

The precedent has been set. It's the legacy that needs building upon.

CIDCO
WE MAKE CITIES



INVITING APPLICATIONS FOR QUALIFICATION

DEVELOPMENT OF INTEGRATED COMPLEX AT SEAWOODS RAILWAY STATION, NAVI MUMBAI

Scheme: GM (IT&SP)/01/2007-08

Established in March 1970, the City and Industrial Development Corporation of Maharashtra Limited (CIDCO) was entrusted with a single brief: Plan and create an alternative to Mumbai, the financial capital of India... an environment-friendly city, with full-fledged infrastructure to meet its residential, commercial and industrial needs for generations to come.

CIDCO has embarked upon development of the Seawoods Railway Station Complex as a rewarding financial venture, an iconic structure that will eventually be a value addition to Navi Mumbai. CIDCO seeks world-class developers for development of the same.

The brief was met perfectly. Navi Mumbai was created next to Mumbai, and offered residents a better way of living, with an enviable lifestyle. Along the way, many milestones were accomplished. CIDCO had built a city replete with well planned roads, internal expressways, flyovers, multi-structured rail corridors, modern

railway stations that house commercial complexes, state-of-the-art IT parks, super specialty hospitals and superlative educational facilities. In fact, Navi Mumbai even featured in National Geographic Channel's 'Mega Cities of the World' series.

The transformation of this new mega city has been constant, a fact that is increasingly evident today.

Economic centres have shifted, more and more IT parks are coming up, and new infrastructure projects – both physical and social – keep dotting the cityscape. All with a conscious thrust on the environment and open green spaces, creating an atmosphere of healthy, all-round development.

The future holds even more promise. On the anvil are highly ambitious projects like an International Airport, a Special Economic Zone, the Mumbai Trans Harbour Link and the sprawling, over 200-acre Central Park at Kharghar. Now, add one more impressive project to that list: a magnificent railway station complex at Seawoods. This is a concept that CIDCO had introduced for the first time in India, one that involved utilisation of air space above railway stations for commercial ventures. A concept that will now be taken to the ultimate level through the newest jewel in the crown.

Enter Seawoods Railway Station

In the last decade or so, the Nerul node has developed into one of the epicenters of Navi Mumbai, and the

Seawoods Railway Station, lying at the heart of Nerul, has categorical locational advantage. Part of two different Mass Rapid Transport Railway corridors, this station has the latent potential to become an iconic and landmark development in Navi Mumbai.

Development has been envisaged on an area of 16.16 hectare, with a permissible FSI of 1.5. This translates into potential development of approximately 2.5 million sq. ft. Having appointed M/s CRISIL Ltd. and M/s Jones Lang LaSalle Consortium to carry out the market demand analysis and financial feasibility study for the proposed project, CIDCO now invites the Application for Qualification from reputed national and international developers for development of the Integrated Complex at Seawoods Railway Station.

PRE-QUALIFICATION OF DEVELOPERS

Eligible Entities

The intending developer can be a single business entity (SBE) or a consortium with a maximum of 5 members. The entity, either an SBE or the members of the consortium, should be a company or a partnership firm. Only qualified applicants in terms of the Request For Qualification will be issued the Request For Proposal document for development of the project.

Financial Capability Criteria

- Networth of the Applicant as on March 31, 2007 (or applicable financial year ending date) shall be at least INR 50 billion.
- Average Net Cash Accruals of the Applicant over the last three completed financial years shall be at least INR 10 billion.
- The Applicant shall have raised through equity/ debt over a period of the last five completed financial years an aggregate amount of INR 50 billion.

Development and Marketing Capability Criteria

The Applicant shall have:

- Developed and commissioned a single project of commercial/retail space of minimum 0.5 million sq. ft. not earlier than April 1, 2002.
- Developed and commissioned multiple projects of aggregate commercial/retail space of minimum 1.5 million sq. ft. not earlier than April 1, 2002. The number of projects that would be considered shall be a maximum of 5.
- Marketed on sale/lease/rent/license/concession basis multiple projects or aggregate commercial/retail/office space of minimum 1.5 million sq. ft. not earlier than April 1, 2002. The number of projects that would be considered shall be a maximum of 5.

Issue of the RFQ documents:

May 28, 2007 to June 18, 2007 from 1100 hours to 1600 hours (IST), from the office of the GM (IT&SP) on all days (except Saturdays, Sundays and Public Holidays).

Cost of the RFQ document: INR 100,000 or US\$ 3,000.

The cost of the RFQ document is to be paid in the form of a Demand Draft drawn in favour of CIDCO Ltd. and payable at Navi Mumbai / Mumbai.

The intending developer may request the RFQ document in electronic form at www.cidcoindia.com. However, the cost of such an RFQ document shall be paid along with the application without which the submission of the RFQ document would not be accepted.

Submission of the RFQ document:

June 26, 2007 (Tuesday) from 1100 hours to 1300 hours (IST).

For further details, contact:

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