GREATER COCHIN DEVELOPMENT AUTHORITY

P.B.No.2012 Phone : 2205061 FAX 91 484 206230 Kochi-682 020
website: www.gcda.kerala.gov.in. E-mail : gcdaonline@gmail.com

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Date: 01.06.2022

NOTICE OF EXPRESSION OF INTEREST

Invitation for expression of interest (EOI) from banks for developing software for rent management and accounting which includes online payments and collection in GCDA.

CONTENTS

1. Introduction
2. Brief scope of work
3. Eligibility criteria
4. Minimum Requirements
5. Instructions to the applicants
6. Time frame for services
7. Submission of EOI
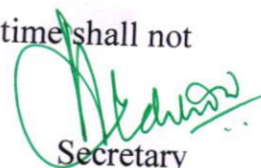
NOTICE OF EXPRESSION OF INTEREST

Invitation for expression of interest (EOI) from banks for developing software for rent management and accounting which includes online payments and collection in GCDA.

Expressions of interest are invited from Nationalized/Scheduled Bank for rent management and collection integrated with accounting system.

NOTICE OF EXPRESSION OF INTEREST

GCDA a body corporate under the Kerala Town and Country planning Act 2016 (Act 9 of 2016) hereby invites Expression of interest from Nationalized/Scheduled Bank for developing software for rent management and Accounting which includes online payments and collection.

1. Name of work   :   Software development , rent management and Accounting which includes online payments and collections.

2. Last date of EOI document   -   13.06.2022, 3.00 pm

3. Date of opening EOI document   -   14.06.2022, 11.00 am

4. Place of submission/Opening   -   Office of Secretary GCDA Kadavanthra, Kochi - 20

5. Mode of submission of EOI document - Through registered post/courier so as to reach before the due date & time.

6. Complete EOI document is available on GCDA website ie www.gcda.kerala.gov.in and the same can be downloaded.

7. GCDA shall not be liable for any postal delays what wo ever in receipt of EOI documents and EOI received after the stipulated date and time shall not be entertained.

Secretary
GCDA

INTRODUCTION

Greater Cochin Development Authority (GCDA) a body corporate under the Kerala Town and Country planning Act 2016 (Act 9 of 2016) and notified as per clause 51.1 of the ibid act by Government of Kerala Vide G.O.(P) No. 47/2016/LSGD dated 16th December 2016

2. **Eligibility criteria** – Only Nationalised or scheduled Bank can apply for the EOI .

3. **Brief scope of work**

The main purpose of this document is to explain the system we designed for making the Rent collection & Management of GCDA through online/digital payments and Web application. In short words, system should be capable of collection of data from GCDA and save it in the database for the collection of Receipts. And the System should be able to generate Invoices for the particular receipts which we are collecting. Other transaction entries can also be entered through the system (Payments & Journals). With our designed System, Every vendors/clients must be able to see their due amount and make payment through the system by various digital methods of payment. Integration of other modules to the system is very important and it can be integrated to our system in the future.

4) **Minimum Requirements**

1. This system should be developed in Open Source language/Framework.
2. Source code of the system should be given to GCDA.
3. Database design should be approved by GCDA.
4. Proper documentation should be done and GCDA should approve it.
5. Security of the system should be High, and data encryption is recommended.
6. At the stage of software testing, GCDA will also test the system.

7. Dynamic User role management should implement in the system.

8. The database should be under GCDA's control and no one can access it without GCDA's permission.

9. The vendor account should be highly secured

10. Our whole system should run in HTTPS and DDOS security is recommended.

11. SSL is highly recommended.

12. Database should be highly flexible and should be able to connect to other systems in the future(Postgres SQL suggested)

13. One of the important condition will be the maximum rate of interest offered for the SB and MOD account.

5) <u>Instructions to the applicants</u>

1. The authority reserves the right to have negotiations with any or all accept or reject any or all the EOI' s or annual this process at any time without assigning any reason whatsoever.

2. The EOI's received after the due date and time shall not be considered.

3. An applicant can submit any number of EOI 's but each EOI must be in a separate envelope.

4. All proforma forming part of EOI documents has to be duly filled in, signed and stamped by the applicant.

5. The GCDA reserves the right to accept or reject any or all the applications and the authority is not bound to give reasons for rejection for any of the EOI. The decision of GCDA in this matter shall be final and bounding on all the applicants.

6) <u>Time frame for services</u>

The bank can submit developed software and payment gateway within the period of six month from the date of handing over the data.

7) **Submission of EOI**

Application should be submitted in 3 parts

Part 1 – Technical part

Technical part should include details regarding software development as per our SRS.

Part 2 – Banking part

Details regarding services that are offered by the bank

Part 3 – Financial part

If the bank is charging any fee in the above two parts it should be mentioned separately.

The EOI is to be submitted in two separate sealed envelopes and both the envelopes are to be placed in another envelope.

Technical part and Banking part should be placed in one envelope and outer envelope is to be super scribed as "Expression of Interest for software development & Banking" and Financial part should be placed in another envelope and is to be super scribed as "Expression of Interest on Financial part". Finally both these two envelopes should be placed in another envelope and should be sealed and delivered at the following address before the scheduled date and time.

<div align="center">

The Secretary, GCDA

EOI for Software Development

Kadavathra

Kochi – 682 020

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Secretary,
GCDA

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Greater Cochin Development Authority

Rent Management & Collection integrated with Accounting System.

April 2022

Contents

- Introduction

- System Design

- Functional Requirements

- Non Functional Requirements

- Conclusion

- **Introduction**

       The main purpose of this document is to explain the system we designed for making the Rent collection & Management of GCDA through online/digital payments and Web application. In short words, system should be capable of collection of data from GCDA and save it in the database for the collection of Receipts. And the System should be able to generate Invoices for the particular receipts which we are collecting. Other transaction entries can also be entered through the system (Payments & Journals). With our designed System, Every vendors/clients must be able to see their due amount and make payment through the system by various digital methods of payment. Integration of other modules to the system is very important and it can be integrated to our system in the future.

- ## <u>System Design</u>

  The system we planned contains following modules:

  - Vendor Management
  - Asset/Property Management
  - Allotment Management
  - Rent Configuration
  - Invoice Generation
  - Accounting
  - Transaction Entry
  - Receipt Generation
  - Reports
  - Vendor registration and online payment module

SCHEMATIC DIAGRAM OF OUR SYSTEM

GCDA Rent Management & Collection Integrated with Accounting System
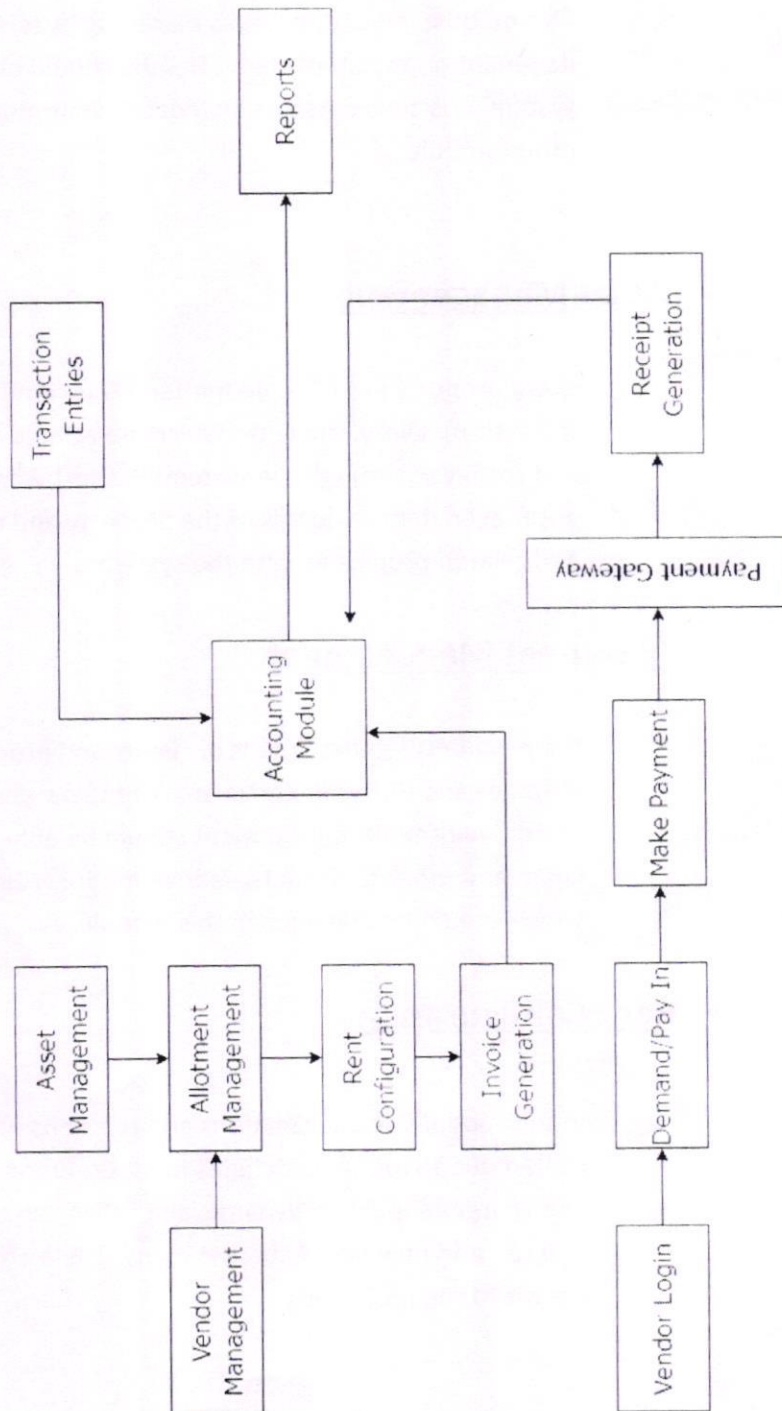
- ## Vendor Management

  This module in our system, as name suggests, every client to GCDA whether its tenant or any other client. He/she should be in the vendor management system. It is considered as an Independent module and it can be linked to other modules.

- ## Asset Management

  Every property in GCDA, no matter if it is rented out or not, can be entered in the system. Every attributes which are related to the assets can be entered and retrieved through the system. In short words, GCDA should be able to enter even minute details of the property and even calculate the total area and related properties with the system.

- ## Allotment Management

  We have entered the details of clients and properties in the above defined modules and the next step is to allot the particular asset/property to the clients, Allotment management should be able to record the details of the client and property from the above modules along with the allotment details which should be managed in this module.

- ## Rent Configuration

  In this module, the calculations and revisions of the property which are rented out are done. It includes Rent, Common Charges, Taxes, and Cess etc. The charges should be dynamic and GCDA can change it anytime as desired and can add new tax or charges if any. There should be a provision for adding waiver to the properties.

- ## Invoice Generation

  Invoice module is very important, the system should generate Invoices for the properties which are allotted to the clients every month by a particular date. It should record the amount of the invoice generated along with client ID and property ID.

- ## Accounting

  Accounting module is the main part of the financial accounts. In this module the system should save every record in the basis of transaction, if an Invoice is raised, it should reflect in the account system like a transaction (a debit account and a credit account). It should contain all the data related to a transaction.

- ## Transaction Entries

  In this section, all the manual transaction other than automated entries should be entered from this module. Other transactions like Payments, Journals etc can be entered through this system and reflects its entries in **Accounting** module.

- ## Receipt Generation

  This module generates the receipts which a client has made a payment. It should record a data of the receipt generated and particular data should save in the **Accounting** module like a transaction.

- ## Reports

  This section will have all the reports based in all modules. Clients, Assets, Allotments, Invoices, Transactions, Receipts, Accounts. Employees should be able to generate desired reports from any period.

- ## Vendor Registration & Online Payments

  This module is for the clients to make a payment, mainly for the rent collection. In this system, the vendors can register for online payment and make an online payment account. After the account is created, He/She can login to the system by their credentials'. In the account, they can look up the current due to pay, make payment through digital methods, Check payment history and paid Invoices.

NON FUNCTIONAL REQUIREMENTS

GCDA have certain rules and policies regarding the development of the System, which are discussed following:

- This system should be developed in Open Source language/Framework.
- Source code of the system should be given to GCDA.
- Database design should be approved by GCDA.
- Proper documentation should be done and GCDA should approve it.
- Security of the system should be High, and data encryption is recommended.
- At the stage of software testing, GCDA will also test the system.
- Dynamic User role management should implement in the system.
- The database should be under GCDA's control and no one can access it without GCDA's permission.
- The vendor account should be highly secured
- Our whole system should run in HTTPS and DDOS security is recommended.
- SSL is highly recommended.
- Database should be highly flexible and should be able to connect to other systems in the future(Postgres SQL suggested)

CONCLUSION

GCDA has designed this system by taking inputs and suggestion from out technical and financial hands to make the process of both clients and our employees. We are clearly looking for the firm which can develop the system as we planned and designed. Pre-made system is not desirable for us. So please read through the document carefully.