



## **Nepal Investment Summit 2024**



**Government of Nepal  
Investment Board Nepal**

### **Request for Expression of Interest (EOI)**

**Project Name: Babarmahal Administrative Plaza**

**EoI No.: NIS2024/IBN/EoI-06**

**First Date of EoI Publication: 28<sup>th</sup> April 2024**



## ABBREVIATIONS

DUDBC	Department of Urban Development and Building Construction
EOI	Expression of Interest
GoN	Government of Nepal
IBN	Investment Board Nepal
JV	Joint Venture
NIS	Nepal Investment Summit
OIBN	Office of the Investment Board Nepal
PPP	Public-Private Partnership
RfP	Request for Proposal

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## 1. BRIEF DESCRIPTION

Investment Board Nepal is a high-powered agency chaired by Rt. Hon. Prime Minister established as a nodal agency for Public Private Partnership (PPP) and investment promotion in Nepal. Since its establishment, IBN has played an instrumental role in implementing transformative infrastructure projects fundamental to bolstering socio-economic development of the country. IBN has provided investment approvals – for both Public-Private Partnership and direct Private Investment projects. Being guided by the long-term vision (2043), the 15<sup>th</sup> Plan, and other subsequent policies of the Government of Nepal; and international commitments such as Sustainable Development Goals, IBN has been developing credible and bankable projects to garner investment.

The Third Nepal Investment Summit is scheduled for 28<sup>th</sup> & 29<sup>th</sup> April 2024. The main objective of the Summit is to promote Nepal as a promising investment destination and to attract domestic and foreign direct investment in various sectors. The summit is expected to bring together prominent national and international speakers, dignitaries, sector specific experts and high-level government officials. During the Summit, various projects shall also be showcased to existing and new investors and developers.

A rigorous exercise has been undertaken to collect, evaluate, screen, and prepare projects for solicitation through EoI, market sounding, and showcasing other projects at different stages in pipeline. This expression of interest is issued at NIS 2024 as per the Clause 16 of the Public Private Partnership and Investment Regulation 2077. The summit will also be an opportune venue for developers to meet potential investors for equity and debt portions in projects.

Among the projects selected for solicitation, Babarmahal Administrative Plaza Project is also one. The project related studies were carried out by Department of Urban Development and Building Construction (DUDBC)/Ministry of Urban Development (MoUD). This project is a visionary initiative aimed at accommodating various government offices affiliated under different ministries of Government of Nepal. An 18-story state-of-the-art building, situated on a site spanning 30,021 square meters, is designed to provide high-quality and convenient services to the public and various concerned bodies, thereby optimizing administrative processes and public service delivery.

A brief introductory description of the projects is attached to this document.

## 2. BIDDING PROCESS SCHEDULE

The OIBN shall adhere (tentatively) to the following schedule to evaluate and shortlist from the EOI received for the Request for Proposal.

EOI issue Date: 28<sup>th</sup> April 2024

Last date of submission of EOI: 2<sup>nd</sup> June 2024, 12:00 Noon (Nepal Standard Time)

EOI opening date and place: 2<sup>nd</sup> June 2024, 1:00 PM (Nepal Standard Time), OIBN

Application Evaluation result: 4<sup>th</sup> August 2024

*Interested parties are requested to submit their EOI along with all necessary documents online at [www.eoi.investinnepal.gov.np](http://www.eoi.investinnepal.gov.np).*



#### Contact Details:

Name of Agency: Office of Investment Board Nepal  
Address: ICC Complex, New Baneshwor, Kathmandu  
Phone no.: +977-01-4575277, +977-1-14575278; Fax: +977-1-4575281  
Email address: [info@ibn.gov.np](mailto:info@ibn.gov.np); website: [www.ibn.gov.np](http://www.ibn.gov.np)

*The details of the project structuring will be done before the RfP is issued and the details will be provided with the RfP document. OIBN reserves the right to shortlist or not to shortlist any or all of the applicant(s) without assigning any reason whatsoever. A pre-bid conference shall be held only at the RfP stage.*

### 3. PRE-QUALIFYING CRITERIA

The applicants must meet the following pre-qualifying criteria to be considered for further evaluation and shortlisting:

- a) Minimum of 10 years of experience of the applicant or at least one of the partners in case of JV/consortium in developing or constructing a high rise commercial or administrative complex/building.
- b) Must have successfully completed construction of at least one of such high-rise buildings in the past 5 years whose project cost is not less than NPR 4 billion. The applicant/JV should have successfully completed at least 3 of such projects overall in the past 20 years.
- c) The net worth of the applicant or JV (in case of JV/consortium) should be equivalent to at least NPR 4 billion as per the last fiscal year's audited balance sheet. In the case of JV/Consortium, the net worth will be calculated based on the percentage share as mentioned in the JV agreement or MOU. If no such share is indicated, the net worth of the lead firm will be considered.

*Note: The currency exchange rate of the first date of EOI publication will be considered for conversion of net worth and project scale if reported in currency other than Nepali Rupees.*

### 4. APPLICATION PROCEDURE

The developer/investor who meets the above pre-qualifying criteria can make the application for the project.

- a) Application may be made by a single entity or a group of entities (Consortium or JV) comprising up to three different companies/parties including a lead member.
- b) A consortium/JV may fulfil the pre-qualifying criteria in a joint /cumulative manner, except for the number of years of work experience.
- c) A non-refundable fee of NPR 150,000 shall be payable for each application (PPPIR 2077, Clause 17 (3)) at the time of making the application. Any application submitted without the proof of payment of the fee will be considered non-compliant.
- d) The fee must be deposited or electronically transferred to the following bank account of OIBN:

Account No.: 1420100102100001

Account Name: OFFICE OF THE INVESTMENT BOARD

Bank name: Rastriya Banijya Bank (RBB)  
Bank Branch: Baneshwor  
SWIFT Code: RBBANPKA



- e) Please use "Company name\_Project name" as the reference code for the payment made in the case of the online payment.
- f) After payment of the fee is made, the OIBN shall assign a focal person and may provide additional documents or information relevant to the project (if available).
- g) Applicants should submit the EOI with all required documents online by 2nd June 2024 (12:00 PM Nepal Standard Time).
- h) The Government of Nepal (OIBN or relevant government) shall review the proposal and ask additional information if required.

*Note: If the corruption case is being filed to Court against the Natural Person or Board of Director of the firm/institution /company or any partner of JV, such Natural Person or Board of Director of the firm/institution /company or any partner of JV such consultant's proposal shall be excluded during the evaluation.*

## 5. CHECKLIST

Clause 17 of the PPPIR 2077 mentions that the interested investor shall acquire the request for expression of interest from the concerned agency or website and submit the documents as mentioned in the request for proposal document. Following documents and information must be submitted while submitting the EoI.

1. Notarized copy/ies of VAT/PAN registration certificate (for national developer) and official company registration certificate (for international developer).
2. Detailed profile of the developers/investors, including profile of senior management team, and annual report audited financial statements for at least past three years, latest tax clearance certificate.
3. Where the interested party is considering potential consortium partners, an indication of such intention and details of potential consortium partners (to the extent known). The interested party should clearly state the role of the consortium members and detail the scope they would intend to deliver, for example, design services, construction and commissioning services, facilities management services.
4. Evidence of power of attorney.
5. Project concept, plan, and information on financial, economic, social, technical, and environmental feasibility.
6. Method of project implementation, project development modality and work schedule.
7. Business plan with basic financial statements
8. Financial arrangement and source of investment
9. Self-declaration letter on validity and accuracy of the projects and details submitted and corruption charges and against corruption charges.
10. Expected support from GoN, if any.
11. All the documents need to be properly signed and stamped.
12. Other relevant information, if any.



<b><u>Brief Project Description</u></b>		
1	<b>Project Name</b>	<b>Development and Construction of Babarmahal Administrative Plaza</b>
2	<b>Background</b>	<p><b>Brief Description:</b></p> <p>The Babarmahal Administrative Plaza project in Nepal is a visionary initiative aimed at accommodating various government offices affiliated under different ministries of Government of Nepal. An 18-story state-of-the-art building, situated on a site spanning 30,021 square meters, is designed to provide high-quality and convenient services to the public and various concerned bodies, thereby optimizing administrative processes and public service delivery.</p> <p><b>Sector:</b> Infrastructure</p> <p><b>Location:</b> Babarmahal, Kathmandu Metropolitan City, Bagmati Province, Nepal</p> <p><b>Land area required: Approx. 59 Ropanies</b></p> <p><b>Objectives for developing the project:</b></p> <ul style="list-style-type: none"> <li>• To centralize dispersed government offices into a single complex.</li> <li>• To streamline operations and enhance service delivery.</li> <li>• To promote efficiency and collaboration within the government.</li> </ul> <p><b>Justification for the project:</b></p> <ul style="list-style-type: none"> <li>• Modernize and optimize governmental operations.</li> <li>• Integrating dispersed offices saves resources and streamlines citizen interactions, improving government service quality.</li> <li>• Strategic location ensures financial viability and accessibility, a crucial step toward efficient and citizen-centric administration.</li> </ul>
3	<b>Salient Features</b>	<ul style="list-style-type: none"> <li>• Centralized Government Offices within a single complex</li> <li>• Modern and functional infrastructure, including office spaces, conference rooms, meeting halls, and administrative facilities.</li> <li>• Mixed-Use Development (including commercial spaces, retail outlets, restaurants, etc.)</li> <li>• Parking Facilities</li> <li>• Incorporation of green and energy-efficient design principles</li> </ul>
4	<b>Project Components</b>	<ul style="list-style-type: none"> <li>• Office buildings of various departments affiliated under different ministries.</li> <li>• Commercial space</li> <li>• Multipurpose halls of different capacity</li> <li>• Disable friendly design</li> <li>• Parking area</li> </ul>



		<ul style="list-style-type: none"> <li>Landscaping works</li> <li>Electrical supply and water supply networks</li> </ul>														
5	<b>Benefits</b>	<ul style="list-style-type: none"> <li>Estimated annual revenue generation of NPR 1.15 billion for the Government from commercial spaces</li> <li>Addresses the need of organized spaces for governmental and commercial offices in prime location of Kathmandu Valley</li> <li>Approx. 900 cars can be accommodated in the parking space available</li> </ul>														
6	<b>Project Outcome</b>	<ul style="list-style-type: none"> <li>Synergy and collaboration between government offices</li> <li>Cost savings of government offices</li> <li>Convenience for citizens</li> <li>Improvement in infrastructure</li> <li>Economic stimulus</li> <li>Employment generation</li> </ul>														
7	<b>Financial Indicators</b>	<table border="1"> <tr> <td>Estimated Project Cost (NPR)</td> <td>NPR 10.2 billion USD 76.7 million (USD 1 = NPR 132.99)</td> </tr> <tr> <td>Financial IRR (%)</td> <td>20.61 (Discount Rate: 12%)</td> </tr> <tr> <td>Economic IRR (%)</td> <td>24.22 (Discount Rate: 12%)</td> </tr> <tr> <td>NPV (NPR)</td> <td>4.32 billion</td> </tr> <tr> <td>Pay-back period (years)</td> <td>6.12</td> </tr> <tr> <td>Discounted Pay-back period (years)</td> <td>9.98</td> </tr> <tr> <td>Benefit Cost Ratio</td> <td>1.87</td> </tr> </table>	Estimated Project Cost (NPR)	NPR 10.2 billion USD 76.7 million (USD 1 = NPR 132.99)	Financial IRR (%)	20.61 (Discount Rate: 12%)	Economic IRR (%)	24.22 (Discount Rate: 12%)	NPV (NPR)	4.32 billion	Pay-back period (years)	6.12	Discounted Pay-back period (years)	9.98	Benefit Cost Ratio	1.87
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8	<b>Project Implementation Modality</b>	<p>Public Private Partnership (PPP)</p> <p>Build, Operate &amp; Transfer (BOT)</p> <p>Role of Private Party:</p> <p>Design and construction.</p> <p>Financing</p> <p>Operation and maintenance</p> <p>Commercial space management</p> <p>Role of Government:</p> <p>Project identification and prioritization</p> <p>Financial support and incentives</p>														





		Legal and regulatory approvals Infrastructure support
9	<b>Project Implementation Timeline</b>	A Detailed Project Report has been prepared. EIA under approval process.
10	<b>Relevant Agencies</b>	Ministry of Urban Development/ Department of Urban Development and Building Construction Investment Board Nepal