litigation proceedings (civil or criminal) or a dispute of any kind with CAB and/or in default of any contractual obligation or undertaking owed to CAB (including, without limitation, any payment obligation) or which is Connected to any entity that is currently involved in any litigation proceedings (civil or criminal) or a dispute of any kind with CAB and/or in default of any contractual obligation or undertaking owed to CAB (including, without limitation, any payment obligation) may be rejected by CAB in its absolute discretion notwithstanding that such entity otherwise fulfils the eligibility criteria set out in this RFP.
- 3.4.3 CAB reserves the right to contact the Interested Parties, their bankers, their consultants, and other such sources for verifying the information, references and data submitted by the Interested Parties in the Proposal including the supporting documents/evidences/ certificates submitted by the Interested Parties as required in the Proposal, without further reference to the Interested Party.
- 3.4.4 Failure by the Interested Party to provide all requisite information in the Proposal or additional information required by CAB shall be at the Interested Parties sole risk and cost may impact evaluation of the Technical Proposal and/or Financial Proposal besides leading to rejection of Proposal as being non-responsive.
- 3.4.5 CAB shall be fully entitled to disqualify any Interested Party from the Proposal process for any reasons whatsoever including but not limited to the following:
- (a) failure to submit the requisite information and additional documents, based on which Interested Party has claimed Technical/ Financial/ General Eligibility, within the required timeframe stipulated by CAB for evaluation of the Proposal;
 - (b) misrepresentation in any document submitted by the Interested Party;
 - (c) the information submitted, concerning the qualifications of the Interested Party, was false or constituted a misrepresentation or was inaccurate or incomplete;
 - (d) if an Interested Party submits a non-responsive or conditional Proposal;
 - (e) if an Interested Party engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice; or

(f) any other conditions, with respect to the Interested Party, for which forfeiture of Bid Security Deposit has been provided under this RFP.

3.4.6 In the event CAB disqualifies any Interested Party above Clause 3.4.5 hereinabove, CAB may also forfeit the Bid Security Deposit of such disqualified Interested Party.

3.4.7 Any attempts or efforts by an Interested Party to influence the processing or evaluation of Proposals or decision-making process of CAB or any officer, representative, agent or advisor thereof, may result in the rejection of such Interested Party's Proposal. In the event of rejection of Proposal in pursuance of this provision, the Bid Security Deposit of the concerned Interested Party shall be forfeited by CAB at its sole discretion and the Interested Party shall not be entitled to lodge any claims in this regard.

4. REQUIREMENTS FOR PREPARATION AND SUBMISSION OF PROPOSALS

4.1 Further Information

4.1.1 The RFP Document (in PDF format) shall be shared with prospective Interested Parties on receipt of payment for RFP document i.e. (cost of RFP) as mentioned in Sl. No. 3 of Clause 1.15(a) above. The prospective Interested Parties are requested to send an email to pmc@bengalcricket.com) in order to get further details for purchasing the RFP Document from the date of publication of notice inviting tender.

4.1.2 Information provided in this RFP to the Interested Parties is on a wide range of matters, some of which depends upon interpretation of law. CAB accepts no responsibility for the accuracy or otherwise for any interpretation of or opinion on law expressed herein.

4.1.3 This RFP may not be appropriate for all potential Interested Parties and it is not possible for CAB, its employees or advisors to consider the investment objectives, financial situation and other needs of each party who reads or uses this RFP.

4.1.4 No inadequacy, incompleteness or incorrectness of information provided by CAB as part of this RFP or otherwise in any other document or communication furnished by it shall form the basis of any claim for compensation or damages, extension of time for performance of its obligations, or for termination by the successful Interested Party of the Services Agreement.

4.1.5 Interested Parties shall remain responsible for obtaining all further information necessary or expedient for the purpose of submitting their respective Proposals and will be deemed to have done so before submitting any Proposal.

4.1.6 CAB has prepared the RFP with enough care and diligence and has endeavoured to provide all information required for the preparation and submission of the Proposal. However, the Interested Parties may require additional information which they may seek from CAB by way of clarifications. CAB may at its sole discretion respond to the clarifications and nothing contained herein shall impose any obligation on CAB to respond to any clarifications. No irrelevant query will be entertained and the decisions of CAB in this regard shall be final. No Interested Party shall, in the process of seeking clarifications or requesting further information, enter into any contractual negotiations in relation to the Services Agreement or otherwise. Further, no Interested Party shall, in the process of seeking clarifications, submit a request for information relating to any internal processes followed by CAB.

4.1.7 CAB reserves the right, to be exercised at its sole discretion, to request further information from any Interested Party and the replies to any such request shall be deemed to form part of such Interested Party's Proposal and shall therefore be the subject of the warranty contained in the Proposal Submission Letter to

be submitted by such Interested Party as part of its Proposal.

- 4.1.8 Requests from Interested Parties for clarification and/or further information relating to this RFP must be addressed to CAB (in the format provided in **Schedule 4** to this RFP in .doc/ .docx format only) by email to pmc@bengalcricket.com and marked for the attention of Honorary Secretary, CAB and received by CAB on or before 6 P.M. (IST) T+23 days from the date of publication of notice inviting tender.
- 4.1.9 Any clarification issued by CAB will automatically become part of this RFP and will, if appropriate, be reflected in the Services Agreement.
- 4.1.10 The CAB reserves the right to aggregate all requests from Interested Parties for clarification and/or further information, and the CAB's responses to such requests, and to provide the consolidated list of requests and responses to all Interested Parties. Such information shall be deemed to be Confidential Information for the purposes of this RFP.
- 4.1.11 Save as specified herein, Proposals and other supporting papers that may be furnished shall become the property of CAB upon their delivery and CAB will not be obliged to return them. All information and documents that are furnished will be treated as strictly confidential and shall not, unless required in accordance with law, be disclosed to any other party.

4.2. No Conditionality

Interested Parties may not make any of their Proposals subject to any form of conditionality or limitation including, without limitation, the identity of, or arrangements being put in place with, any other third party. Any such conditional Proposals may be summarily neglected and/or rejected at CAB's sole discretion.

4.3. Proposal Costs

- 4.3.1 Each Interested Party is solely responsible for bearing all costs, expenses and liabilities incurred by it in the preparation and submission of its Proposal and any responses to requests for further information by CAB.
- 4.3.2 Before preparation of the Proposal, the Interested Parties shall be entitled to visit and inspect the Site; and ascertain for itself the location, surroundings, access, transport, right of way, meteorological data or any other matter considered relevant by it in its discretion. The Interested Party may undertake any survey or testing activity relevant for this project at its own cost subject to CAB's prior approval.
- 4.3.3 The Interested Parties shall place a written request to CAB specifying the dates they would like to visit the Site and CAB shall facilitate such visit, at its sole discretion. CAB will endeavour to facilitate the site visit depending upon the availability of the concerned officials.

5. AMENDMENT/ ADDENDUM

- 5.1 The information set out in this RFP is in summary form and does not purport to contain complete descriptions of the arrangements relating to the Services or the terms and conditions affecting the provision of the same, all of which may be subject to change and amended by CAB in its discretion. This RFP does not contain any warranty, assurance or representation of any kind upon which any Interested Party is entitled to rely at any point in time whether in order to bring any claim, action or proceedings of any kind against CAB or any other person (including without limitation for misrepresentation and/or breach of any duty) or otherwise.
- 5.2 CAB, its affiliates, employees or advisors do not make any representation or warranty and shall not be liable to any person including any Interested Party under any law including any statutes, rules, regulations, tort, principles of restitution, unjust enrichment or otherwise for any loss, damages, costs or expenses which may arise from, or be incurred, or suffered on account of, anything contained in this RFP, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained herein or deemed to form part of this RFP, or the failure of the Interested Party to understand the requirements and respond to the RFP.
- 5.3 CAB also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Interested Party on any statements made in the RFP Document.
- 5.4 At any time prior to the due date for submission of Proposals, CAB may, either for any supervening factors and/or events or in response to a bona fide request for further information (including clarification) by an Interested Party or otherwise, at its sole discretion modify, add or alter the terms in and/or the conditions of this RFP/Project overall including the Services Agreement by issuing an amendment and/or addendum(s) or otherwise, without any obligation to provide reasons.
- 5.5 Any such amendment(s)/addendum(s), if any, shall be emailed to all Interested Parties. Therefore, the Interested Parties are advised to provide their official email id in the proposal document submitted. Such amendment(s)/addendum(s), if any, will form part of this RFP and will be binding. CAB may at its sole discretion extend the deadline for the submission of Proposals.
- 5.6 Any such amendment(s)/addendum(s) made by CAB shall be without any liability attaching to the CAB and shall not entitle any Interested Party to raise a claim or dispute of any kind against CAB.
- 5.7 Any such amendment(s)/ addendum(s) as may be notified on <https://www.cricketaassociationofbengal.com> shall also become part of the RFP Document.

6. REQUIREMENTS OF THE RFP

- 6.1 Each Interested Party shall, at the time of submission of its Proposal, submit the following documents specified below as forming part of the Technical Proposal and the Financial Proposal (together the “**Proposal Documents**”), each of which should be initialled on each page and signed by the Interested Party/ its authorized representative.
- 6.2 **Technical Proposal**
- (a) A Proposal Submission Letter together with the supporting documents required to be provided as in **Schedule 2** to this RFP;
 - (b) A Technical Eligibility Form together with the supporting documents required to be provided as in **Schedule 5** to this RFP;

- (c) A technical capability, approach and staffing plan together with the supporting documents required to be provided as in **Schedule 6** to this RFP;
- (d) Formats describing educational qualification and relevant experience of the Proposed Key Staff together with the supporting documents required to be provided as in **Schedule 7** to this RFP;
- (e) A Financial Eligibility Form together with the supporting documents required to be provided as in **Schedule 8** to this RFP;
- (f) An Affidavit which is to be attested/ notarized on INR 100 (Rupees One Hundred) stamp paper to be provided as in **Schedule 11** to this RFP;
- (g) A power of attorney in favour of the Interested Party's authorized representative, as per the format in **Schedule 12** to this RFP;
- (h) In case of Consortium/ JV Proposals, a joint venture agreement to be provided as per the format in **Schedule 13** to this RFP; and
- (i) An Initial Concept Design and Preliminary Architectural drawing including video walkthrough with animation of the proposed Centre of Excellence at Dumurjala, Howrah for Phase 1 to be provided to this RFP. The proposed video walk through with animation shall be submitted in a pen drive or hard drive.

6.3 Financial Proposal

Two (2) identical originals of a detailed Financial Proposal for the provision of the Services to be included. The Interested Party shall submit Financial Proposal in accordance with the format provided in Summary of Costs i.e. **Schedule 9 (Part-I and II)** of the RFP.

6.4 Proposal Covering Letter

A Proposal Covering Letter (separate from the Proposal Submission Letter) shall be submitted separately along with the Technical Proposal and Financial Proposal. The Proposal Covering Letter should state that the Interested Party has submitted the documents in time. This shall also include the contact details (address, phone number and official email address) of the representative of the Interested Party who CAB shall inform of its decision in respect of the Proposal.

7. SUBMISSION OF PROPOSALS

- 7.1 Only the persons who comply with the eligibility requirements set out in this RFP are entitled to participate in this process and to submit a Proposal. Any Proposal submitted by any person who is not eligible as per the said requirements, may be rejected by CAB in its absolute discretion.
- 7.2 The documents referred to in Clauses 6.2(a) through 6.2(i) above should be enclosed in one envelope clearly labelled as "**Envelope A-Technical Proposal**" (one original and one copy). The Technical Proposal shall also include the Bid Security Deposit as specified in Clause 1.14(a) above.
- 7.3 The documents mentioned in Clause 6.3 above should be enclosed in a separate envelope clearly labelled as "**Envelope B-Financial Proposal**" (two originals). The Financial Proposal should only be contained in Envelope B and not in Envelope A.
- 7.4 The two envelopes (Envelope A and Envelope B) shall be accompanied by Proposal Covering Letter (as specified in Clause 6.4) and shall be submitted separately along with the Technical Proposal and Financial

Proposal. This shall also include the contact details (address, phone number and email) of the authorized representative of the Interested Party who CAB shall inform of its decision in respect of the Proposal.

- 7.5 The two envelopes containing the Proposal Documents must be identified as per the instructions in Clauses 7.2 and 7.3 above and must together be contained in another sealed outer envelope and marked as follows:

Request for Proposal: Turnkey Design-Build Construction Services for Development of New ‘Centre of Excellence’ at Dumurjala, Howrah

Attn.: Honorary Secretary, CAB

- 7.6 There should be nothing on the outside of the outer envelopes containing the Proposal Documents which identifies or indicates the identity of the Interested Party.
- 7.7 The Proposal Documents (in sealed envelopes as above) shall be submitted through registered post/speed post/ courier or by hand by an authorized representative of the Interested Party by 2 P.M. (IST) on or before T+20 days from the date of publication of “notice inviting tender” to CAB Office, Dr. B. C. Roy Club House, Eden Gardens, Kolkata 700 021. No Proposal in torn condition or in unsealed envelopes will be accepted. All Proposal Documents must be delivered at the same time and no further documents or Proposals will be accepted in parts or past the time and date unless CAB decides otherwise in its absolute discretion. CAB may at its sole discretion, extend the due date of submission of proposal document by issuing an addendum. The copy of the Proposal Covering Letter will be countersigned by the person receiving the documents on behalf of CAB and will record the time of their submission by the Interested Party.
- 7.8 The Proposal Documents submitted by all Interested Parties shall be retained by CAB and no Interested Party shall assert ownership or any rights in respect of the content in the Proposal Documents for any reason including to seek to prevent the use of the same by any party.
- 7.9 The Proposal Documents, documents related to the Proposal and all correspondence exchanged between Interested party and the CAB shall be in English language. Supporting documents and printed literature furnished by the Interested Party in another language shall be accepted provided they are accompanied with an accurate translation of the relevant passages in the English language. Supporting materials, which are not translated into English, shall not be considered. For the purpose of interpretation and evaluation of the Proposal, the English language translation shall prevail.
- 7.10 Interested Party shall submit its Proposal in accordance with the provisions set forth in this RFP Document. In order to enable consistency among Proposal and to facilitate smooth evaluation by CAB, some formats in which the Interested Party shall provide information/ data comprising Proposals are given in this RFP Document. CAB shall evaluate only those Proposals that are received in the required format complete in all respects and in line with the instructions contained in this RFP Document.
- 7.11 The Technical Proposal shall be signed and stamped on each page initialled by a person duly authorized to sign on behalf of the Interested Party holding power of attorney, as per the format as specified in **Schedule 12.**
- 7.12 The Financial Proposal shall be submitted in the format as specified in Summary of Costs i.e. **Schedule 9 (Part-I and II)**
- 7.13 The Financial Proposals shall be evaluated for the Project based on the lumpsum amount quoted by an Interested Party in its Financial Proposal for implementation of the Project (the “**Lumpsum Amount**”). The Lumpsum Amount shall be quoted in absolute INR (Indian Rupees). Any number mentioned after decimal shall be treated as zero.

- 7.14 Lumpsum Amount quoted by the Interested Parties in two parts shall be inclusive of all applicable taxes, duties, cess, surcharges, levies, etc. (including, without limitation, Goods & Services Tax (“GST”), Swachh Bharat Cess, Secondary & Higher Education Cess, etc.). Lumpsum Amount shall be inclusive of all contingencies and investigations that may be required for finalizing the drawings, completing the works. While Interested Parties may take into account the Geotechnical Investigation Report and Topography Survey Drawings annexed in Appendix B and Appendix C respectively of this RFP, the successful Interested Party will be expected to carry out its own independent investigations/ surveys during implementation of the Project and no additional payment shall be admissible on account of any variations in the results of such independent investigations/ surveys as compared with Appendix B and/or Appendix C.
- 7.15 The proposed list of approved “makes” to be considered for this project has been outlined in Appendix -D to the Services Agreement. There will be no escalation provided to the successful Interested Party on any account except the following materials which will be termed as “**Base Rate Material**”:
- Cement
 - Reinforcement Steel
 - Structural Steel

The price for Base Rate Materials shall be considered in the Financial Proposal in Summary of Costs i.e. **Schedule 9 (Part- I and II)** as given below:

Base Rate Material (at Site)	Unit	Price excluding GST
Cement	MT	(to be quoted as per market price)
Reinforcement Steel	MT	(to be quoted as per market price)
Structural Steel	MT	(to be quoted as per market price)

The price quoted for all the Base Rate Materials mentioned above shall be exclusive of GST and other applicable taxes and cesses but shall be inclusive of all charges including but not limited to packing and forwarding charges, loading and unloading and transportation charges up to Site, etc.

For variation in price in Base Rate Materials, the difference in Price shall be paid or recovered from the Interested Party in case it varies beyond +/- 10% (ten percent). Prior to procurement of Base Rate Materials, necessary approvals shall be taken from CAB and the Interested Party shall submit at least three quotations clearly mentioning landed cost prior to any procurement of Base Rate Materials. CAB, at its, discretion, may nominate any specific makes for Base Rate Materials as mentioned in the Appendix-D to the Services Agreement. The Interested Party shall be required to accept the vendors as recommended by CAB.

The successful Interested Party shall furnish documentary evidence for working out the amount to be claimed or recovered on account of price escalation when the prices of Base Rate Materials shall vary beyond +/- 10% (ten percent).

- 7.16 No correction or overwriting is allowed in the final proposal document.
- 7.17 A single stage two-part (Technical Proposal and Financial Proposal) system shall be followed as outlined below:
- (a) Technical Proposal including duly signed and stamped Bid Forms (Envelope A); and

(b) Financial Proposal including duly signed and stamped Bid Forms (Envelope B).

7.18 Technical Proposal shall consist of the following documents:

Checklist for Submission of Technical Document (one original and one copy)		
Sl No	Document Type	Document Format
1.	Proposal Covering Letter	-
2.	Proposal Submission Letter	Schedule 2
3.	Technical Eligibility	Schedule 5
4.	Bid Security Deposit	Clause 1.14(a)
5.	Technical Capabilities, Approach and Staffing Plan including L-2 Project schedule	Schedule 6
6.	Qualification of Key Staffs	Schedule 7
7.	Financial Eligibility	Schedule 8
8.	Format for Services Agreements (two copies)	Schedule 10
9.	Affidavit	Schedule 11
10.	Power of Attorney for Signing Authority	Schedule 12
11.	Joint Venture Agreement	Schedule 13
12.	Initial Concept Design and Preliminary Architectural drawing for Phase 1 including video walkthrough with animation in a pen drive or hard drive	-

7.19 Financial Proposal shall consist of the following document:

Checklist for Financial Proposal (two original copies)		
Sl No	Document Type	Document Format
1.	Summary of Costs	Schedule 9 (Part-I and II)

8. EVALUATION OF PROPOSALS

8.1 CAB shall follow QCBS process. Under QCBS process to allow comparison on a common basis, each Technical Proposal and Financial Proposal will be scrutinized.

8.2 CAB shall thereafter evaluate the Proposals in the following manner:

(a) **Round 1:** Envelope A (Technical Proposal) of all Interested Parties will be opened first (while all Envelopes B will remain unopened). Those Interested Parties whose Envelopes A are found not to be in conformity with the RFP will be disqualified and their respective Envelopes B will be returned unopened. A panel constituted by the CAB and its authorized representatives will then decide the order in which each Interested Party (who is not disqualified as aforesaid) will make a presentation before the said panel. The presentations should ideally last no longer than 90 (ninety) minutes in total. The said presentation is expected to briefly deal with the detailed contents of Envelope A and Initial Concept Designs and Preliminary Architectural Drawings including video walkthrough with animation that the Interested Party has submitted in Envelope A. The Interested Party shall also answer any queries that the panel may have including in relation to the said contents. During the period an Interested Party is making its presentation, the representatives of other Interested Parties will not be present. After all the presentations are over, the panel will deliberate in the absence of the representatives of any Interested Party. Envelopes B of those Interested Parties who are not Technically Qualified shall be returned to the respective Interested Party unopened.

(b) **Round 2:** The respective Envelopes B of the Technically Qualified Interested Parties shall then be opened and examined for conformity with this RFP. Those Interested Parties whose Envelopes B are found not to be in conformity with the RFP will be disqualified. After the Financial Proposals of those Technically Qualified Interested Parties who have not been disqualified ("**Fully Qualified Interested Parties**"), CAB will adopt the following course of action:

- (1) consider the Fully Qualified Interested Parties on the basis of points as set out in Part B of Clause 8.3 below as also the sum total of the points (Technical and Financial) awarded to each Fully Qualified Interested Party and provisionally declare the Fully Qualified Interested Party with the highest points as the successful Interested Party by issuing an LOI to such Interested Party;
- (2) by way of the LOI, CAB may call the successful Interested Party for commercial negotiation of its Financial Proposal, pursuant to which the successful Interested Party may be required by CAB to submit a revised Financial Proposal (replacing its previous Financial Proposal), which revised Financial Proposal will have to be lower than the earlier Financial Proposal;
- (3) in case the successful Interested Party fails to respond to the LOI within 7 (seven) Working Days, CAB may cancel the said LOI and issue a fresh LOI to the Interested Party who has secured the second highest points as per Clause 8.3 below and repeat the above process with such Interested Party;
- (4) CAB may cancel the entire process conducted under this RFP if CAB is of the view that the outcome is not in the best interests of the CAB; or
- (5) CAB may also adopt such other course of action as it considers appropriate in the circumstances having regard to the best interests of the CAB.

8.3 Evaluation of Proposals shall be done as per QCBS process and the criteria which shall be adopted in evaluating Interested Parties is provided below:

SL No	Evaluation Criteria	Points
A.	Technical Criteria	70
1.	<p>The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/JV) in an individual capacity should have successfully completed construction of at least 1 (one) sports ground/sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standards (qualifying project) in the previous 10 (ten) financial years ending March 31, 2025 having contract value not less than INR 50 crore (Rupees Fifty Crores) each and minimum built up area of at least 50,000 (Fifty Thousand) sq. ft. each</p> <p>(10 points for meeting minimum eligibility)</p> <p><i>A. 0.5 points for each qualifying project work undertaken of value more than INR 50 crores (Rupees Fifty Crores) and built up area more than 50,000 (fifty thousand) sq. ft. subject to maximum of 2.5 points</i></p> <p><i>B. 0.5 points for each qualifying project work undertaken of value more than INR 100 crores (Rupees One Hundred Crores) and built up area more than 50,000 (Fifty Thousand) sq. ft. subject to maximum of 2.5 points</i></p>	15
2.	<p>The Interested Party (or, in case of Consortium/ JV Proposals, any of the members of the Consortium/JV) in an individual capacity should have successfully completed conceptual and architectural design of at least 2 (two) sports ground, sports academy/ sports complex/ sports township/ indoor sports or other sports allied facilities of international standards (qualifying project) as a principal architect in previous 10 (ten) financial years ending March 31, 2025 having total project value not less than INR 100 crores (Rupees One Hundred Crore) each and a built up area of at least 1,00,000 (one lakh) sq. ft. each (10 points for meeting minimum eligibility)</p> <p><i>A. 0.5 points for each qualifying project work undertaken of total project value more than INR 100 crores (Rupees One Hundred Crores) each and having built up area more than 1,00,000 (one lakh) sq. ft. subject to maximum of 2.5 points</i></p> <p><i>B. 0.5 points for each qualifying project having total project value more than INR 500 crores (Rupees Five Hundred Crores) and having built up area more than 1,00,000 (one lakh) sq. ft. subject to maximum of 2.5 points</i></p>	15
3.	<p>Relevant Experience of Key Staff of the Interested Parties</p> <p><i>A. 5 points for each of the Key Staff meeting relevant experience criteria</i></p> <p><i>B. Further 5 points shall be assigned based on adequacy of qualifications, trainings, experience of the proposed Key Staff</i></p>	10
4.	<p>Audited average annual turnover of the Interested Party for last five years</p> <p><i>A. 5 points for Interested Party meeting minimum audited average annual turnover criteria</i></p> <p><i>B. Highest audited average annual turnover of the Interested Party will be given a score of 5 points and the others will be assigned scores proportionately</i></p>	10
5.	Sustainability Initiative including but not limited to Indian Green Building Council standards, Energy Efficient, Environmental friendly, Rainwater	10

SL No	Evaluation Criteria	Points
A.	Technical Criteria	70
	Harvesting, Solar Energy usage, Smart Lighting, Effluent Treatment Plant, Recycling of Water, Use of Recycled Material, maximum usage of natural light, Compost Processing Plant as proposed in the Conceptual Plan and Preliminary Architectural Drawings. The Interested Party shall optimize the design requirements and leave maximum area for Phase 2 for future development after accommodating the facilities requirement for Phase-1	
6.	Innovation and Optimization proposed by the Interested Party during the Live Presentation	10
B.	Financial Criteria	30
1.	The Financial Proposal with lowest offered price will receive 30 points and score of the Financial proposal received from the other technically qualified parties would be inversely proportional to lowest price.	30

- 8.4 The respective authorized representatives/ signatories who have signed the Proposal Documents and any other documents submitted by the respective Interested Parties should remain available in person at the place where the above-mentioned process is being carried out. However, absence of Interested Parties and/or their authorized representatives/ signatories shall not impair the legality of the process.
- 8.5 CAB is under no obligation to give any reasons for any rejection or for any other decision made in connection with this RFP or the RFP process (including, without limitation, the basis on which points have been awarded to each Interested Party).
- 8.6 Merely being the Interested Party with the lowest Financial Proposal will not give any right to such Interested Party to claim that it is successful. Similarly, being the Interested Party with the highest points awarded as per the criteria set out in Clause 8.3 above will not give any right to such Interested Party to claim that it is entitled to be appointed. Declaration of the successful Interested Party in terms of Clause 8.2(b) above shall be provisional only. The appointment of the successful Interested Party will be conditional upon and subject to inter alia (a) the issuance of the LOA to such Interested Party and acceptance thereof by the Interested Party; (b) execution by such Interested Party and CAB of the Services Agreement with the inclusion therein of the relevant Technical Proposal and Financial Proposal; and (c) submission of Performance Bank Guarantee by such Interested Party in accordance with Section 2.4.2 above. The relevant Interested Party shall, upon being informed that its Proposal has been successful, work in good faith with CAB and CAB shall execute the relevant Services Agreements (so submitted by the Interested Party along with its Proposal) as soon as practicable.
- 8.7 Till the Services Agreement is signed and the successful Interested Party submits the Performance Bank Guarantee in terms thereof, the Proposals submitted by the remaining Fully Qualified Interested Parties shall be kept in reserve. In case of any default by the successful Interested Party in (a) accepting the LOA in accordance with the terms contained therein; (b) signing the Services Agreement; or (c) submitting the Performance Bank Guarantee, CAB shall have the right to withdraw the LOA and/or terminate the Services Agreement (if executed) and re-commence the process from the stage set out in Clause 8.2(b) above after eliminating the defaulting Interested Party.

- 8.8 By submitting a Proposal each Interested Party irrevocably agrees to the abovementioned process for the selection of the winning Proposal. Once submitted, no Proposal may be withdrawn at any time and will be capable of acceptance by CAB until such time as the appointment of the Interested Party has become unconditional, i.e. the Services Agreement has been executed and the Performance Bank Guarantee has been provided.
- 8.9 CAB shall not entertain any correspondence with any Interested Party in relation to the acceptance or rejection of any Proposal.
- 8.10 For the avoidance of doubt, CAB is not obliged to accept the Proposal which contains lowest monetary offer/ Financial Proposal and Interested Parties hereby acknowledge that CAB shall be entitled to accept the Proposal which the CAB, in its own opinion and absolute discretion, considers to be in the best interests of the CAB. CAB reserves the right, to be exercised in its sole discretion, to waive each and any of the conditions and requirements in relation to any Interested Party at any stage during the process.

9. ACCEPTANCE OF TERMS AND CONDITIONS

- 9.1 Each Interested Party irrevocably and unconditionally accepts and agrees that by submitting a Proposal:
- (a) it agrees to be bound by the terms, conditions and obligations set out in this RFP and in the Services Agreement;
 - (b) it has read and understood, and agrees and accepts, the provisions and procedures, and terms and conditions (including the outcome) of this RFP and the relevant Services Agreement(s);
 - (c) by submitting a Proposal it is warranting that it is a person who satisfies all eligibility requirements set out in this RFP and that all information provided by it in connection with its Proposal (including without limitation as set out in the Proposal Submission Letter) is at the date of submission of the Proposal true and accurate in all aspects and that if after the date of such submission and before the appointment of the successful Interested Party any circumstances occur which would render any such information inaccurate it shall inform CAB (providing full details) immediately;
 - (d) by submitting a Proposal, it agrees to indemnify, hold harmless and defend CAB, its employees, project management consultant, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder and the RFP document, pursuant hereto, and/ or in connection with the RFP process, to the fullest extent permitted by applicable law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future; and
 - (e) neither it nor any entity with which it is Connected is involved in any proceedings or in default of any contractual obligation or undertaking in each case of the kind referred to in Clause 3.2.1 above.

10. CONFIDENTIALITY

- 10.1 All information of whatever nature and in whatever format contained in the RFP and/or within any Proposal and/or any response or clarification (whether oral or written) provided by or on behalf of CAB to any Interested Party during the RFP process is and shall be kept strictly confidential by the Interested Party.

10.2 Accordingly, in consideration of CAB allowing that Interested Party to participate in the RFP process contemplated by this RFP, each Interested Party accepts that, by submitting any Proposal, it is undertaking to CAB:

- (a) to keep all Confidential Information private and confidential and to use any and all Confidential Information solely in order to consider making and/or to make a Proposal, in order to seek to obtain an award of the obligation to provide the Services and in order to take part in the RFP process;
- (b) not to disclose, distribute or reveal any Confidential Information to any person other than to those persons who are required to receive and consider the same for the purpose of formulating the relevant Proposal and/or their professional advisers under conditions of confidentiality; and
- (c) not to discuss the terms of this RFP or the Interested Party's proposal with any rival Interested Party.

10.3 **“Confidential Information”** means the terms of this RFP, and all other information in whatever form and however stored (including, without limitation, written, oral, visual or electronic) relating directly or indirectly to the content of the discussions between CAB and the Interested Party relating to this RFP, the Contract Price, the Interested Party, its Proposal and/or the Services Agreement, the fact that such entities are discussing its Proposal and/or the Services Agreement and the status of those discussions and/or the existence, nature and terms of any Proposal, or any subsequent discussions, agreements or arrangements relating thereto, and all information (whether of a technical nature or otherwise) relating to the business or affairs of CAB (and/or its/their commercial partners, or associated or subsidiary entities) as may be communicated by or on behalf of the CAB to the Interested Party during the RFP process and any subsequent negotiations in connection therewith. The Interested Party will treat CAB's Confidential Information as if it were its own proprietary information, but in any case, no less than a reasonable degree of care and consistent with applicable law and the obligations described hereunder.

10.4 The Interested Party is strictly prohibited from making any form of public announcement or statement relating directly or indirectly to this RFP, the RFP process, CAB and/or its Proposal (whether ultimately appointed or not) without the prior written consent of the CAB, which may be given or withheld in the CAB's absolute discretion. Each Interested Party acknowledges and agrees that the CAB shall have the sole right to make any announcement in relation to this RFP, the RFP process and the selection and/or appointment of any Interested Party (if at all).

10.5 The CAB retains the express right to disclose any and all information provided to it by the Interested Party as part of the RFP process or in its Proposal to any third party: (i) where CAB was required to make such disclosure pursuant to a legally binding order of any court or any legally binding order of a regulatory, judicial, governmental or similar body of competent jurisdiction; (ii) where the concerned information has become publicly known for reasons other than breach of any confidentiality obligation by CAB; and (iii) where the concerned information was in possession of CAB prior to its disclosure by the Interested Party .

11. INTELLECTUAL PROPERTY

11.1 By the submission of a Proposal, the Interested Party warrants and represents to CAB that:

- (a) all elements of the Proposal do not infringe any third-party rights;
- (b) it owns all rights of any nature in its Proposal; and
- (c) it shall not use any Intellectual Property owned by the CAB except as permitted by the CAB.

11.2 The Interested Party acknowledges that all Intellectual Property rights and all commercial rights in relation to the Designs and the Facilities will be the exclusive property of CAB.

11.3 Each Interested Party hereby assigns all Intellectual Property rights in its Proposals (and other supporting papers that may be furnished along with its Proposal), from the date of submission of the Proposal, on an irrevocable, unconditional, worldwide, exclusive and perpetual basis to enable CAB to evaluate and use the Proposal in any manner it deems fit. Irrespective of whether any Proposal is successful or not, CAB shall be entitled to use (free from any payment or restriction) all ideas, concepts, recommendations or other materials contained in such Proposal or otherwise communicated to CAB during the RFP process without paying any consideration to the Interested Party or requiring any further consent from it. The Interested Party waives and shall not make any claim against CAB in respect of any use made by CAB of any Intellectual Property or other similar rights relating to the ideas, concepts or any other materials contained in its Proposal.

12. GENERAL

12.1 No warranty or representation (express or implied) as to the reliability, completeness or accuracy of the information in this document or any other information at any time made available to the Interested Party in connection with this RFP or the RFP process is given by CAB or any other person. Accordingly, each Interested Party and recipient of this RFP shall be responsible for verifying the accuracy of all information contained in this RFP and for making all necessary enquiries prior to the submission of its Proposal. Neither CAB nor any of its associates, agents, employees, officers, officials or representatives will be liable for any claims, losses or damages suffered by any Interested Party, prospective Interested Party or other recipient of this RFP in relation to this RFP, the RFP process, the selection and/or appointment (or rejection) of any Interested Party, as a result of any reliance on any information contained in this RFP or otherwise. The Interested Party expressly waives any right of action it may have against the CAB with regards to the RFP process.

12.2 In furnishing this RFP, CAB does not undertake or agree to or acknowledge any obligation to provide to the Interested Party any additional information or to respond to any queries or to update this RFP or to correct any inaccuracies which may become apparent in it.

12.3 Neither the issue of this RFP nor any part of its content is to be taken as any form of commitment or acknowledgment on the part of CAB to proceed with any Proposal or any Interested Party and CAB reserves the unfettered right to annul, terminate and/or reject any Proposal or to vary or terminate the RFP procedure at any time or stage and in any way without giving any reasons. No Interested Party shall have any cause of action or claim against CAB or any other person for the annulment or termination of the RFP procedure or rejection of its Proposal. This RFP does not, and is not intended to, constitute a contract, invitation to treat or an offer which is in any way capable of acceptance by any Interested Party.

12.4 CAB reserves the unfettered right and absolute discretion and without any liability whatsoever to any Interested Party:

- (a) to cancel the entire process at any stage prior to the execution by CAB of a binding Services Agreement with the Interested Party without giving any reasons and without giving any prior notice; or
- (b) to amend, vary, waive and/or modify any or all of the terms and conditions of this RFP (including the Services Agreement) pursuant to Clause 5 above.

12.5 Neither CAB nor any of its officers, officials, employees or agents shall, in any circumstances whatsoever be responsible or liable in any manner or mode by whatever name called or described for any costs, liability, losses, damages or expenses of any kind whatsoever incurred or suffered in connection with or as a consequence of the preparation or delivery of any Proposal, or compliance with or with a view to compliance with any of the requirements of this RFP by any Interested Party.

- 12.6 Any concealment of any material fact by or on behalf of any Interested Party may, at CAB's discretion and without prejudice to CAB's other rights and remedies, lead to disqualification of the Interested Party.
- 12.7 The grant of any rights to the Interested Party shall be conditional upon CAB signing the Services Agreement(s) and the Interested Party submitting the Performance Bank Guarantee within the stipulated time.
- 12.8 No Interested Party (or any person in any way connected with or acting on behalf of a Interested Party) shall take any action (other than the submission of a Proposal in accordance with this RFP) which is intended or likely to influence any award of rights under this RFP and any such action may, at CAB's discretion, result in the immediate disqualification of the relevant Proposal.
- 12.9 Each Interested Party will immediately inform the CAB of any change in Control of its ownership or any change to its senior management. The CAB reserves the right to reallocate any and all aspects of the Services if there is a change in Control in the Interested Party's ownership or if the senior management of the Interested Party changes.
- 12.10 References to the singular shall, where appropriate, include the plural and vice versa and references to one gender shall include all other genders.
- 12.11 The schedules shall be deemed to be incorporated into and form part of this RFP.

13. GOVERNING LAW AND DISPUTE RESOLUTION

- 13.1 This RFP shall be governed by and construed in accordance with Indian law and the Courts at Kolkata, West Bengal, India shall have exclusive jurisdiction in relation to all matters arising out of or connected with this RFP.
- 13.2 If any dispute arises under this RFP which cannot otherwise be amicably resolved between the parties, such dispute shall be submitted to arbitration under the (Indian) Arbitration and Conciliation Act 1996 ("**Arbitration Act**") or any statutory modification or re-enactment/replacement thereof then in effect and conclusively resolved by a sole arbitrator appointed by mutual consent of parties or failing which by such process as is laid down in said Arbitration Act.
- 13.3 The seat of arbitration shall be Kolkata and the arbitration shall be conducted in the English language.
- 13.4 The decision of the arbitrator shall be in writing and shall be final and binding upon the parties.
- 13.5 Each of the parties hereby acknowledges and agrees that its failure to participate in arbitration proceedings in any respect, or to comply with any request, order or direction of the arbitrator, shall not preclude the arbitrator proceeding with such arbitration and/or making a valid final award.



Bablu Kolay
Hon. Secretary

03 March 2026

SCHEDULE 1

GLOSSARY OF TERMS

“Affiliate”, with respect to any Interested Party, means any corporation, limited liability partnership, trust, joint venture, or any other business entity (i) which owns at least 20% (twenty percent) of the share capital or equity interest of such party, (ii) in which such party owns at least 20% (twenty percent) of its share capital or equity interest, (iii) at least 20% (twenty percent) of the shares of which are owned by the parent company of such party, or (iv) which Controls, is Controlled by or under common Control with such party, including, without limitation any partner, officer or director of such party and **“Affiliated”** shall be construed accordingly.

“As-Built Drawings” means final set of drawing prepared as per the actual alignment of the constructed structures. These drawings are submitted post completion of works in both hard and soft copy to CAB.

“Base Rate Material” shall mean a list of materials as specified in Clause 7.15 of this RFP, namely ‘Cement’, ‘Reinforcement Steel’ and ‘Structural Steel’ only and no other materials.

“CAB Suitability Standards” shall have the meaning assigned to it in Clause 3.2.3 of this RFP.

“Bid Forms” shall mean the various forms/ formats provided in this RFP (including Schedules hereto) that the Interested Party is required to follow while submitting its Proposal.

“Bid Security Deposit” is an amount deposit collected primarily as protection against Interested Party(s) withdrawing their bids prior to the expiry of the validity period or refusing to sign the contract.

“Bill of Quantities” is a document derived from the drawings prepared for the specific project. It contains a detailed statement of materials used, labours and their associated costs against any particular work.

“Completion Certificate” shall have the meaning assigned to it in the Services Agreement.

“Conflict of Interest Rules” shall mean Rules 38 and 39 of the Memorandum of Association and Rules and Regulations of CAB as amended from time to time. The current Conflict of Interest Rules are annexed as Schedule 5 to the Services Agreement.

“Connected” for the purposes of this RFP one person shall be “connected” to another person:

- (i) where such other person is in an unlisted company, it directly or indirectly owns or in the previous three years has owned 10% (ten percent) or more of any shares carrying voting rights in such other person or has or in the previous three years has had any direct or indirect interest of any kind in any shares in such other person;
- (ii) where such other person is a listed company, it directly or indirectly owns or in the previous three years has owned any shares in such other person or has in the previous three years had any direct or indirect interest of any kind in any shares in such other person except where 5% (five percent) or less of such shares are owned or at the subject of such interest;

- (iii) where both such persons are companies in the same Group;
- (iv) where either of such persons Controls the other;
- (v) where one person is a company the other is a director or officer of such company;
- (vi) where both such persons are individuals, they are related to each other (being both members of the same family, which expression shall mean immediate family together with any persons who are members of the immediate family of any such family member, such as cousins and uncles)

and “**Connection**” shall be construed accordingly.

“**Consortium/ JV**” and “**Consortium/ JV Proposal**” shall have the meanings assigned to them in Clause 2.2.4 of the RFP.

“**Contracted Fee**” means the final lumpsum price at which Turnkey Design Build Contractor has agreed upon to complete the project as per the scope of work defined in the RFP and the Services Agreement.

“**Contract Price**” means the Accepted Contract Amount as defined under the Services Agreement.

“**Control**” means (i) the ownership (directly or indirectly) of more than 50%(fifty percent) of the issued share capital or partner’s interest in the partnership or other voting rights of such entity; or (ii) the possession, either directly or indirectly, of the power to direct or cause the direction of management and policies of such entity; or (iii) the power to appoint a majority of the directors, managers, partners or other individuals exercising similar authority with respect to such entity by virtue of ownership of voting equity securities or management or contract or in any other manner, whether directly or indirectly, including through one or more other entities, and “**Controls**”, “**Controlled**”, “**Controller**” and “**under common Control with**” shall be construed accordingly and a “**Change of Control**” shall *inter alia* occur if (i) a person who Controls another person ceases to do so; or (ii) a different person acquires Control of such other person; or (iii) any person acquires Control of another person in circumstances where no person previously Controlled such other person.

“**Defects Liability Period**” shall mean the period specified in Clause 1.5 of this RFP.

“**Designs**” shall have the meaning assigned to it in the Services Agreement.

“**Design Basis Report**” means the report to be prepared by the successful Interested Party to identify and record all the provided inputs, analysis and design considerations to an acceptable probability where the structures that are being designed will perform satisfactorily during the lifespan considered for the buildings, which report shall also provide basic assumptions, specifications, criteria, logic, considerations and compatible with the architectural intent and compliant with the Bureau of Indian Standards, National Building Code(s) and other applicable norms.

“**Detailed Designs**” shall have the meaning assigned to in Paragraph 2.3 of Schedule 1 to the Services Agreement.

“**Eligibility Criteria**” shall mean the eligibility requirements specified in Clause 3 of this RFP.

“**Facilities**” shall mean the amenities, accommodation and equipment’s as listed in Schedule 2 to Services Agreement and any additional amenities, accommodation and equipment’s as mentioned in the Proposal submitted by the Interested Party. All facilities listed under Phase 1 shall require preparation of Initial Concept Designs, Master Architectural Plan, Design Basis Report, Technical Specification, Bill of Quantities, Detailed Design, As-Built Drawings and Construction Works. For Phase 2, the Interested Party shall leave adequate area for future development.

“Financial Eligibility Form” shall mean the form to be submitted by the Interested Party as part of its Technical Proposal in the format prescribed in **Schedule 8** to this RFP.

“Financial Proposal” shall mean that part of a Proposal which comprises the documents specified in Clause 6.3 of this RFP.

“Financial Year” means the financial year commencing from the 1st (first) day of April of any calendar year and ending on the 31st (thirty- first) day of March of the next calendar year or financial years as applicable in the other countries.

“Government Authorities” shall include the Government of India, Government of West Bengal or any other state and/or central or state government or governmental department or any judicial or administrative authorities including local municipal corporation or any other authorized agencies.

“Indian Green Building Council” is a part of the Confederation of Indian Industry (CII) was formed in the year 2001. The vision of the council is, "To enable a sustainable built environment for all and facilitate India to be one of the global leaders in the sustainable built environment by 2025". The council offers a wide array of services which include developing new green building rating programmes, certification services and green building training programmes.

“Group” shall mean a group of companies all of which are under the same management and include all Affiliates of the said companies. The ultimate parent company of the Bidder and all enterprises whose accounts are consolidated on a line by line basis in such ultimate parent company's audited financial statements shall also form part of the Group. Provided that, 2 (two) bodies corporate shall be deemed to be under the same management:

- i) if the managing agent, secretaries and treasurers, managing director or manager of the one body, or where such managing agent or secretaries and treasurers are a firm, any partner in the firm, or where such managing agent or secretaries and treasurers are a private company, any director of such company, is: (a) the managing agent, secretaries and treasurers, managing director or manager of the other body ; or (b) a partner in the firm acting as managing agent or secretaries and treasurers of the other body ; or (c) a director of the private company acting as managing agent or secretaries and treasurers of the other body; or
- ii) if a majority of the directors of the one body constitute, or at any time within the 6 (six) months immediately preceding constituted, a majority of the directors of the other body; or
- iii) if not less than one-third of the total voting power with respect to any matter relating to each of the 2 (two) bodies corporate is exercised or controlled by the same individual or body corporate; or
- iv) if the holding company of the one body corporate is under the same management as the other body corporate within the meaning of clause (i), clause (ii) or clause (iii) above; or
- v) if one or more directors of the one body corporate while holding, whether by themselves or together with their relatives, the majority of shares in that body corporate also hold, whether by themselves or together with their relatives, the majority of shares in the other body corporate.

“Initial Concept Designs” shall have the meaning assigned to it in Paragraph 2.3 of Schedule 1 of the Services Agreement.

“Intellectual Property” shall mean all copyright and other intellectual property rights howsoever arising and in whatever media now known or hereafter devised, whether or not registered or capable of registration, including patents, copyright, trademarks, service marks, trade names, registered designs, domain names and any applications for the protection or registration of such rights and all renewals and extensions thereof

throughout the world.

“Interested Party” shall mean any person or Consortium/ JV which submits a Proposal to CAB in response to this RFP.

“Land Lease Agreements” shall have the meaning assigned to it in Clause **Error! Reference source not found.** of this RFP.

“LOI” shall mean the Letter of Intent that will be issued by CAB to the successful Interested Party in terms of Clause 1.15(a) of this RFP.

“LOA” shall mean the Letter of Award that will be issued by CAB to the successful Interested Party in terms of Clause 8.6 and Clause 1.15(a) of this RFP.

“Master Architectural Plan” shall have the meaning assigned to it in Paragraph 2.3 of Schedule 1 to the Services Agreement.

“Nominated Sub-Contractor” means specialized contractors appointed by Service Provider after taking necessary approval from CAB for Services like supply and installation of gym equipment, supply of equipment for physiotherapy, supply and installation of ground equipment and any other Services as required by CAB for successful completion of the Project.

“OEM” shall mean the original equipment manufacturer of any equipment that may be installed/ commissioned by the Interested Party.

“Performance Bank Guarantee” shall have the meaning assigned to it in the Services Agreement.

“Person” or **“person”** means any natural person, company, firm, partnership, unincorporated association and any other entity of any kind whatsoever who or which is capable to contract under the Indian Contract Act, 1872.

“Preliminary Architectural Drawing” means initial schematic form of drawing showing the plan and elevation of the structure. It is prepared during the early and introductory stages of the design.

“Proposal” shall mean a written offer to acquire the right and obligation to provide the Services during the Term, and which is submitted to CAB subject to, and in accordance with, the terms and conditions of this RFP, which written offer shall comprise of a Technical Proposal and a Financial Proposal.

“Proposal Covering Letter” shall have the meaning assigned to it in Clause 6.4 of this RFP.

“Proposal Documents” shall have the meaning assigned to it in Clause 6.1 of the RFP.

“Proposal Due Date” shall mean the date specified in Clause 1.15 of the RFP or such other date as may be notified by CAB.

“Proposal Submission Letter” shall mean the letter to be submitted by each Interested Party in the format provided in **Schedule 2** to this RFP.

“Proposal Validity Period” shall mean the period specified in Clause 1.14(b) of this RFP or such extended date as per Clause 2.2.10 of this RFP, whichever is later.

“Proposed Key Staff” shall mean the staff specified by the Interested Party in its Proposal in accordance with Clause 2.3.2 and **Schedule 7** to this RFP.

“Project” shall have the meaning assigned to it in Clause 1.5 of the RFP.

“Revised Fee” means total amount quoted by newly appointed Interested Party for the balance work, in the event CAB terminates the Services Agreement and invokes Performance Bank Guarantee(s) of the “Turnkey Design Build” Contractor pursuant to this Services Agreement.

“RFP” shall mean this Request for Proposal document together with all Schedules which form part of it.

“Scope of Work” shall have the meaning assigned to it in the Services Agreement.

“Services” shall have the meaning assigned to it in the Services Agreement.

“Services Agreement” shall mean the written agreement to be entered into between CAB and the successful Interested Party in the form at **Schedule 10** to this RFP.

“Submission of Proposal” shall mean the process as detailed in Clause 7 of this RFP.

“Site” shall have the meaning assigned to it in Clause **Error! Reference source not found.** of this RFP.

“SPV” shall mean a company incorporated or to be incorporated by the members of the Consortium/ JV as a special purpose vehicle specifically for the Project in the event the successful Interested Party is a Consortium/ JV.

“Technical Eligibility Form” shall mean the form to be submitted by the Interested Party as part of its Technical Proposal in the format prescribed in **Schedule 5** to this RFP.

“Technical Proposal” shall mean that part of a Proposal which comprises the documents specified in Clauses 6.2(a) to 6.2(i) of this RFP.

“Technical Specification” shall mean a set of documented requirements to be satisfied by a material, in terms of design and functional requirements.

“Term” shall mean the period from the date on which the Services Agreement is countersigned by CAB till the date on which CAB confirms that the successful Interested Party has provided all the Services to the satisfaction of CAB

“Working day” or **“Business Day”** means a day (other than a Sunday) on which banks are open for business in Kolkata.

SCHEDULE 2

PROPOSAL SUBMISSION LETTER

[To be typed on Interested Party's Letterhead]

_____ 2026

The Cricket Association of Bengal
Dr. B. C. Roy Club House
Eden Gardens
Kolkata – 700 021 West Bengal, India

For the attention: The Hon. Secretary, CAB

Dear Sirs,

Request for Proposals for Turnkey Design-Build Construction Services for Development of New 'Centre of Excellence' at Dumurjala, Howrah

We, _____¹, acknowledge receipt of the above-mentioned Request for Proposal published by CAB (“RFP”) and fully understand and accept the terms, conditions and procedures set out therein. In accordance with the requirements of the RFP, we hereby submit a proposal (the “**Proposal**”) in accordance with the terms of the RFP.

We confirm that:

- Each element of this Proposal has been formulated with regard to and with a view to successfully achieving the aims and objectives of CAB as set out in the RFP;
- We accept the terms, conditions and requirements without any reservations, qualifications or amendments contained in RFP and the Services Agreement;
- We have perused the CAB Conflict of Interest Rules annexed at Schedule 5 to the Services Agreement and declare that we do not have any conflict in terms thereof;
- No element of this Proposal is conditional or qualified upon any event, fact or circumstance other than the acceptance by CAB of the offer contained in this Proposal; and
- We hereby irrevocably and unconditionally accept the terms and conditions set out in the Services Agreement and agree to be bound by the same.

Capitalized expressions used in this Proposal shall have the same meaning ascribed to them in the RFP.

1. INFORMATION RELATING TO PROPOSAL EVALUATION

Please find enclosed with this Proposal full details and supporting documents (where applicable) in

¹ Please provide the full name of the Interested Party and in the case of Consortium/ JV Proposals, each member of the Consortium/ JV.

respect of the following:

1.1 Corporate Structure of the Interested Party

- (a) Incorporation Date, Registered Office and Registered Number of the Interested Party;
- (b) Details of all shareholders in the Interested Party and their respective percentage shareholding (unless the same is a listed company whose shares are traded on any recognized investment exchange in which event details are provided of any shareholder who owns or controls 10% (ten percent) or more of the shares of such entity);
- (c) If the Interested Party forms part of a Group of companies an organization chart of such Group including details of those persons who are the ultimate controllers of the Interested Party;
- (d) Details of all Directors of the Interested Party;
- (e) Details of the senior management who will be responsible for the provision of the Services; and
- (f) Certified true copies of all constitutional documents relating to the Interested Party including certificate of incorporation, memorandum and articles of association, partnership deed, etc.

2. CONFIDENTIALITY

2.1 **“Confidential Information”** means the terms of the RFP, and all other information in whatever form (including, without limitation, written, oral, visual or electronic) relating directly or indirectly to the content of the discussions between CAB and the Interested Party relating to this Proposal and/or any Services Agreement, contract price, the fact that the parties are discussing this Proposal and/or any Services Agreement and the status of those discussions and/or the existence, nature and terms of this Proposal, or any subsequent discussions, agreements or arrangement relating thereto, and all information (whether of a technical nature or otherwise) relating to the business or affairs of CAB (and/or its/their commercial partners, or associated or subsidiary entities) as may be communicated to us during the RFP process and any subsequent negotiations in connection therewith.

2.2 We will treat CAB’s Confidential Information as if it were its own proprietary information, but in any case, no less than a reasonable degree of care and consistent with applicable law and the obligations described hereunder.

2.3 We agree to keep confidential, and shall not disclose to any person (including, without limitation, the press and media), any and all Confidential Information which has been, or may be, disclosed to us by, or on behalf of CAB except in so far as the Confidential Information:

- (a) is reasonably required by a person employed or engaged by us in connection with the

preparation of our Proposal or the proper performance of the Services Agreement in which circumstances we shall ensure that any such person complies with our obligations in relation to Confidential Information referred to in this letter as if such person were a signatory to this letter; or

- (b) is required to be disclosed by law or by applicable regulation, or any valid order of a court of competent jurisdiction, or at the request or direction of any governmental or regulatory authority or agency.

Without prejudice to the foregoing and unless CAB chooses otherwise, we undertake to and covenant with CAB that no announcement or statement whatsoever relating to our Proposal, the Services Agreement or our discussions with CAB in relation thereto shall be made by us, or on our behalf, without the prior written approval of CAB (such approval to be given or withheld at CAB's sole discretion).

- 2.3 We hereby undertake to CAB to use the Confidential Information solely in connection with the preparation of our Proposal and not otherwise for our own benefit or the benefit of any third party.]

3. GENERAL

- 3.1 We acknowledge that we are solely responsible for all costs, expenses and liabilities incurred by us in the preparation and submission of this Proposal, any responses to requests for further information by or on behalf of CAB and any discussions with CAB and/or its associates following receipt by CAB of this Proposal (whether or not any Services Agreement is entered into by us).

- 3.2 We warrant, confirm, represent and undertake to CAB and its/ their affiliates that:

- (a) the information contained in this Proposal and otherwise provided to CAB and/or its associates during the RFP process is, and shall be, complete and accurate in all respects and is not, and shall not be, false or misleading in any way;
- (b) we satisfy all eligibility requirements set out in the RFP;
- (c) if, following submission of this Proposal there are any changes in our circumstances that may affect any of the information contained in this Proposal, we shall promptly notify CAB in writing setting out the relevant details in full;
- (d) we have the power and authority to submit this Proposal and enter into and perform all obligations, terms and conditions provided under the Services Agreement in accordance with the terms hereof and have taken all necessary and other actions required under applicable laws to authorize the execution, delivery and performance of such obligations

and actions as set out under Services Agreement and this Proposal.

4. GOVERNING LAW AND ARBITRATION

4.1 We acknowledge and agree that our Proposal and the entire RFP process shall be governed by, and construed in accordance, with the laws of India.

4.2 Any disputes arising in connection with our Proposal and the RFP process (or any part thereof) shall be resolved in accordance with Clause 12.11 of the RFP.

For and Behalf of

Name

Designation

Date

SCHEDULE 3

[FORMAT OF GUARANTEE TO BE ISSUED BY ANY INDIAN NATIONALISED BANK OR AN INDIAN SCHEDULED BANK (OTHER THAN COOPERATIVE BANK) OR FOREIGN BANK HAVING A BRANCH IN KOLKATA AND APPROVED BY CAB IN ITS SOLE DISCRETION]

The Cricket Association of Bengal
Dr. B. C. Roy Club House
Eden Gardens
Kolkata – 700 021
West Bengal, India

1. In consideration of _____ Limited having its principal place of business at _____ (hereinafter called “**Company**” which expression shall unless repugnant to the subject or context mean and include its successors in office, executors, administrators, permitted assigns and the like) being desirous of submitting a Proposal under the terms and conditions of the Request for Proposals for Turnkey Design-Build Construction Services for Development of new ‘Centre of Excellence’ at Dumurjala, Howrah (“**RFP**”) issued by the Cricket Association of Bengal, (hereinafter called “**CAB**” which expression shall unless repugnant to the context or meaning always mean and include its successors in office, executors, permitted assigns and the like), and being required to provide a bank guarantee to CAB for INR 10,00,000 (Indian Rupees Ten Lakhs only) towards bid security deposit in terms of the RFP.
2. The Company has approached us for issuing the said bank guarantee and at their request and on receipt of sufficient consideration by us, we, [*Name of the Bank*], constituted and established under [*Relevant Statute*], having our office at [*Address of Bank*] (Phone No.: [*Phone No. of Bank*]; Fax No.: [*Fax No. of Bank*]) (Kolkata branch) (hereinafter called “**Bank**” which expression shall unless repugnant to the subject or context mean and include its successors in office, executors, administrators, permitted assigns and the like) have agreed to give such guarantee as hereinafter mentioned.
3. We hereby undertake and agree unconditionally and irrevocably with CAB that we shall on first claim in writing from CAB, without any demur, reservations, contest, recourse or protest and without any reference to the Company, pay to CAB a sum not exceeding INR 10,00,000/- (Indian Rupees Ten Lakhs only) in such manner as CAB may direct from time to time. Any such claim made by CAB on us shall be final, conclusive and binding notwithstanding any difference or any dispute between CAB and the Company or any other legal proceedings, pending before any Court, tribunal, arbitrator or any other authority.
4. CAB shall have the full liberty, without reference to us and without affecting this guarantee, to postpone for any time or from time to time the exercise of any of the powers and/or any rights conferred on CAB under the RFP, which under the Law relating to the Sureties would, but for this provision, have the effect of releasing us.
5. We confirm and agree that this guarantee shall not be discharged, reduced or diluted (i) due to any variance whatsoever made in the terms of the RFP without our consent; and/or (ii) due to any contract/ agreement between the Company and CAB by virtue of which CAB makes a composition with or promises to give time to or not to sue the Company.
6. We confirm and agree that this guarantee shall be valid and binding irrespective of CAB having any other guarantee/s from the Company and CAB need not proceed with those guarantee/s before invoking the guarantee given hereunder.
7. We further confirm and agree that CAB need not initiate any proceeding, claim, action or raise any demand against the Company before lodging any claim hereunder.
8. The guarantee herein contained shall not be determined or otherwise affected in any way;

- (a) by the liquidation or winding up or dissolution or change(s) in the constitution of the Company;
- (b) by any forbearance by CAB whether as to payment, time, performance or otherwise, or by any other indulgence or matter of whatever nature accorded by CAB to the Company; or
- (c) by anything which would have discharged us (wholly or in part), but for this provision, of our obligations under this guarantee or which would have afforded us any legal or equitable defence,

but shall for all purposes be binding and operative till the expiry of the term of this guarantee.

- 9. This guarantee shall be irrevocable and shall remain valid till [Date falling 180 days from the Proposal Due Date].
- 10. Notwithstanding anything contained hereinabove:
 - (a) Our liability under this guarantee shall not exceed and is restricted to INR 10,00,000/- (Indian Rupees Ten Lakhs only)
 - (b) This guarantee shall remain valid and enforceable up to and including [Date falling 180 days from the Proposal Due Date].
 - (c) Unless a demand/claim under this guarantee is served upon us in writing within the time in which this guarantee is stated to be in force as referred to in paragraph 10(b) above, all the rights of CAB under this guarantee shall stand automatically forfeited and we shall be relieved and discharged from all liabilities mentioned hereinabove.
- 11. A demand for payment under this guarantee shall be deemed to have been sufficiently made if a claim in writing is sent by post or by fax or hand delivered to us to the above-mentioned address/ fax number. Interest at the rate of 18% p.a. shall be applicable on all delayed payments under this Bank Guarantee.
- 12. We shall not be entitled to assign this guarantee.
- 13. Payments to be made under this guarantee shall be made in [Indian Rupees] without any deduction, withholding or set off of any kind.
- 14. This Guarantee shall be governed by and construed in accordance with the substantive laws of India. Courts at Kolkata shall have exclusive jurisdiction in relation to this Guarantee.

Dated this _____ day of _____ 20____ at _____.

SCHEDULE 4

FORMAT FOR QUERIES AND/OR REQUESTS FOR FURTHER INFORMATION

SL. NO.	SECTION/ CLAUSE NO.	QUERY/ REQUEST FOR ADDITIONAL INFORMATION

SCHEDULE 5

TECHNICAL ELIGIBILITY

(To be submitted by Interested Party whose Technical Eligibility is being claimed for this Proposal under Clause 8.3)

Sl. No.	Particulars	Details
1	Name of project	
2	Project Description	
3	Proposed Role	
4	Contract Value /Total project value in crores (whichever is applicable)	
5	Whether any JV/Consortium Partner associated (Yes/No)	
	Name of Client	
	Project duration	Start Date End Date.....
	Status (Completed/Ongoing)	
	Certified Copy of work order	
	Certified Copy of completion certificate	
	Contact details of personnel for reference	

Note: -

1. Above format shall be filled for each project claimed by Interested Party under Technical Eligibility for each of last 10 (ten) years for the period ending on March 31, 2025.
2. In the event of service has been rendered in JV/Consortium mode, the Interested Party should clearly mention, the Contract Value/ Total Project Value applicable to the firm individually only and not the Total Contract value of the project
3. Interested Party shall submit details of project(s)/experience strictly in the given formats along with supporting documents/ evidence (completion certificate/ work order / agreement copies from the client in support of its Technical Eligibility.
4. CAB reserves the right to contact the Interested Parties, their bankers, their consultants, their clients and other such sources for verifying the information, references and data submitted by the Interested Parties in the Proposal including the supporting documents/evidences/certificates submitted by Interested Party in support of its Technical Eligibility, without further reference to the Interested Parties.

SCHEDULE 6

TECHNICAL CAPABILITIES, APPROACH AND STAFFING PLAN

A detailed description shall be drafted outlining technical capabilities, approach and detailed methodology, work plan and staffing plan for proposed assignment.

{Suggested Structure}

The approach and methodology will be detailed precisely under the following topics.

1)	Technical Capabilities	[not more than 3 pages]
2)	Approach for the assignment and Work Plan including L-2 Schedule	[not more than 3 pages]
3)	Organization and Staffing Plan	[not more than 3 pages]

1) Technical Capabilities

{Please explain technical capability of the firm in order to design and execute Turnkey Design-Build contract. Also detail out how resources are capable of delivering the project}

2) Approach for the Assignment and Work Plan including L-2 Project schedule

{Please outline the proposed concept plan and approach to be adopted against the Scope of Work for successful implementation of project. Also please include L-2 Project schedule of proposed Centre of Excellence at Dumurjala, Howrah, West Bengal}

3) Organization and Staffing Plan

{Please describe the composition of your entire team to be deputed at site highlighting list of key experts. Also furnish a staffing plan for the key resources}

Note: Please attach relevant proof in support of the details provided.

SCHEDULE 7

QUALIFICATION AND EXPERIENCE OF PROPOSED KEY STAFF

CURRICULAM VITAE

Position Title	(e.g. K1- Project Manager/ Director)
Name of the Expert	
Post Qualification Experience	
Date of Birth	

Education: {List of college/ university and Graduation, Post-Graduation, Diploma or other Nominated education or relevant qualification obtained}

Examination Passed	Board / University	Year of Passing	Percentage

Employment Record relevant to Assignment: {Starting with current position, list in reverse order. Only relevant assignment shall be included}

Period	Employing Organization	Designation	Country	Summary of Activities Performed

Membership in Professional Association:

References:

Name of Reference	E-mail Id	Phone No	Position	Organization

Certification:

I, the undersigned, certify that the above-mentioned information is best of my knowledge and belief

Signature of the Expert with company seal

Note: The Interested Parties may submit more than one CV for each position i.e. {K-1 to K-12} as mentioned in Clause 2.3.2 of this RFP subject to meeting Minimum Qualification and Experience criteria.

SCHEDULE 8

FINANCIAL ELIGIBILITY

(To be submitted by Interested Party on its Letter Head)

Certificate of Annual Turnover and Profit before Tax (PBT)

Sl. No.	Financial Year	Annual Turnover (in Rupees)	Profit Before Tax (in Rupees)
1			
2			
3			
4			
5			
Average Annual Turnover			

Note: -

1. The above Form shall be duly certified and stamped by the statutory auditors or a chartered accountant firm on letter head of the Interested Party.
2. Interested Party shall also submit certified copies of audited annual report/ audited financial statements for the relevant Financial Years. Additionally, the Interested Party shall submit income tax returns for the previous three Financial Years ending on March 31, 2025.

SCHEDULE 9
SUMMARY OF COSTS

Part-I

SL No	Description of Facilities	Amount (INR)
Zone-I		
A		
B		
C		
Zone-II		
A		
Zone-III		
A		
B		
C		
Zone-IV		
A		
B		
Design and External Development		
A		
B		
C		
Amount		
GST		
Total Amount		

Part- II

SL No	Description of Facilities	Amount (INR)
A		
B		
C		
	Amount	
	GST	
	Total Amount	

Note: Total cost net of GST shall be considered for financial evaluation. The Interested Party has to also submit a detailed bill of quantities along with the respective rates in its financial quote as an input to above mentioned details for assessing reasonability of their quoted price. For avoidance of doubt, the detailed bill of quantities of its financial quotes shall be detailed out in accordance with list of facilities mentioned in Schedule 2 of the Services Agreement for Phase-1. While calculating their financial quote, all the Interested Parties must refer to the list of makes, specifications as per Bureau of Indian Standards as mentioned in the RFP Document and the Services Agreement. Interested Parties are requested to provide highest level of the micro details of the cost heads along with the quoted rates in line with their financial quote and Initial Concept Design and Preliminary Architectural Design proposed.

SCHEDULE 10

FORMAT OF THE SERVICES AGREEMENT

[Provided Separately]

SCHEDULE 11

FORMAT OF AFFIDAVIT

[TO BE NOTARIZED ON RS 100 NON-JUDICIAL STAMP PAPER]

AFFIDAVIT

I, _____ of
_____, an authorized representative of
_____ do hereby state, declare and solemnly affirm and state as
follows:

1. I solemnly state and declare that I am providing the true and correct details of the company submitting the Proposal as required by the CAB.
2. I state that I have gone through the CAB Conflict of Interest Rules annexed at Schedule 5 to the Services Agreement and declare that [*Name of Interested Party*] does not have any conflict of interest in terms thereof.
3. I state that the contents of the Proposal are true and correct to the best of my knowledge based on the original records maintained by the company submitting the Proposal. I further declare that no material information has been concealed.

Solemnly affirmed at _____

On this _____ day of _____

SCHEDULE 12

FORMAT OF POWER OF ATTORNEY

Know all men by these presents, We ----- (name of the Interested Party and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./Ms. (name), ----- who is presently employed with us, ----- (name of the Interested Party) and holding the position of -----, as our true and lawful attorney (hereinafter referred as the “**Authorised Signatory**”) 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 Proposal for Turnkey Design-Build Construction Services for development of Centre of Excellence at Dumurjala, Howrah, West Bengal, India (the “**Project**”) issued by Secretary, Cricket Association of Bengal (“**CAB/ Authority**”) including but not limited to signing and submission of all Proposals and other documents and writings, participate in pre-proposal Conference and other conferences and providing information/responses to the CAB/ Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Services Agreement and undertakings consequent to acceptance of our Proposal, and generally dealing with the CAB/ Authority in all matters in connection with or relating to or arising out of our Proposal for the said Project and/or upon award thereof to us and/or till the entering into the Services 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 Authorised Signatory 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 Authorised Signatory in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE,, THE ABOVE-NAMED PRINCIPALS HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 20.....

For -----

(Signature, name, designation and address)

Witnesses:

1.

2.

(Notarized)

Accepted -----

(Signature)

(Name, Title and Address of the Authorised Signatory)

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 executants and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Wherever required, the Interested Party 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 Interested Party.

SCHEDULE 13

FORMAT OF CONSORTIUM/ JV AGREEMENT

JOINT VENTURE AGREEMENT

WHEREAS, Cricket Association of Bengal (*hereinafter referred to as 'the Client'*) has invited proposals from eligible Turnkey Design-Build Contractor and consortia/ joint ventures to provide 'Turnkey Design-Build Construction services' for "**Development of Centre of Excellence at Dumurjala, Howrah, West Bengal, India**" (*hereinafter referred to as 'the Project'*) based on their technical and financial proposal.

WHEREAS, (**Name of the Firm**) and (**Name of the Firm**) wish to submit a proposal for the Project as a consortium/ joint venture and, if successful, incorporate a special purpose vehicle (*hereinafter referred to as 'the Contractor'*) for the purpose of signing the Services Agreement with the Client and executing the Project.

Now, therefore, be it resolved:

- (1) (**Name of the Firm**) and (**Name of the Firm**) agree to submit a proposal for the Project as a consortium/ joint venture and, if successful, to form a special purpose vehicle ("SPV") for undertaking the obligations and furnishing the services and sharing the benefits and losses of the SPV thereof between them.
- (2) (**Name of the SPV**) will be authorized to sign the Services Agreement with the Client and shall also be responsible for maintaining liaison and coordination with the Client. The firms in the JV have also hereby agreed that..... (**Name of the SPV**), will also be authorized to deliver the services under the Services Agreement.
- (3) Mr./ Ms. (**Name of the Authorized Person**), (**Designation**) of (**Name of the Firm**) is hereby provided the Power of Attorney to sign the Services Agreement and any other document relating to the same on behalf of the SPV.
- (4) It is intended that each company will provide expertise services and resources which **best** represent their capabilities and experience.
- (5) The relationship between firms shall be **limited** to this agreement and shall be construed as deemed to be as SPV for the sole purpose of this Project.
- (6) The SPV shall be responsible for discharging of the responsibility as per the requirements of the Services Agreement signed with the Client.
- (7) It is hereby mutually agreed that (**Name of the SPV**) will be responsible for the project **and** (**Type of Work**) of the Project.

The members of the Consortium/ JV shall certify that this agreement truly and correctly reflects their agreement with each other concerning the detailed terms and conditions of their exclusive SPV executed for the purpose of the said services under the contract.

IN WITNESS THEREOF, the parties have signed this Joint Venture Agreement in their respective rights on XX day of (Month) 20__.

For and on behalf of

(Name of the Authorized Person)

For and on behalf of

(Name of the Authorized Person)