



TAMIL NADU WILDERNESS EXPERIENCES CORPORATION

REQUEST FOR PROPOSAL (RFP)

For

**SELECTION OF CONCESSIONAIRE FOR DESIGN, DEVELOPMENT,
FINANCING, OPERATION, MANAGEMENT AND MAINTENANCE OF
ECOTOURISM FACILITIES AT SETHUMADAI IN COIMBATORE DISTRICT
UNDER PPP MODE**

VOLUME –I

E-Tender Notice No.: 01 / Tender / TNWEC / 2024-25

Dated: 23rd November, 2024

Tamil Nadu Wilderness Experiences Corporation

Chennai, Tamil Nadu, India

Tel: 044 - 24340000

E-mail: office@tnwec.com

Website: www.tnwec.com

DISCLAIMER.....	4
GLOSSARY.....	6
DATA SHEET.....	7
1 INTRODUCTION.....	9
1.1 BACKGROUND.....	9
1.2 BRIEF DESCRIPTION OF BIDDING PROCESS.....	14
1.3 SCHEDULE OF BIDDING PROCESS.....	16
2 INSTRUCTIONS TO BIDDERS.....	17
2.1 GENERAL TERMS OF BIDDING.....	17
2.2 ELIGIBILITY AND QUALIFICATION REQUIREMENTS OF BIDDER.....	19
2.3 PROPRIETARY DATA.....	25
2.4 COST OF BIDDING.....	25
2.5 SITE VISIT AND VERIFICATION OF INFORMATION.....	25
2.6 VERIFICATION AND DISQUALIFICATION.....	26
2.7 CONTENTS OF THE RFP.....	26
2.8 CLARIFICATIONS.....	27
2.9 AMENDMENT OF RFP.....	27
2.10 FORMAT AND SIGNING OF BID.....	28
2.11 DOCUMENTS COMPRISING TECHNICAL AND FINANCIAL BID.....	28
2.12 BID DUE DATE.....	29
2.13 LATE BIDS.....	29
2.14 PROCEDURE FOR E-TENDERING.....	29
2.15 ONLINE OPENING OF BIDS.....	30
2.16 REJECTION OF BIDS.....	30
2.17 VALIDITY OF BIDS.....	31
2.18 CONFIDENTIALITY.....	31
2.19 CORRESPONDENCE WITH THE BIDDER.....	31
2.20 BID SECURITY.....	31
3 EVALUATION OF TECHNICAL BIDS AND OPENING & EVALUATION OF FINANCIAL BIDS.....	33
3.1 OPENING AND EVALUATION OF TECHNICAL BIDS.....	33
3.2 TESTS OF RESPONSIVENESS.....	33
3.3 EVALUATION PARAMETERS.....	33
3.4 TECHNICAL CAPACITY FOR PURPOSES OF EVALUATION.....	34
3.5 DETAILS OF EXPERIENCE.....	35
3.6 FINANCIAL INFORMATION FOR PURPOSES OF EVALUATION.....	35
3.7 OPENING AND EVALUATION OF FINANCIAL BIDS.....	36
3.8 SELECTION OF BIDDER.....	36
3.9 CONTACTS DURING BID EVALUATION.....	36
3.10 CORRESPONDENCE WITH BIDDER.....	37
3.11 OTHERS.....	37
4 FRAUD AND CORRUPT PRACTICES.....	38
5 PRE-BID CONFERENCE.....	40
6 MISCELLANEOUS.....	41

APPENDIX-IA: LETTER COMPRISING THE TECHNICAL BID	42
APPENDIX-IA ANNEX-I: DETAILS OF BIDDER	45
APPENDIX-IA ANNEX-II: TECHNICAL CAPACITY OF THE BIDDER	47
APPENDIX-IA ANNEX-III: FINANCIAL CAPACITY OF THE BIDDER	49
APPENDIX-IA ANNEX-IV: STATEMENT OF LEGAL CAPACITY	51
APPENDIX-IB: LETTER COMPRISING THE FINANCIAL BID	52
APPENDIX-IB ANNEX-I: BID PRICE SHEET	53
APPENDIX-II: BANK GUARANTEE FOR BID SECURITY	54
APPENDIX-III: POWER OF ATTORNEY FOR SIGNING OF BID	57
APPENDIX-IV: CERTIFICATE REGARDING COMPLIANCE	59

DISCLAIMER

The information contained in this Request for Proposal document (the “**RFP**”) or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Tamil Nadu Wilderness Experiences Corporation (the “**Authority**”) or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an Agreement and is neither an offer nor invitation by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their financial offers pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in the Bidding Documents, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein. The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way for participation in this bidding process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the

Selected Bidder or Concessionaire, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

GLOSSARY

Associate	As defined in Clause 2.2.1
Authority	As defined in Clause 1.1.5
Bank Guarantee	As defined in Clause 2.20.1
Bid(s)	As defined in Clause 1.2.2
Bidders	As defined in Clause 1.2.2
Bidding Documents	As defined in Clause 1.1.14
Bid Due Date	As defined in Clause 1.1.14
Bidding Process	As defined in Clause 1.2.1
Bid Security	As defined in Clause 1.2.4
Bid Price	As defined in Clause 1.2.6
TNVEC	As defined in Clause 1.1.1
Concession	As defined in Clause 1.1.10
Concession Agreement	As defined in Clause 1.1.6
Concessionaire	As defined in Clause 1.1.6
Conflict of Interest	As defined in Clause 2.2.1
Damages	As defined in Clause 2.2.1
Estimated Project Cost	As defined in Clause 1.1.8
Financial Qualification Criteria	As defined in Clause 2.2.2 (C)
Financial Bid	As defined in Clause 1.2.1
Government	Government of India/Tamil Nadu
Highest Bidder	As defined in Clause 1.2.6
LOA	As defined in Clause 3.8.4
Net Worth	As defined in Clause 2.2.3
NPV	Net Present Value
Project	As defined in Clause 1.1.5
Re. or Rs. or INR	Indian Rupee
RFP or Request for Proposals	As defined in the Disclaimer
Selected Bidder	As defined in Clause 1.1.5
SPV	As defined in Clause 2.1.15
Technical Bid	As defined in Clause 1.2.1
Basic Eligibility Criteria	As defined in Clause 2.2.2 (A)

The words and expressions beginning with capital letters and defined in this document shall, unless repugnant to the context, have the meaning ascribed thereto herein.

DATA SHEET

1.	Name of the Project	Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP Mode
2.	Tender issued by/ Agreement signing Authority	Tamil Nadu Wilderness Experiences Corporation
3.	Procurement stages	Single Stage
4.	Tender Processing Fee	Not Applicable
5.	Bid Security	Rs. 10,00,000 (Rupees Ten Lakhs Only) - in the form of Bank Guarantee
6.	Bid Document availability on portal	Start date: 26-11-2024
7.	Site visit	Visit to the Site by the Bidders will be facilitated by the Authority. Bidders interested in visiting the Site are required to send an email to office@tnwec.com specifying the date and time.
8.	Pre-bid meeting / webinar	Pre-bid Meeting: 16-12-2024 The Pre-Bid meeting would be held in the o/o Tamil Nadu Wilderness Experiences Corporation, 6 th Floor (Down), Panagal Maaligai, Jeenis Road, Saidapet, Chennai-15 <i>Participants interested to join through video conference may request for link by sending an email to office@tnwec.com atleast twenty-four hours before Pre-bid meeting.</i>
9.	Last Date for submission of queries	13-12-2024
10.	Last date and time of Submission of Bids	23-01-2025 at 3:00 PM hours IST
11.	Date and Time for opening of Technical Bids	24-01-2025 at 3:00 PM hours IST

12.	Website details	Replies to queries/ clarifications/ addendum/ corrigendum etc. shall be posted on the following websites: https://tntenders.gov.in/nicgep/app https://tnwec.com/
-----	------------------------	---

1 INTRODUCTION

1.1 Background

1.1.1 The state of Tamil Nadu is blessed with a rich variety of natural and cultural attractions, covering heritage sites, temple towns, hill stations, waterfalls, beaches, national parks. etc. In Tamil Nadu, there are 6 UNESCO World Heritage sites and 400+ Archaeological Society of India monuments and sites, 37 protected areas extending over 7,000 sq.km and a 1,000+ km long coastline packed with beaches, mangroves and coral reefs. With this great mix of ancient civilization, heritage, rich history and culture and natural beauty, Tamil Nadu has been one of India's most-visited destinations. To harness the plentiful tourism resources of the State and provide a tourism-led thrust to the local economy, the Government of Tamil Nadu identified the tourism sector as one of the focus areas of the State's development. Even though the State could retain its position among the top Indian states in tourist footfalls, both domestic and foreign, there is a need to transform Tamil Nadu into a leading global tourism hub capable of competing on an international platform with the joint and collaborative efforts among the State Government, the private sector, and the people of Tamil Nadu.

The Tourism Policy 2024 aims to create a policy framework to move tourism into a major economic sector of Tamil Nadu, with focus on increased revenues for local economy, support to local communities and to grow tourism sustainably. The Policy proposes strategic interventions, attractive incentives, and requisite regulatory reforms to facilitate investment and incubate private participation in the tourism sector. The Policy strives to create a sustainable tourism ecosystem in Tamil Nadu and lays emphasis on providing safe and high-quality experiences for tourists.

One of the major thrust areas in the Tourism Policy is Eco Tourism. Tamil Nadu already has got an Eco-Tourism Policy 2017 floated by the Forest Department for the development of eco-tourism sites. This policy is intended to leverage the eco-tourism potential of the State with its national parks, mangroves, coastline and flora & fauna across hill stations. The Forest Department will promote Eco-Tourism only in Tiger Reserves, Wildlife Sanctuaries, National Parks and Reserve Forests, as well as activities which would be run by the local Eco-Development Committees (EDCs). The Department of Tourism shall anchor all other eco-tourism related activities, including continuing activities it is already doing outside those in the core protected areas.

The main objectives of Eco Tourism Policy are as follows:

- Develop natural areas as ecotourism destinations
- Promote ecofriendly infrastructure
- Build capacity of stakeholders, develop hospitality ethics and provide quality visitors' experience.
- Facilitate partnerships between all stakeholders
- Create livelihood opportunities and share benefits with the local communities

Its key features include;

- Active involvement of Local Communities
- Selection of Sites - unique significance, resource availability, vulnerability, logistics
- Conforming to Van (Sanrakshan Evam Samvardhan) Adhiniyam, 1980, Tamil Nadu Forest Act, 1882, Environment (Protection) Act, 1986 and Wildlife

(Protection) Act, 1972

- Sustainability
 - Least impact on natural resources
 - Priority to local culture priority
 - Existing infrastructure and facilities merge with landscape
 - Locally available material be used without extensive concrete structures.
 - Semi-permanent and eco-friendly infrastructures
 - Managed and promoted through partnership and co-operation between all stakeholders, viz., Local communities, NGOs, tour operators, tour agents, home stay operators, hospitality industry and the government organizations.

The Government of Tamil Nadu is keen on developing best-in-class eco-tourism projects in the State with private sector participation. To facilitate the development of such projects, the Government of Tamil Nadu has incorporated an exclusive company, Tamil Nadu Wilderness Experiences Corporation (TNWEC).

TNWEC was floated in 2021 under Forest Department, Tamil Nadu as an SPV of Government of Tamil Nadu for ecotourism development in the State with equity shareholding from Tamil Nadu Forest Department (TNFD), and the Tamil Nadu Infrastructure Development Board (TNIDB). TNWEC is mandated to promote and develop ecotourism projects across the State of Tamil Nadu with emphasis on sustainable and experiential tourism. The Government of Tamil Nadu has permitted the Special Purpose Vehicle to take up projects in the niche segment of ecotourism, adventure, wildlife tourism and other related activities coupled with requisite infrastructure developments owned by Government Departments / Entities. TNIDB is assisting TNWEC in the development of eco-tourism projects.

- 1.1.2 The Government has identified land admeasuring about 1.05 Ha. (2.6 acres) located at Sethumadai, Vettaikkaran Pudur village, in Coimbatore District, Tamil Nadu for the development of Eco-tourism facilities (the “**Ecotourism Site**” or the “**Site**”). The said Site serves as a gateway to the renowned Anamalai (Tamil Nadu) and Parambikulam (Kerala) Tiger Reserves. The village, Sethumadai lies against the panoramic backdrop of the forested mountains of the Western Ghats, about 25 km from Pollachi in Coimbatore District of Tamil Nadu. The leasehold and development rights of the Site vest with the Tamil Nadu Wilderness Experiences Corporation. However, the Site is under the administrative control of the Tamil Nadu Forest Department and falls within the proposed Eco-sensitive zone of Anamalai Tiger Reserve.
- 1.1.3 Adjacent to the Ecotourism Site proposed for development of Ecotourism Facilities (*defined later*), there is a centrally located British Era Rest House, and there are few other structures viz. a state-of-the-art Interpretation Centre (Anamalaiyagam Conservation Centre) and staff quarters buildings adjacent to the proposed area of Ecotourism Site. Sethumadai’s moderately wooded area experiences a gentle climate and has close proximity to several sought-after destinations. The picturesque Site offers a captivating view and has an immense potential for ecotourism activities and such like experiences to be provided to the public at large.
- 1.1.4 In this connection, the Government of Tamil Nadu intends to appoint a private entity for the design, development, and construction of ecotourism facilities on the Sethumadai Ecotourism Site on PPP basis (DBFOT Basis) for a period of 20 (twenty) years, including, without limitation, eco-resorts and eco-dormitories, nature themed restaurant/cafe, as well as administration block, open spaces and utilities. Keeping in

view the geographical location of the Ecotourism Site, camping, interpretation centre, eco-education, wildlife safari and other related activities can be conducted on the Ecotourism Site, which will be managed by the Authority. The overall scope of work of the Concessionaire is as follows:

- a) Planning, designing and engineering of the Project
- b) Financing of the Project
- c) Procurement of equipment and eco-friendly materials required for the Project
- d) Construction and commissioning of the Project:
- e) Operation and maintenance of the Project during the Operation Period
- f) Compliance with all Applicable Laws
- g) Fulfilment of the conditions of the Concession Agreement
- h) Transfer of the Project Assets to the Authority upon expiry or early termination of the Concession Agreement

1.1.5 The **Tamil Nadu Wilderness Experiences Corporation** (“**Authority**”) now invites Bids for the “**Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP Mode**” (the “**Project**”), the brief particulars of which are as follows:

Particulars of the Site	Area of the Site	Estimated Project Cost
The Sethumadai Site is located at the edge of Sethumadai, Vettaikkaran Pudhur village and acts as gateway to the Anamalai (Tamil Nadu) and Parambikulam (Kerala) Tiger Reserves and falls within the proposed Eco-sensitive zone of Anamalai Tiger Reserve.	Extent available for development: 1.05 Ha. (2.6 acres)	INR 11 Crores
Flora and Fauna	Key attractions:	Potential Facilities
The Ecotourism Site is situated amidst Sethumadai, Vettaikkaran Pudhur village has got moderate tree cover with species comprising Gulmohar, Pungam, Vaagai, Neem etc. Sethumadai, Vettaikkaran Pudhur village is known for extensive Coconut, Arecanut, and Plantain fields. The nearby Anamalai Tiger Reserve is	Top slip, Anamalai Tiger Reserve, Parambikulam Tiger Reserve, Aliyar Dam, Masani Amman Temple. Facilities in the adjacent site a) British Era Forest rest house, b) Anamalaiyagam Conservation Centre	<ul style="list-style-type: none"> • Eco-resorts and Eco-dormitories • Restaurant / café • Administration Block • Parking facilities

<p>a store house of biodiversity with spectacular wild fauna. Elephant, Gaur, Tiger, Panther, Wild boar, Wild dog, Nilgiri Langur, Sambar, Spotted deer, Four horned antelope etc are wild. The foothills are abundant with avian diversity and several lower fauna.</p>		
--	--	--

For this purpose, the Authority seek bids through the present RFP from interested and eligible entities (the “**Bidder**” or “**Bidders**”) for selection of a private player to whom the Project may be awarded through an open competitive bidding process to be undertaken as per the following procurement laws of Tamil Nadu including any amendments thereof, and in accordance with the procedure set out herein (the “**Selected Bidder**”):

- a) Tamil Nadu Transparency in Tenders Act, 1998;
- b) Tamil Nadu Transparency in Tenders Rules 2000;
- c) Tamil Nadu Transparency in Tenders (Public Private Partnership Procurement) Rules 2012;
- d) Tamil Nadu Infrastructure Development Act, 2012;
- e) Tamil Nadu Infrastructure Development Rules, 2012; and
- f) Tamil Nadu Infrastructure Development Regulations, 2013

1.1.6 The Selected Bidder, who is either a company incorporated under the Companies Act,1956/2013 or its substitute thereof or undertakes to incorporate as such prior to execution of the concession agreement (the “**Concessionaire**”), shall be responsible for designing, engineering, financing, procurement, construction, operation and maintenance of the Project under and in accordance with the provisions of a concession agreement (the “**Concession Agreement**”) to be entered into between the Concessionaire and the Authority in the form provided by the Authority as part of the Bidding Documents pursuant thereto.

1.1.7 The scope of work will broadly include Construction, Operation and Maintenance of the Project Assets and all works, services and equipment relating to or in respect of the Project on Site comprising all Project Assets, and its subsequent development and augmentation in accordance with Concession Agreement and its Schedules.

1.1.8 The estimated cost of the Project (the “**Estimated Project Cost**”) has been specified in Clause 1.1.5 above. The assessment of actual costs, however, will have to be made by the Bidders themselves.

1.1.9 The right of way, access and development rights of the Ecotourism Site shall be provided to the Selected Bidder on an “**as-is-where-is**” basis for the purpose of designing, development, setting up and thereafter operating, managing and maintaining the Ecotourism Facilities in terms of the provisions of this RFP and the Concession Agreement. The title and ownership of the Ecotourism Site and the existing structures thereon, whether of permanent or temporary nature, being handed over shall always

remain with the Tamil Nadu Forest Department, with administrative control of the Authority over the developments on the said land.

- 1.1.10 The Concession Agreement sets forth the detailed terms and conditions for grant of the concession to the Concessionaire, including the scope of the Concessionaire's services and obligations (the "**Concession**"). The scope of work will broadly include designing, development, operation, management and maintenance of Ecotourism/ Project Facilities along with associated amenities & infrastructure as more particularly set forth in the draft Concession Agreement. In terms of the draft Concession Agreement, the Concessionaire shall also be entitled to collect and appropriate Revenue (as defined in the draft Concession Agreement) generated therefrom. The period of Concession is 20 years ("**Concession Period**") which is inclusive of the Construction Period of 8 (eight) months from the Appointed Date (as defined in the draft Concession Agreement). The Concessionaire shall be responsible for the operation and maintenance of the various Project Facilities (*as defined in the Concession Agreement*) along with associated amenities & Project Infrastructure (*as defined in the Concession Agreement*), and providing Ancillary Services, etc. during the entire Concession Period in accordance with the provisions of the Concession Agreement. Unless the context requires otherwise, the terms not defined in this RFP, but defined in the Agreement shall have the meaning assigned thereto in the Agreement
- 1.1.11 In consideration of development of the Project and provision of services to be provided by the Concessionaire thereat, the Concessionaire shall have the right to levy, collect, demand and appropriate Tariff/ Revenue (as defined in the Concession Agreement) from the Users of the Project which includes charges such as accommodation charges, food charges, parking charges from the User of parking facility or any other revenues generated from the Project by whatever name called, levied, demanded, collected, retained and appropriated by the Concessionaire from Users in lieu of such usage in accordance with the provisions of the Concession Agreement. The Concessionaire shall be free to determine the rate of User Charges from time to time.
- 1.1.12 The Concessionaire shall be responsible for implementing the Project as per Applicable Laws (as amended from time to time) including but not limited to the Van (Sanrakshan Evam Samvardhan) Adhinyam, 1980, Van (Sanrakshan Evam Samvardhan) Rules, 2023, Environment (Protection) Act, 1986 and Wildlife (Protection) Act, 1972 including the guidelines issued by National Tiger Conservation Authority, Government of India, Tamil Nadu Ecotourism Policy, 2017, TN Forest Department, The Policy for Ecotourism in Forest & Wildlife Areas, Govt. of India, MoEFCC, Wildlife Division F. No. 1-57/2014 WL dated 19th Sep 2018, Guidelines for Sustainable Ecotourism in Forest and Wildlife Areas- 2021, Govt. of India, MoEFCC, Wildlife Division F. No. 1-57/2014 WL dated 29th OCT 2021.
- 1.1.13 The statements and explanations contained in this RFP are intended to provide a better understanding to the Bidders about the subject matter of this RFP and should not be construed or interpreted as limiting in any way or manner the scope of services and obligations of the Concessionaire set forth in the Concession Agreement or the Authority's rights to amend, alter, change, supplement or clarify the scope of work, the Concession to be awarded pursuant to this RFP or the terms thereof or herein contained. Consequently, any omissions, conflicts or contradictions in the Bidding Documents including this RFP are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by the Authority.

1.1.14 The Authority shall receive Bids pursuant to and in accordance with the terms set forth in this RFP and other documents to be provided by the Authority pursuant to this RFP (collectively the "**Bidding Documents**"), and all Bids shall be prepared and submitted in accordance with such terms on or before the Bid due date specified in Clause 1.3 for submission of Bids (the "**Bid Due Date**").

1.2 Brief description of Bidding Process

1.2.1 The Authority has adopted a single stage two envelop process (referred to as the "**Bidding Process**") for selection of the Bidder for award of the Project. The Bidder shall pay to the Authority a sum as mentioned in Data Sheet above, as the cost of the bidding process ("**Tender Processing Fee**") paid through the e-Procurement portal. Alternatively, the Bidder may also deposit the Tender Processing Fee directly in to the bank account of the Authority. The details of Authority Account for deposition of Tender Processing Fee online is given below:

Name of Beneficiary	N.A.
Name of Bank	
Account Number	
IFSC Code	

Eligibility and qualification of the Bidder will be first examined based on the details submitted under first envelop ("**Technical Bid**") with respect to eligibility and qualifications criteria prescribed in this RFP. The Financial Bid under the second envelop ("**Financial Bid**") shall be opened of only those Bidders whose Technical Bids are responsive to eligibility and qualifications requirements as per this RFP.

1.2.2 Interested bidders (the "**Bidders**") are being called upon to submit their Bid in accordance with the terms specified in this Bidding Document. The Bid shall be valid for a period of 180 days from the date specified in Clause 1.3 for submission of Bids (the "**Bid Due Date**"). The Technical Bid and Financial Bid shall collectively be referred as Bid (the "**Bid**")

1.2.3 The complete Bidding Documents including the draft agreement for the Project is enclosed for the Bidders. Subject to the provisions of Clause 2.1.3, the aforesaid documents and any addenda issued subsequent to this RFP Document, will be deemed to form part of the Bidding Documents.

1.2.4 A Bidder is required to deposit, along with its Bid, a Bid Security for an amount as mentioned in Data Sheet above, (the "**Bid Security**"), refundable not later than 180 (one hundred eighty) days from the Bid Due Date, except in the case of the Selected Bidder whose Bid Security shall be retained till it has provided a Performance Security under the Agreement. The Bidders will have an option to provide Bid Security in the form of Bank Guarantee, and in such event, the validity period of the Bank Guarantee shall not be less than 180 (one hundred and eighty days from the Bid Due Date with a claim period of 60 (sixty) days, and may be extended as may be mutually agreed between the Authority and the Bidder from time to time. The Bid shall be summarily rejected if it is not accompanied by the Bid Security.

1.2.5 The Bidders are advised to examine the Project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the contract including implementation of the Project.

1.2.6 **Bid Parameter:**

Bids are invited on the basis of the **Highest Annual Gross Revenue Share Percentage subject to a minimum reserve share of 5%**. The Concession Period is pre-determined. The Bid Price shall constitute the sole criteria for evaluation of Bids. In this RFP, the term “**Highest Bidder**” shall mean the Bidder whose Bid Price is the Highest Annual Gross Revenue Share Percentage (subject to a minimum reserve share of 5%). Bid Price shall mean, unless repugnant to the context, the percentage quoted by the Bidder in its Financial Proposal (“**Bid Price**”).

1.2.7 Generally, the Highest Bidder shall be the Selected Bidder. The remaining Bidders shall be kept in reserve and may, in accordance with the process specified in Clause 3 of this RFP, be invited to match the Bid submitted by the Highest Bidder in case such Highest Bidder withdraws or is not selected for whatsoever reason except the reason mentioned in the RFP. In the event that none of the other Bidders match the Bid of the Highest Bidder, the Authority may, in its discretion, either invite fresh Bids from the remaining Bidders or annul the Bidding Process.

1.2.8 Increase in Annual Gross Revenue Share shall be as provided in Article 22 of the Draft Concession Agreement

1.2.9 The Concessionaire shall be entitled to collect revenues in accordance with the provisions of the Concession Agreement. For the purpose of understanding, the “**Annual Gross Revenue or Gross Revenue**” of the Project for and in respect of any Accounting Year shall mean the total amount of gross revenues and receipts of every kind (*from both cash and credit transactions computed prior to payment of any commission or service charge of fee thereon*) derived by the Concessionaire from the operation of the Project and provision of associated services, hospitality services and/or any other activity related to the Project, as certified by the statutory auditors of the Concessionaire; and shall include revenues and receipts from and on account of room occupancy charge, telephone including telefax and telex charges, laundry, food, beverages, recreational amenities (*including outdoor pool, health and wellness club, spa, sauna, fitness facility, etc. as may be applicable*), outdoor catering, vending machines, parking, use of commercial or other spaces for rent or fee of every description and kind, and any other services or facility provided by the Concessionaire within the premises / Project Site. For avoidance of doubt, Gross Revenue shall also include any amount received by the affiliate to whom the Concessionaire has contracted any associated services, hospitality services and/or any other activity related to the Project, and any amount received by the Concessionaire from a third party to whom it had contracted any associated services, hospitality services and/or any other activity related to the Project.

1.2.10 Other details of the process to be followed under this bidding process and the terms thereof are spelt out in this RFP.

1.2.11 Any queries or request for additional information concerning this RFP shall be submitted by e-mail to the officer designated as mentioned in Data Sheet above with identification/ title: "Queries/Request for Additional Information:

RFP for Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode”

1.2.12 Deleted.

1.3 Schedule of Bidding Process

Sl. No.	Event Description	Date
1.	Invitation of RFP (NIT)	26-11-2024
2.	Last date for receiving queries	13-12-2024
3.	Pre-Bid meeting at venue mentioned in the Data Sheet	16-12-2024
4.	Start Date for Submission of Bid Documents	06-01-2025
5.	Date of submission of Tender/Bid (online) - Bid Due Date	23-01-2025 at 3:00 PM
6.	Opening of Technical Bids	24-01-2025 at 3:00 PM
7.	Declaration of eligible / qualified Bidders	To be informed later
8.	Opening of Financial Bid	To be informed later
9.	Date of issue of Letter of Award (LOA)	To be informed later
10.	Return of signed duplicate copy of LOA	7 Working days from LOA issuance date
11.	Validity of Bid	180 Days from Bid Due Date
12.	Incorporation of SPV by the Selected Bidder and Signing of Concession Agreement	45 days from LOA issuance date

2 INSTRUCTIONS TO BIDDERS

A. GENERAL

2.1 General terms of Bidding

- 2.1.1 No Bidder shall submit more than one Bid for the Project.
- 2.1.2 An international Bidder bidding individually shall ensure that Power of Attorney is legalised/apostille by appropriate authority notarised in the jurisdiction where the Power of Attorney is being issued and requirement of Indian Stamp Act is duly fulfilled.
- 2.1.3 The information contained in Bidding Documents about the Project is being provided only as a preliminary reference document by way of assistance to the Bidders who are expected to carry out their own surveys, investigations and other detailed examination of the Project before submitting their Bids. Nothing contained in the Bidding Documents shall be binding on the Authority nor confer any right on the Bidders, and the Authority shall have no liability whatsoever in relation to or arising out of any or all contents of the Bidding Documents.
- 2.1.4 Notwithstanding anything to the contrary contained in this RFP, the detailed terms specified in the Draft Concession Agreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Bidder hereunder shall continue to have effect in addition to its obligations under the Concession Agreement.
- 2.1.5 The Bid shall be furnished in the format exactly as per Appendix-I i.e. Technical Bid as per Appendix IA and Financial Bid as per Appendix IB. Bid amount shall be indicated clearly in both figures and words, in Indian Rupees, in prescribed format of Financial Bid and shall be signed by the Bidder's authorised signatory.
- 2.1.6 The Bidder shall deposit a Bid Security as mentioned in Data Sheet above, in accordance with the provisions of this RFP. The Bidder has the option to provide the Bid Security in the form of Bank Guarantee. The Bidders shall also make payment towards Tender Processing Fee of as mentioned in Data Sheet above, transmitted online to Authority.
- 2.1.7 The validity period of the Bank Guarantee shall not be less than 180 (one hundred and eighty) days from the Bid Due Date with a claim period of 60 (Sixty) days, and may be extended as may be mutually agreed between the Authority and the Bidder. The Bid shall be summarily rejected if it is not accompanied by the Bid Security. The Bid Security shall be refundable no later than 180 (one hundred and eighty) days from the Bid Due Date except in the case of the Selected Bidder whose Bid Security shall be retained till it has provided a Performance Security under the Agreement.
- 2.1.8 The Bidder should submit a Power of Attorney as per the format at Appendix-III, authorising the signatory of the Bid to commit the Bidder.
- 2.1.9 Deleted.
- 2.1.10 Any condition or qualification or any other stipulation contained in the Bid shall render the Bid liable to rejection as a non-responsive Bid.
- 2.1.11 The Bid and all communications in relation to or concerning the Bidding Documents and the Bid shall be in English language.

- 2.1.12 The Bidding documents including this RFP and all attached documents, provided by the Authority are and shall remain or become the property of the Authority and are transmitted to the Bidders solely for the purpose of preparation and the submission of a Bid in accordance herewith. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The provisions of this Clause 2.1.12 shall also apply mutatis mutandis to Bids and all other documents submitted by the Bidders, and the Authority will not return to the Bidders any Bid, document or any information provided along therewith.
- 2.1.13 This RFP is not transferable.
- 2.1.14 Any award of Project pursuant to this RFP shall be subject to the terms of Bidding Documents.
- 2.1.15 The selected Bidder shall be required to form an appropriate Special Purpose Vehicle, incorporated under the Indian Companies Act, 2013 (the “**SPV**”), to execute the Concession Agreement and implement the Project.
- 2.1.16 Any entity which has been barred by the Central/ State Government, or any entity controlled by it, from participating in any project (DBFOT, HAM, or otherwise), and the bar subsists as on the date of Bid, would not be eligible to submit a Bid.
- 2.1.17 A Bidder in the last 3 (three) years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, as the case may be, nor has been expelled from any project or contract by any public entity nor have had any contract terminated any public entity for breach by such Bidder. Authority would place sole reliance on the certification provided by the Bidder in this regard in its letter comprising the Technical Bid.
- 2.1.18 Deleted
- 2.1.19 The following conditions shall be adhered to while submitting a Bid:
- a. Bidders should attach clearly marked and referenced continuation sheets in the event that the space provided in the prescribed forms in the Annexes is insufficient. Alternatively, Bidders may format the prescribed forms making due provision for incorporation of the requested information;
 - b. deleted;
 - c. in responding to the RFP submissions, Bidders should demonstrate their capabilities in accordance with Clause 3.1 below; and
 - d. deleted.
- 2.1.20 While Qualification is open to persons from any country, the following provisions shall apply:
- a. Where, on the date of the Bid, not less than 50% (fifty percent) of the aggregate issued, subscribed and paid up equity share capital in a Bidder is held by persons resident outside India or where an Bidder is controlled by persons resident outside India; or
 - b. if at any subsequent stage after the date of the Bid, there is an acquisition of not less than 50% (fifty percent) of the aggregate issued, subscribed and paid up equity

share capital or control, by persons resident outside India, in or of the Bidder;

then the Eligibility and / or opening of Financial Bid and or award of the Project to such Bidder shall be subject to approval of the Authority from national security and public interest perspective. The decision of the Authority in this behalf shall be final and conclusive and binding on the Bidder.

The holding or acquisition of equity or control, as above, shall include direct or indirect holding/ acquisition, including by transfer, of the direct or indirect legal or beneficial ownership or control, by persons acting for themselves or in concert and in determining such holding or acquisition, the Authority shall be guided by the principles, precedents and definitions contained in the Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, or any substitute thereof, as in force on the date of such acquisition.

The Bidder shall promptly inform the Authority of any change in the shareholding, as above, and failure to do so shall render the Bidder liable for disqualification from the Bidding Process.

- 2.1.21 Notwithstanding anything to the contrary contained herein, in the event that the Bid Due Date falls within three months of the closing of the latest financial year of a Bidder, it shall ignore such financial year for the purposes of its Bid and furnish all its information and certification with reference 1 (one) year preceding its latest financial year. For the avoidance of doubt, financial year shall, for the purposes of a Bid hereunder, mean the accounting year followed by the Bidder in the course of its normal business.

2.2 **Eligibility and qualification requirements of Bidder**

2.2.1 For determining the eligibility of Bidder the following shall apply:

- a. The Bidder shall be a single entity
- b. Deleted.
- c. A Bidder shall not have a conflict of interest (the “**Conflict of Interest**”) that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall be entitled to forfeit and appropriate 5% of the value of the Bid Security or equivalent amount from the Performance Security, as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by the Authority and not by way of penalty for, inter alia, the time, cost and effort of the Authority, including consideration of such Bidder’s proposal (the “**Damages**”), without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/or the Concession Agreement or otherwise. Without limiting the generality of the above, a Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:
 - i. The Bidder and any other Bidder have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a Bidder or an Associate

thereof (or any shareholder thereof having a shareholding of not more than 25% (twenty five percent) of the paid up and subscribed capital; of such Bidder or Associate, as the case may be) in the other Bidder, its Associate, is not more than 25% (Twenty five percent) of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, insurance company, pension fund or a public financial institution referred to in section 4A of the Companies Act, 1956/2013. For the purposes of this Clause 2.2.1(c), indirect shareholding held through one or more intermediate persons shall be computed as follows: (aa) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the "Subject Person") shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (bb) subject always to sub-clause (aa) above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause (bb) if the shareholding of such person in the intermediary is less than 26% of the subscribed and paid up equity shareholding of such intermediary; or

- ii. a constituent of such Bidder is also a constituent of another Bidder; or
- iii. such Bidder receives or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Bidder or Associate, or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Bidder or any Associate thereof; or
- iv. such Bidder has the same legal representative for purposes of this Bid as any other Bidder; or
- v. such Bidder, or any Associate thereof, has a relationship with another Bidder, or any Associate thereof, directly or through common third party/ parties, that puts either or both of them in a position to have access to each other's' information about, or to influence the Bid of either or each other; or
- vi. such Bidder or any Associate thereof has participated as a consultant to the Authority in the preparation of any documents, design or technical specifications of the Project.
- vii. Such Bidder or any Associate thereof has appointed any official of the Authority, Advisors of Authority for the Project, Legal Advisors of Authority for the Project, Financial Advisors of Authority for the Project, dealing with the Project, within a period of 1 years from the date of award of the Project to that Bidder.

Explanation:

For purposes of this RFP, Associate means, in relation to the Bidder, a person who controls, is controlled by, or is under the common control with such Bidder (the "Associate"). As used in this definition, the expression "control" means, with respect

to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.

- d. A Bidder shall be liable for disqualification and forfeiture of Bid Security if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Bidder or any Associate thereof, as the case may be, in any manner for matters related to or incidental to such Project during the Bidding Process or subsequent to the (i) issue of the LOA or (ii) execution of the Concession Agreement. In the event any such adviser is engaged by the Selected Bidder or Concessionaire, as the case may be, after issue of the LOA or execution of the Concession Agreement for matters related or incidental to the Project, then notwithstanding anything to the contrary contained herein or in the LOA or the Concession Agreement and without prejudice to any other right or remedy of the Authority, including the forfeiture and appropriation of the Bid Security or Performance Security, as the case may be, which the Authority may have thereunder or otherwise, the LOA or the Concession Agreement, as the case may be, shall be liable to be terminated without the Authority being liable in any manner whatsoever to the Selected Bidder or Concessionaire for the same. For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Bidder or Associate in the past but its assignment expired or was terminated 1 (one) year prior to the date of issue of RFP for the Project. Nor will this disqualification apply where such adviser is engaged after a period of 3 (three) years from the date of commercial operation of the Project.

Provided further, in case the Authority seeks information / clarification from a Bidder related to occurrence / non-occurrence of Conflict of Interest and the Bidders fails to provide such information within a reasonable time, the Authority shall disqualify the Bidders and encash its Bid Security as per provision of Clause 2.20.6 (a) and further debar it from participation in any future procurement process for a minimum period of 1 year.

- e. For determining the eligibility of Bidder from a country which shares a land border with India the following shall apply:
- i. Any Bidder from a country which shares a land border with India will be eligible to bid, only if the Bidder is registered with the Competent Authority, specified in Annexure-I of Order (Public Procurement No. 1) issued by Ministry of Finance, Department of Expenditure Public Procurement Division vide F. No. 6/18/2019-PPD, dated 23rd July 2020 and more so specified in G.O.Ms.No.343, dated 18th September 2020 issued by Finance (Salaries) Department, Govt. of Tamil Nadu, which shall form an integral part of RFP and DCA.
 - ii. “Bidder from a country which shares a land border with India” means:
 - a. An entity incorporated, established or registered in such a country, or
 - b. A subsidiary of an entity incorporated, established or registered in such a

- country; or
- c. An entity substantially controlled through entities incorporated, established or registered in such a country; or
 - d. An entity whose beneficial owner is situated in such a country; or
 - e. An Indian (or other) agent of such an entity; or
 - f. A natural person who is a citizen of such a country; or
- iii. Beneficial owner for the purpose of (ii) above means:
1. In case of a company or Limited Liability Partnership, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more judicial person, has a controlling ownership interest or who exercises control through other means.
Explanation:
 - a. “Controlling ownership interest” means ownership of or entitlement to more than twenty-five per cent of shares or capital or profits of the company.
 - b. “Control” shall include the right to appoint majority of the directors or to control the management or policy decisions including by virtue of their shareholding or management rights or shareholding agreements or voting agreements;
 2. In case of a partnership firm, the beneficial owner is the natural person(s) who, whether acting alone or together, or through one or more juridical person: has ownership of entitlement to more than fifteen percent of capital or profits of the partnership;
 3. In case of an unincorporated association or body of individuals, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, has ownership of or entitlement to more than fifteen percent of the property or capital or profits of such association or body of individual;
 4. Where no natural person is identified under (1) or (2) or (3) above, the beneficial owner is the relevant natural person who holds the position of senior managing official;
 5. In case of a trust, the identification of beneficial owner(s) shall include identification of the author of the trust, the trustee, the beneficiaries with fifteen percent or more interest in the trust and any other natural person exercising ultimate effective control over the trust through a chain of control or ownership.
- iv. An Agent is a person employed to do any act for another, or to represent another in dealings with third person.
- v. The Selected Bidder shall not be allowed to sub-contract works to any contractor from a country which shares a land border with India unless such

contractor is registered with the Competent Authority. The definition of “contractor from a country which shares a land border with India” shall be as in Clause 2.2.1(e)(ii) above.

Certificate regarding Compliance:

A certificate on the letterhead of the Bidder shall be required to be submitted by the bidders certifying the following in the format prescribed at Appendix-IV:

“I have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India and on sub-contracting to contractors from such countries;

I/We certify that this bidder is not from a country or, if from such a country, has been registered with the Competent Authority as defined in Public Procurement Order no. F.no.6/18/2019- PPD dated 23rd July 2020 and more so specified in G.O.Ms.No.343, dated 18th September 2020 issued by Finance (Salaries) Department, Govt. of Tamil Nadu and will not sub-contract any work to a contractor from such countries unless such contractor is registered with the Competent Authority;

I hereby certify that this bidder fulfils all requirements in this regard and is eligible to be considered.”

It may be noted that in case the above certification is found to be false, this would be a ground for immediate rejection of Bid/termination and further legal action in accordance with law.

Validity of Registration:

In respect of RFP, registration should be valid at the time of submission of Bids and at the time of acceptance of Bids. If the Bidder was validly registered at the time of acceptance, registration shall not be a relevant consideration during contract execution.

2.2.2 To be eligible for this RFP a Bidder shall fulfil the following conditions of eligibility:

(A) Basic Eligibility Criteria:

- i. The bidder shall be a registered legal entity in India.
- ii. The bidder should not have been blacklisted by Central Government, any State Government, a Statutory Body, any Public Sector Undertaking, Banks or Financial Institutions and declared as NPA by Banks or Financial Institutions as on the date of issue of RFP.

(B) Technical Qualification Criteria:

- i. Bidder shall have owned and/or developed and/or operated at least one resort/hotel/stay facility with minimum 20 keys; and
- ii. Bidder shall have owned and/or developed and/or operated at least 1 (one) resort/hotel/stay facility having at least 5 (five) keys of environmentally friendly structures using materials like Mud, Rammed Earth, Mud Blocks,

Wood, Bamboo Structures, Fabricated structures or using any other vernacular material or by conserving an existing Heritage Structure; and

- iii. Bidder shall have owned and/or developed and/or operated at least 1 (one) resort/hotel/stay facility which is located in Hill Stations or Tea/ Coffee plantation estate or in or within Five kilometres radius from the boundary of forest areas/ Reserved Forest/eco-sensitive Zones/ national parks/ biospheres reserves/backwaters/ rivers/Ocean/Sea.

(C) Financial Qualification Criteria:

- i. The Bidder should have Positive Net Worth.
- ii. The Total Revenue from one Resort/ Hotel/Stay facility for the last FY ending March 2024 should be as the per the following slabs:

Number of Keys	Total Revenue (INR Crore)
20-24 Keys	8.00
25-29 Keys	10.00
30-34 Keys	12.00
35-39 Keys	14.00
40+ Keys	16.00

2.2.3 The Bidders shall enclose with its bid, to be submitted as per the format at Appendices, complete with its Annexes, the following:

- i. Certificate(s) from its statutory auditors¹ or the concerned client(s) stating that the Bidder is registered legal entity and neither blacklisted nor a NPA as specified in paragraph 2.2.2 (A) i. and ii. above.
- ii. Certificate(s) from its statutory auditors² or the concerned client(s) stating that the Bidder have owned and/or developed and/or operated, as the case may be, in respect of the projects specified in paragraph 2.2.2 (B) i., ii., and iii. above,
- iii. Certificate(s) from statutory auditors³ of the Bidder or its Associates specifying the Net Worth of the Bidder, as at the close of the preceding financial year, and also specifying that the methodology adopted for calculating such Net Worth conforms to the provisions of this Clause 2.2.3(iii). For the purposes of this RFP, net worth (the “**Net Worth**”) shall mean the sum of subscribed and paid up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity shareholders;
- iv. Certificate(s) from its statutory auditors⁴ or the concerned client(s) evidencing the

¹ In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates required under this RFP.

² In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates required under this RFP.

³ In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates required under this RFP.

⁴ In jurisdictions that do not have statutory auditors, the firm of auditors which audits the annual accounts of the Bidder may provide the certificates required under this RFP.

revenues from one Resort/ Hotel/Stay facility for the last FY ending March 2024 as specified in paragraph 2.2.2 (C) ii. above.

2.3 Proprietary data

All documents and other information supplied by the Authority or submitted by a Bidder to the Authority shall remain or become the property of the Authority. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Bid. The Authority will not return any Bid or any information provided along therewith.

2.4 Cost of Bidding

The Bidders shall be responsible for all of the costs associated with the preparation of their Bids and their participation in the Bidding Process. The Authority will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

2.5 Site visit and verification of information

2.5.1 Bidders are encouraged to submit their respective Bids after visiting the Project Site and ascertaining for themselves the Site conditions, location, surroundings, climate, availability of power, water & other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. Bidders are advised to visit the site and familiarise themselves with the Project with in the stipulated time of submission of the Bid. No extension of time is likely to be considered for submission of Bids.

2.5.2 It shall be deemed that by submitting a Bid, the Bidder has:

- a. made a complete and careful examination of the Bidding Documents;
- b. received all relevant information requested from the Authority;
- c. accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the Authority relating to any of the matters referred to in Clause 2.5.1 above;
- d. satisfied itself about all matters, things and information including matters referred to in Clause 2.5.1 hereinabove necessary and required for submitting an informed Bid, execution of the Project in accordance with the Bidding Documents and performance of all of its obligations thereunder;
- e. acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Bidding Documents or ignorance of any of the matters referred to in Clause 2.5.1 hereinabove shall not be a basis for any claim for compensation, damages, extension of time for performance of its obligations, loss of profits etc. from the Authority, or a ground for termination of the Concession Agreement by the Concessionaire;
- f. acknowledged that it does not have a Conflict of Interest; and
- g. agreed to be bound by the undertakings provided by it under and in terms hereof.

2.5.3 The Authority shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to RFP, including any error or mistake therein or in any information or data given by the Authority.

2.6 Verification and Disqualification

2.6.1 The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFP and the Bidder shall, when so required by the Authority, make available all such information, evidence and documents as may be necessary for such verification. Any such verification, or lack of such verification, by the Authority shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the Authority thereunder.

2.6.2 The Authority reserves the right to reject any Bid and appropriate the Bid Security if:

- a. at any time, a material misrepresentation is made or uncovered, or
- b. the Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid.

Such misrepresentation/ improper response shall lead to the disqualification of the Bidder. If such disqualification/ rejection occurs after the Bids have been opened and the Highest Bidder gets disqualified/rejected, then the Authority reserves the right to annul the Bidding Process and invites fresh Bids.

2.6.3 In case it is found during the evaluation or at any time before signing of the Concession Agreement or after its execution and during the period of subsistence thereof, including the concession thereby granted by the Authority, that one or more of the eligibility and /or qualification requirements have not been met by the Bidder, or the Bidder has made material misrepresentation or has given any materially incorrect or false information, the Bidder shall be disqualified forthwith if not yet appointed as the Concessionaire either by issue of the LOA or entering into of the Concession Agreement, and if the Selected Bidder has already been issued the LOA or the SPV has entered into the Concession Agreement, as the case may be, the same shall, notwithstanding anything to the contrary contained therein or in this RFP, be liable to be terminated, by a communication in writing by the Authority to the Selected Bidder or the Concessionaire, as the case may be, without the Authority being liable in any manner whatsoever to the Selected Bidder or the Concessionaire. In such an event, the Authority shall be entitled to forfeit and appropriate the Bid Security or Performance Security, as the case may be, as Damages, without prejudice to any other right or remedy that may be available to the Authority under this RFP, the Bidding Documents, the Concession Agreement or otherwise.

B. DOCUMENTS

2.7 Contents of the RFP

2.7.1 This RFP comprises the Disclaimer set forth hereinabove, the contents as listed below, and will additionally include any Addenda issued in accordance with Clause 2.9.

Invitation for BIDs

Section 1. Introduction

Section 2. Instructions to Bidders

Section 3. Evaluation of Bids

Section 4. Fraud and Corrupt Practices

Section 5. Pre-Bid Conference

Section 6. Miscellaneous

Appendices

IA Letter comprising the Technical Bid including Annex-I to Annex-V

IB Letter comprising the Financial Bid

II. Bank Guarantee for Bid Security

III. Power of Attorney for signing of Bid

IV. Certificate regarding Compliance with Restrictions under Rule 144 (xi) of the General Financial Rules (GFRs)

2.7.2 The Draft Concession Agreement provided by the Authority as part of the Bid Documents shall be deemed to be part of this RFP.

2.8 **Clarifications**

2.8.1 Bidders requiring any clarification on the RFP may notify the Authority in writing or by fax and e-mail in accordance with Clause 1.2.11. They should send in their queries before the date mentioned in the Schedule of Bidding Process specified in Clause 1.3. The Authority shall endeavour to respond to the queries within the period specified therein, but no later than 15 (fifteen) days prior to the Bid Due Date. The responses will be sent by fax or e-mail. The Authority will forward all the queries and its responses thereto, to all Bidders without identifying the source of queries.

2.8.2 The Authority shall endeavour to respond to the questions raised or clarifications sought by the Bidders. However, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this Clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

2.8.3 The Authority may also on its own motion, if deemed necessary, issue interpretations and clarifications to all Bidders. All clarifications and interpretations issued by the Authority shall be deemed to be part of the Bidding Documents. Verbal clarifications and information given by Authority or its employees or representatives shall not in any way or manner be binding on the Authority.

2.9 **Amendment of RFP**

2.9.1 At any time prior to the Bid Due Date, the Authority may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP by the issuance of Addenda.

2.9.2 Any Addendum issued hereunder will be in writing and shall be sent to all the Bidders.

- 2.9.3 In order to afford the Bidders a reasonable time for taking an Addendum into account, or for any other reason, the Authority may, at its own discretion, extend the Bid Due Date⁵.

C. PREPARATION AND SUBMISSION OF BIDS

2.10 Format and Signing of Bid

- 2.10.1 The Bidder shall provide all the information sought under this RFP. The Authority will evaluate only those Bids that are received online in the required formats and complete in all respects.
- 2.10.2 The Bid shall be typed and signed in indelible blue ink by the authorised signatory of the Bidder. All the alterations, omissions, additions or any other amendments made to the Bid shall be initialled by the person(s) signing the Bid.

2.11 Documents comprising Technical and Financial Bid

- 2.11.1 The Bidder shall submit the Technical Bid & Financial Bid online through Tamil Nadu e-procurement portal at [URL:https://tntenders.gov.in/nicgep/app](https://tntenders.gov.in/nicgep/app) comprising of the following documents along with supporting documents as appropriate:

Technical Bid

- a. Appendix-IA (Letter comprising the Technical Bid) including Annex-I to Annex-V and supporting certificates / documents;
- b. Power of Attorney for signing the Bid as per the format at Appendix-III;
- c. deleted;
- d. deleted;
- e. copy of Memorandum and Articles of Association, if the Bidder is a body corporate, and if a partnership then a copy of its partnership deed;
- f. Copies of Bidder's duly audited balance sheet and profit and loss statement for preceding 5 years.
- g. Bid Security of an amount as mentioned in Data Sheet above, in the form of Bank Guarantee in the format at Appendix-II from a Scheduled Bank.
- h. Proof of online payment of Tender Processing Fee transmitted online to Authority.
- i. Deleted;
- j. An undertaking from the person having PoA referred to in Sub. Clause-(b) above that they agree and abide by the Bid documents uploaded by Authority and amendments uploaded, if any.

⁵ While extending the Bid Due Date on account of an addendum, the Authority shall have due regard for the time required by Bidders to address the amendments specified therein. In the case of significant amendments, at least 15 (fifteen) days shall be provided between the date of amendment and the Bid Due Date, and in the case of minor amendments, at least 7 (seven) days shall be provided.

- k. Certificate regarding Compliance with Restrictions under Rule 144 (xi) of the General Financial Rules (GFRs) as per format given in Appendix-IV shall be submitted by the Bidder with the RFP Bid duly signed by Authorised signatory & shall be part of the Concession Agreement.
- l. Copy of Registration from the Competent Authority as defined in Public Procurement Order No. F. No. 6/18/2019-PPD dated 23rd July 2020 and more so specified in G.O.Ms.No.343, dated 18th September 2020 issued by Finance (Salaries) Department, Govt. of Tamil Nadu, if applicable (to be submitted by the “Bidder from a country which shares a land border with India”).

Financial Bid

- a. Appendix-IB (Letter comprising the Financial Bid)⁶

2.11.2 Bids submitted physically or by fax, telex, telegram or e-mail shall not be entertained and shall be summarily rejected.

2.12 **Bid Due Date**

Technical & Financial Bid comprising of the documents listed at clause 2.11.1 of the RFP shall be submitted online through Tamil Nadu e-procurement portal at [URL:https://tntenders.gov.in/nicgep/app](https://tntenders.gov.in/nicgep/app) as per the schedule specified in Clause 1.3.

2.13 **Late Bids**

The e-procurement portal shall not allow submission of any Bid after the prescribed date and time at Clause 2.12.

2.14 **Procedure for e-tendering**

2.14.1 Accessing/ Purchasing of Bid documents

2.14.1.1 It is mandatory for all the Bidders to possess a valid Class-3 signing and encryption Digital Signature Certificate (DSC) (in the name of Authorized Signatory / Firm or Organization / Owner of the Firm or organisation) as per the provisions of Government of India IT Act, 2000 with latest amendments.

DSC should be in the name of the authorized signatory as authorized in Appendix III of this RFP. It should be in corporate capacity. The Bidder shall submit document in support of DSC.

The Authorized Signatory holding Power of Attorney (POA) or the person executing/delegating such POA shall only be the Digital Signatory. In other cases, the Bid shall be considered non-responsive.

Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the web site <https://tntenders.gov.in> under the link “Information about DSC”.

⁶ Appendix – IB shall be uploaded in a separate folder along with the financial quotation.

2.14.1.2 The Bidders are required to register themselves on the Tamil Nadu e-procurement system portal at [URL:https://tntenders.gov.in/nicgep/app](https://tntenders.gov.in/nicgep/app) and submit soft copies of their Bids electronically using valid Digital Signature Certificates. Bidders may refer to instructions on online proposal submission available on the site at:

- a) <https://tntenders.gov.in/nicgep/app?page=BiddersManualKit&service=page>
- b) https://eprocure.gov.in/cppp/hassle_free_bid_submission.pdf

2.14.1.3 If the firm is already registered with e-Procurement Portal of the Authority, and validity of registration is not expired the firm is not required a fresh registration.

2.14.1.4 The complete Bid document can be viewed / downloaded by the Bidder from eProcurement portal of the Authority [URL:https://tntenders.gov.in/nicgep/app](https://tntenders.gov.in/nicgep/app) as per the schedule specified in Clause 1.3.

2.14.1.5 Deleted.

2.14.2 Preparation & Submission of Bids:

2.14.2.1 The Bidder may submit his Bid online following the instruction appearing on the screen. The e-Procurement portal has user manuals with detailed guidelines on enrolment and participation in the online Bidding process. The user manuals can be downloaded for ready reference.

2.14.2.2 The documents listed at clause 2.11.1 shall be prepared and scanned (in 65 to 100 dpi mode) in different files (in PDF or RAR format such that file size is not more than 120 MB) and uploaded during the on-line submission of Bid.

2.14.2.3 Bid must be submitted online only through e-procurement portal of the Authority [URL:https://tntenders.gov.in/nicgep/app](https://tntenders.gov.in/nicgep/app) using the digital signature of Authorised Representative of the Bidder as per the schedule specified in Clause 1.3.

2.14.3 Modifications of Bid

2.14.3.1 The Bidder may modify its e- Bid after submission prior to the Bid Due Date. No Bid can be modified by the Bidder on or after the Bid Due Date & Time.

2.14.3.2 No bid can be withdrawn once submitted.

2.15 **Online Opening of Bids.**

2.15.1 Opening of Bids will be done through online process.

2.15.2 The Authority shall on-line open Technical Bids as per the schedule specified in Clause 1.3, in the presence of the authorized representatives of the Bidders, who choose to attend. The Authority will subsequently examine and evaluate the Bids in accordance with the provisions of Section 3 of RFP.

2.16 **Rejection of Bids**

2.16.1 Notwithstanding anything contained in this RFP, the Authority reserves the right to reject any Bid and to annul the Bidding Process and reject all Bids at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof. In the event that the Authority rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

2.16.2 The Authority reserves the right not to proceed with the Bidding Process at any time,

without notice or liability, and to reject any Bid without assigning any reasons.

2.17 Validity of Bids

The Bids shall be valid for a period of not less than 180 (one hundred and eighty days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority.

2.18 Confidentiality

Information relating to the examination, clarification, evaluation and recommendation for the Bidders shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Authority in relation to, or matters arising out of, or concerning the Bidding Process. The Authority will treat all information, submitted as part of the Bid, in confidence and will require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Authority or as may be required by law or in connection with any legal process.

2.19 Correspondence with the Bidder

Save and except as provided in this RFP, the Authority shall not entertain any correspondence with any Bidder in relation to acceptance or rejection of any Bid.

D. BID SECURITY

2.20 Bid Security

2.20.1 The Bidder shall furnish as part of its Bid, a Bid Security referred to in Clauses 2.1.6 and 2.1.7 hereinabove in the form of Bank Guarantee, in favour of the Authority in the format at Appendix-II (the “**Bank Guarantee**”) and having a validity period of not less than 180 (one hundred and eighty days from the Bid Due Date and a claim period of 60 (sixty) days, and may be extended as may be mutually agreed between the Authority and the Bidder from time to time.

2.20.2 Any Bid not accompanied by the Bid Security shall be summarily rejected by the Authority as non-responsive.

2.20.3 Save and except as provided in Clauses 1.2.4 above, the Bid Security of unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority, and in any case within 180 (one hundred eighty) days from the Bid Due Date.

2.20.4 The Selected Bidder’s Bid Security will be returned, without any interest, upon the Concessionaire furnishing the Performance Security and signing the Concession Agreement in accordance with the provisions thereof. The Authority may, at the Selected Bidder’s option, adjust the amount of Bid Security in the amount of Performance Security to be provided by him in accordance with the provisions of the Concession Agreement.

2.20.5 The Authority shall be entitled to forfeit and appropriate the Bid Security as Damages

inter alia in any of the events specified in Clause 2.20.6 herein below. The Bidder, by submitting its Bid pursuant to this RFP, shall be deemed to have acknowledged and confirmed that the Authority will not suffer loss and damage on account of withdrawal of its Bid or for any other default by the Bidder during the period of Bid validity as specified in this RFP. No relaxation of any kind on Bid Security shall be given to any Bidder.

2.20.6 The Bid Security shall be forfeited as Damages without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/or under the Concession Agreement, or otherwise, under the following conditions:

a) If a Bidder submits a non-responsive Bid;

Subject however that in the event of encashment of Bid Security occurring due to operation of para 2.20.6 (a), the Damage so claimed by the Authority shall be restricted to 5% of the value of the Bid Security.

b) If a Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice as specified in Clause 4 of this RFP;

c) If a Bidder withdraws its Bid during the period of Bid validity as specified in this RFP and as extended by mutual consent of the respective Bidder(s) and the Authority

d) In the case of Selected Bidder, if it fails within the specified time limit –

i. to sign and return the duplicate copy of LOA;

ii. to furnish the Performance Security within the period prescribed; or

iii. to sign the Concession Agreement;

3 EVALUATION OF TECHNICAL BIDS AND OPENING & EVALUATION OF FINANCIAL BIDS

3.1 Opening and Evaluation of Technical Bids

- 3.1.1 The Authority shall open the Technical Bids received online as per the schedule specified in Clause 1.3, and in the presence of the Bidders who choose to attend.
- 3.1.2 The Authority will subsequently examine and evaluate the Bids in accordance with the provisions set out in this Section 3.
- 3.1.3 To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications in writing from any Bidder regarding its Bid.

3.2 Tests of responsiveness

- 3.2.1 As a first step towards evaluation of Technical Bids, the Authority shall determine whether each Technical Bid is responsive to the requirements of this RFP. A Technical Bid shall be considered responsive only if:
- a. Technical Bid is received online as per the format at Appendix-IA including Annex-I to Annex-V;
 - b. Technical Bid is accompanied by the Bid Security as specified in Clause 2.1.6 and 2.1.7;
 - c. Technical Bid is accompanied by the Power of Attorney as specified in Clauses 2.1.8;
 - d. Deleted;
 - e. Technical Bid contain all the information (complete in all respects);
 - f. Technical Bid does not contain any condition or qualification;
 - g. Technical Bid contains proof of payment of Tender Processing Fee transmitted online to Authority as per Clause 1.2.1.
 - h. it is not non-responsive in terms hereof.
- 3.2.2 The Authority reserves the right to reject any Technical Bid which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Authority in respect of such Bid.

3.3 Evaluation parameters

- 3.3.1 Only those Bidders who meet the eligibility criteria specified in Clause 2.2.2 above shall qualify for evaluation under this Section 3. Bidders who do not meet these criteria shall be rejected.
- 3.3.2 A Bidder's competence and capability is proposed to be established by the following parameters:
- (a) Basic Eligibility Criteria;
 - (b) Technical Criteria; and

(c) Financial Criteria

3.4 **Technical Capacity for purposes of evaluation**

3.4.1 The Bidders scoring Minimum 70 Marks as per the scoring criteria below shall only be eligible for financial bid opening stage:

Scoring Parameter	Maximum Marks
Annual Total Revenue Per Room (TRR) from one Resort/ Hotel/Stay facility with at least 20 keys Owned and/or developed and/or operated by the bidder in its own name in the FY 2023-24	30
40 Lakhs<=TRR<45 Lakhs	20.00 Marks
45 Lakhs<=TRR<50 Lakhs	25.00 Marks
TRR>=50 Lakhs	30.00 Marks
Experience of the bidder as owner and/or developer and/or operator of Resort/ Hotel/Stay facility in Hill Stations or Tea/ Coffee plantation estate or in or within 5 kms radius from the boundary of forest areas/Reserve Forest/ eco-sensitive zones/ National Parks / biosphere reserves / Backwater / Rivers / Ocean / Sea	10
One Resort/Hotel/Stay facility	5.00 Marks
Two One Resort/Hotel/Stay facility	10.00 Marks
Experience of the Bidder as owner and/or developer and/or operator of Resort/Hotel/Stay facility having at least 5 keys of environmentally friendly structures using materials like Mud, Rammed Earth, Mud Blocks, Wood, Bamboo Structures, Fabricated Structures or using any other vernacular materials or by conserving an existing Heritage Structures	20
One Resort/Hotel/Stay facility	15.00 Marks
2.50 Marks for each additional facility meeting the criteria or for each additional 5 keys in the same facility & meeting the criteria subject to maximum of 5 marks	
Net Worth of the Bidder (NW)	30
INR 5 Crores <=NW<INR 10 Crores	25.00 Marks
NW >= INR 10 Crores	30.00 Marks
Technical Presentation	10

Scoring Parameter	Maximum Marks
Proposed Concept Plan with innovative utilisation of eco-friendly materials to develop environmentally friendly structures and effective utilisation of the space proposed for development 5.00 Marks	
Proposed methodology for effective operation and maintenance of the facility 5.00 Marks	

Financial Proposal of Bidders whose Technical Score exceed a fixed threshold of 70 marks as per the above table shall only be opened

3.4.2 Deleted.

3.5 **Details of Experience**

3.5.1 Deleted.

3.5.2 The Bidders must provide the necessary information relating to Technical Criteria as per format at Annex-II of Appendix-IA.

3.5.3 The Bidders should furnish the required Project-specific information and evidence in support of its claim of Technical Criteria as per format at Annex-IV of Appendix-IA.

3.6 **Financial information for purposes of evaluation**

3.6.1 The Bids must be accompanied by the Audited Annual Reports of the Bidder for the last 5 (five) financial years, preceding the year in which the Bid is made.

3.6.2 In case the annual accounts for the latest financial year are not audited and therefore the Bidder cannot make the same available, the Bidder shall give an undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Bidder shall provide the Audited Annual Reports for 5 (five) years preceding the year for which the Audited Annual Report is not being provided.

3.6.3 The Bidder must establish the minimum Net Worth specified in Clause 2.2.2 (B), and provide details as per format at Annex-III of Appendix-IA.

3.6.4 In case of foreign companies, a certificate from a qualified external auditor who audits the book of accounts of the Bidder in the formats provided in the country where the project has been executed shall be accepted, provided it contains all the information as required in the prescribed format of the RFP.

3.6.5 Clarifications

- i. In the event that a Bidder claims credit for an Eligible Project, and such claim is determined by the Authority as incorrect or erroneous, the Authority may reject / correct such claim for the purpose of qualification requirements.
- ii. The Authority will get the Bid security verified from the issuing authority and after due verification, the Authority will evaluate the Technical Bids for their compliance to the eligibility and qualification requirements pursuant to clauses 2.2.1 and 2.2.2, of this RFP.
- iii. After evaluation of Technical Bids, the Authority will publish a list of Technically

responsive Bidders whose financial bids shall be opened. The Authority shall notify other Bidders that they have not been technically responsive. The Authority will not entertain any query or clarification from Bidders who fail to qualify.

3.7 Opening and Evaluation of Financial Bids

The Authority shall inform the venue and time of online opening of the Financial Bids to the technically responsive Bidders through e-procurement portal of Authority and e-mail. The Authority shall online open the Financial Bids on date and time to be informed in this clause in the presence of the authorised representatives of the Bidders who may choose to attend. The Authority shall prepare a record of opening of Financial Bids.

3.8 Selection of Bidder

3.8.1 Subject to the provisions of Clause 2.16.1, the Bidder whose Bid is adjudged as responsive in terms of Clause 3.2 and whose Bid Price is the Highest, shall be declared as the selected Bidder (the “**Selected Bidder**”).

3.8.2 In the event that, two or more Bidders have quoted the same Financial Bid (the “**Tie Bids**”), the Authority shall invite the tied bidders to submit their best and final offer. The Bidder offering the most advantageous Financial Bid at this stage shall be adjudged the Highest Bidder.

3.8.3 In the event that the Highest Bidder is not selected for any reason, the Authority shall annul the Bidding Process and invite fresh Bids. In the event that the Authority rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

3.8.4 After selection, a Letter of Award (the “**LOA**”) shall be issued, in duplicate, by the Authority to the Selected Bidder and the Selected Bidder shall by the next seven Government working days of issuance of the LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date, the Authority may, unless it consents to extension of time for submission thereof, appropriate the Bid Security of such Bidder as Damages on account of failure of the Selected Bidder to acknowledge the LOA.

3.8.5 After acknowledgement of the LOA as aforesaid by the Selected Bidder, it shall provide Performance Security of Rs.50,00,000/- (Rupees Fifty Lakhs only) by way an unconditional and irrevocable Bank Guarantee issued by any Nationalized Bank or Scheduled Commercial Bank, in favour of the Authority for the due and faithful performance by the Selected Bidder/ Concessionaire, within 15 (fifteen) days from the date of issuance of the LOA in the format prescribed under the Concession Agreement and subsequently to execute the Agreement within the period prescribed in Clause 1.3. The Selected Bidder shall not be entitled to seek any deviation, modification or amendment in the Agreement.

3.9 Contacts during Bid Evaluation

Bids shall be deemed to be under consideration immediately after they are opened and until such time the Authority makes official intimation of award/ rejection to the Bidders. While the Bids are under consideration, Bidders and/ or their representatives or

other interested parties are advised to refrain, save and except as required under the Bidding Documents, from contacting by any means, the Authority and/ or their employees/ representatives on matters related to the Bids under consideration.

3.10 Correspondence with Bidder

Save and except as provided in this RFP, the Authority shall not entertain any correspondence with any Bidder in relation to the acceptance or rejection of any Bid.

3.11 Others

- 3.11.1 Any information contained in the Bid shall not in any way be construed as binding on the Authority, its agents, successors or assigns, but shall be binding against the Bidder if the Project is subsequently awarded to it on the basis of such information.
- 3.11.2 The Authority reserves the right not to proceed with the Bidding Process at any time without notice or liability and to reject any or all Bid(s) without assigning any reasons.

4 FRAUD AND CORRUPT PRACTICES

- 4.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process and subsequent to the issue of the LOA and during the subsistence of the Agreement. Notwithstanding anything to the contrary contained herein, or in the LOA or the Agreement, the Authority may reject a Bid, withdraw the LOA, or terminate the Agreement, as the case may be, without being liable in any manner whatsoever to the Bidder, if it determines that the Bidder, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Bidding Process. In such an event, the Authority shall be entitled to forfeit and appropriate the Bid Security or Performance Security, as the case may be, as Damages, without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/ or the Agreement, or otherwise.
- 4.2 Without prejudice to the rights of the Authority under Clause 4.1 hereinabove and the rights and remedies which the Authority may have under the LOA or the Agreement, or otherwise if a Bidder or Contractor, as the case may be, is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Bidding Process, or after the issue of the LOA or the execution of the Agreement, such Bidder, at the sole and absolute discretion of the Authority, shall not be eligible to participate in any tender or RFP issued by the Authority during a period of 2 (two) years from the date such Bidder, or Contractor, as the case may be, is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practices, as the case may be.
- 4.3 For the purposes of this Section 4, the following terms shall have the meaning hereinafter respectively assigned to them:
- a. “corrupt practice” means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly, with the Bidding Process or the LOA or has dealt with matters concerning the Agreement or arising therefrom, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or (ii) save and except as permitted under the Clause 2.2.1(d) of this RFP, engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOA or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Contract Agreement, who at any time has been or is a legal, financial or technical adviser of the Authority in relation to any matter concerning the Project;
 - b. “fraudulent practice” means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts;

- c. “coercive practice” means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the Bidding Process;
- d. “undesirable practice” means (i) establishing contact with any person connected with or employed or engaged by the Authority with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or (ii) having a Conflict of Interest; and
- e. “restrictive practice” means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the Bidding Process.

5 PRE-BID CONFERENCE

- 5.1 Pre-Bid conference of the Bidders shall be convened at the designated date, time and place. A maximum of two representatives of prospective Bidders shall be allowed to participate on production of authority letter from the Bidder.
- 5.2 During the course of Pre-Bid conference(s), the Bidders will be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

6 MISCELLANEOUS

- 6.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Chennai shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process.
- 6.2 The Authority, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;
- a. suspend and/ or cancel the Bidding Process and/ or amend and/ or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
 - b. consult with any Bidder in order to receive clarification or further information;
 - c. retain any information and/ or evidence submitted to the Authority by, on behalf of, and/ or in relation to any Bidder; and/ or
 - d. independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any Bidder.
- 6.3 It shall be deemed that by submitting the Bid, the Bidder agrees and releases the Authority, its employees, 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, pursuant hereto and/ or in connection with the Bidding Process and waives, to the fullest extent permitted by applicable laws, any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

APPENDIX-IA: LETTER COMPRISING THE TECHNICAL BID

(Refer Clause 2.1.5, 2.11 and 3.2)

To,

Officer on Special Duty
Tamil Nadu Wilderness Experiences Corporation
6th Floor, Panagal Maaligai,
Jeenis Road, Saidapet,
Chennai

Sub.: Selection of Concessionaire for Design, Development, Financing, Operation,
Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore
District under PPP mode

Dear Sir,

1. With reference to your RFP document dated _____ I/we, having examined the RFP document and understood its contents, hereby submit my/our Bid for the aforesaid project. The Bid is unconditional and unqualified.
2. I/ We acknowledge that the Authority will be relying on the information provided in the Bid and the documents accompanying such Bid for selection of the Concessionaire for the aforesaid Project, and we certify that all information provided in the Bid and in Annex-I to Annex-IV is true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying such Bid are true copies of their respective originals.
3. This statement is made for the express purpose of our selection as a Concessionaire for the development, construction, operation and maintenance of the aforesaid Project.
4. I/ We shall make available to the Authority any additional information it may find necessary or require to supplement or authenticate the Bid.
5. I/ We acknowledge the right of the Authority to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
6. I/ We certify that in the last three years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
7. I/ We declare that:
 - a. I/ We have examined and have no reservations to the RFP document, including any Addendum issued by the Authority.
 - b. I/ We do not have any conflict of interest in accordance with Clauses 2.2.1(c) and 2.2.1(d) of the RFP document; and
 - c. I/We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or

- restrictive practice, as defined in Clause 4.3 of the RFP document, in respect of any tender or request for proposal issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, Central or State; and
- d. I/ We hereby certify that we have taken steps to ensure that in conformity with the provisions of Section 4 of the RFP document, no person acting for us or on our behalf has engaged or will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
8. I/ We understand that you may cancel the Bidding Process at any time and that you are neither bound to accept any Bid that you may receive nor to invite the Bidders to Bid for the Project, without incurring any liability to the Bidders, in accordance with Clause 2.16.2 of the RFP document.
9. I/ We believe that we satisfy the Net Worth criteria and meet(s) all the requirements as specified in the RFP document.
10. Deleted.
11. I/ We certify that in regard to matters other than security and integrity of the country or any of our/ their Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory authority which could cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.
12. I/ We further certify that in regard to matters relating to security and integrity of the country, we or any of our/ their Associates have not been charge-sheeted by any agency of the Government or convicted by a Court of Law.
13. I/ We further certify that no investigation by a regulatory authority is pending either against us or against our/ their Associates or against our CEO or any of our directors/ managers/ employees.
14. Deleted
15. I/ We undertake that in case due to any change in facts or circumstances during the Bidding Process, we are attracted by the provisions of disqualification in terms of the provisions of this RFP, we shall intimate the Authority of the same immediately.
- (a) The Statement of Legal Capacity as per format provided at Appendix-IA of the RFP document, and duly signed, is enclosed. The Power Of Attorney for Signing of Bid as per format provided at Appendix III of the RFP, are also enclosed.
16. I/ We understand that the Selected Bidder shall incorporate the Concessionaire as a new Company under Companies Act, 2013 prior to the execution of the Concession Agreement.
17. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the Authority in connection with the selection of the Bidder, or in connection with the Bidding Process itself, in respect of the above mentioned Project and the terms and implementation thereof.
18. In the event of my/ our being declared as the Selected Bidder, I/We agree to enter into a

Concession Agreement in accordance with the draft that has been provided to me/us prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.

19. I/We have studied all the Bidding Documents carefully and also surveyed the project Site. We understand that except to the extent as expressly set forth in the Concession Agreement, we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or relating to the Bidding Process including the award of Concession.
20. I/We offer a Bid Security of **Rs. _____/- (Rupees _____ only)** to the Authority in accordance with the RFP Document.
21. The Bid Security in the form of Bank Guarantee.
22. I/We agree and understand that the Bid is subject to the provisions of the Bidding Documents. In no case, I/We shall have any claim or right of whatsoever nature if the Project / Concession is not awarded to me/us or our Bid is not opened or rejected.
23. The Bid Price has been quoted by me/us after taking into consideration all the terms and conditions stated in the RFP, Draft Concession Agreement, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the Project cost and implementation of the Project.
24. I/ We agree and undertake to abide by all the terms and conditions of the RFP document.
25. I We agree and undertake that upon receipt of LOA, we shall submit the Performance Security for an amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) as required under the LOA for executing the Concession Agreement.
26. I/ We certify that in terms of the RFP, my/our Net Worth is Rs. (Rs. in words).
27. I/We shall keep this offer valid for 180 (one hundred and eighty days from the Bid Due Date specified in the RFP.
28. I/ We hereby submit our Bid as indicated in Financial Bid for undertaking the aforesaid Project in accordance with the Bidding Documents and the Concession Agreement

In witness thereof, I/we submit this Bid under and in accordance with the terms of the RFP document.

Date
Place

Yours faithfully,
(Signature of the Authorised signatory)
(Name and designation of the of the Authorised signatory)
Name and seal of Bidder

Note: Paragraphs in curly parenthesis may be omitted by the Bidders, if not applicable to it, or modified as necessary to reflect Bidder-specific particulars.

APPENDIX-IA ANNEX-I: DETAILS OF BIDDER

1. (a) Name:
(b) Country of incorporation:
(c) Address of the corporate headquarters and its branch office(s), if any, in India:
(d) Date of incorporation and/ or commencement of business:
2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:
3. Details of individual(s) who will serve as the point of contact/ communication for the Authority:
 - (a) Name:
 - (b) Designation:
 - (c) Company:
 - (d) Address:
 - (e) Telephone Number:
 - (f) E-Mail Address:
 - (g) Fax Number:
4. Particulars of the Authorised Signatory of the Bidder:
 - (a) Name:
 - (b) Designation:
 - (c) Address:
 - (d) Phone Number:
 - (e) Fax Number:
5. Deleted:
6. Name of Bidder:

No.	Criteria	Yes	No
1	Has the Bidder been barred by the Central/ State Government, or any entity controlled by it, from participating in any project (DBFOT/BOT/PPP or otherwise).		
2	If the answer to 1 is yes, does the bar subsist as on the date of Bid		
3	Has the Bidder paid liquidated damages of more than 5% of the contract value in a contract due to delay or has been penalised due to any other reason in relation to execution of a contract, in the last three years?		

4	Has the bidder been blacklisted by Central Government, any State Government, a Statutory Body, any Public Sector Undertaking, Banks or Financial Institutions		
5	Has the bidder been declared as NPA by Banks or Financial Institutions as on the date of issue of RFP.		

7. A statement by the Bidder disclosing material non-performance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below (Attach extra sheets, if necessary):

APPENDIX-IA ANNEX-II: TECHNICAL CAPACITY OF THE BIDDER

(Refer to Clauses 2.2.2(B), 3.4 and 3.5 of the RFP)

Item	Particulars of the Project
Title & nature of the project	
Entity for which the project was constructed/ developed (Own Company or other private Company or for Govt. Entity)	
Location	
Project cost	
Date of commencement of project/ contract	
Date of completion/commissioning	
Equity shareholding (with period during which equity was held)	
Whether credit is being taken for the Eligible Experience of an Associate (Yes/ No)	

Certificate from the Statutory Auditor

Based on its books of accounts and other published information authenticated by it, this is to certify that (name of the Bidder) is/ was an equity shareholder in (title of the project company) and holds/held Rs. cr. (Rupees crore) of equity (which constitutes% of the total paid up and subscribed equity capital) of the project company from (date) to (date)⁷. The project was/is likely to be commissioned on (date of commissioning of the project).

We further certify that:

- i. Annual Total Revenue Per Room (TRR) from one Resort/ Hotel/Stay facility with at least 20 keys Owned and/or developed and/or operated by the bidder in its own name in the FY 2023-24 is Rs. _____ Lakhs
- ii. Bidder is owner and/or developer and/or operator of Resort/ Hotel/Stay facility in Hill Stations or Tea/ Coffee plantation estate or in or within 5 kms radius from the boundary of forest areas/Reserve Forest/ eco-sensitive zones/ National Parks/ biosphere reserves/ Backwater/Rivers/Ocean/Sea
- iii. Bidder is owner and/or developer and/or operator of Resort/Hotel/Stay facility having at least 5 keys of environmentally friendly structures using materials like Mud, Rammed Earth, Mud Blocks, Wood, Bamboo Structures, Fabricated Structures or using any other vernacular materials or by conserving an existing

⁷ In case the project is owned by the Bidder company, this language may be suitably modified to read: "It is certified that (name of Bidder) constructed and/ or owned the (name of project) from (date) to (date)."

Heritage Structures

We also certify that the eligible annual revenues collected and appropriated by the aforesaid project company during the FY 2023-24 is Rs. Lakhs

Name of the audit firm:

Seal of the audit firm:

Date:

(Signature, name and designation of the authorised signatory)

APPENDIX-IA ANNEX-III: FINANCIAL CAPACITY OF THE BIDDER

Refer to Clauses 2.2.2 (C), 2.2.3 (iii) and 3.6 of the RFP

(In Rs. crore\$\$)

Name of Bidder /Member	Net Cash Accruals					Net Worth
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1
(2)	(4)	(5)	(6)	(7)	(8)	(*9)

Name & address of Bidder's Bankers:

\$\$ For conversion of US Dollars to Rupees, the rate of conversion shall be Rupees 80 (eighty) to a US Dollar. In case of any other currency, the same shall first be converted to US Dollars as on the date 60 (sixty) days prior to the Bid Due Date, and the amount so derived in US Dollars shall be converted into Rupees at the aforesaid rate. The conversion rate of such currencies shall be the daily representative exchange rates published by the International Monetary Fund for the relevant date.

Instructions:

1. The Bidder shall attach copies of the balance sheets, financial statements and Annual Reports for 5 (five) years preceding the Bid Due Date. The financial statements shall:
 - a) reflect the financial situation of the Bidder and its/ their Associates where the Bidder is relying on its Associate's financials;
 - b) be audited by a statutory auditor;
 - c) be complete, including all notes to the financial statements; and
 - d) correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).
2. Net Cash Accruals shall mean Profit After Tax + Depreciation.
3. Net Worth shall mean aggregate value of the paid-up share capital and all reserves created out of the profits and securities premium account, after deducting the aggregate value of the accumulated losses, deferred expenditure and miscellaneous expenditure not written off, as per the audited balance sheet, but does not include reserves created out of revaluation of assets, write back of depreciation and amalgamation.
4. Year 1 will be the latest completed financial year, preceding the bidding. Year 2 shall be the year immediately preceding Year 1 and so on. In case the Bid Due Date falls

within 3 (three) months of the close of the latest financial year, refer to Clause 2.1.21.

5. The Bidder shall also provide the name and address of the Bankers to the Bidder.
6. The Bidder shall provide an Auditor's Certificate specifying the net worth of the Bidder and also specifying the methodology adopted for calculating such net worth in accordance with Clause 2.2.3 (iii) of the RFP document.

APPENDIX-IA ANNEX-IV: STATEMENT OF LEGAL CAPACITY

(To be forwarded on the letterhead of the Bidder)

Ref. Date:

To,

Officer on Special Duty
Tamil Nadu Wilderness Experiences Corporation
6th Floor, Panagal Maaligai,
Jeenis Road, Saidapet,
Chennai

Subject: Bid for “Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode”

Dear Sir/Madam,

We hereby confirm that we satisfy the terms and conditions laid out in the RFP document.

We have agreed that (insert individual’s name) will act as our representative and has been duly authorized to submit the RFP. Further, the authorised signatory is vested with requisite powers to furnish such letter and authenticate the same.

Thanking you,

Yours faithfully,

(Signature, name and designation of the authorised signatory)

For and on behalf of.....

**Please strike out whichever is not applicable.*

APPENDIX-IB: LETTER COMPRISING THE FINANCIAL BID

(Refer Clauses 2.1.5, 2.11.1 and 3.2)
(NOT TO BE SUBMITTED IN THE TECHNICAL BID)

To,

Officer on Special Duty
Tamil Nadu Wilderness Experiences Corporation
6th Floor, Panagal Maaligai,
Jeenis Road, Saidapet,
Chennai

Sub.: Bid for Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode.

Dear Sir/Madam,

1. With reference to your RFP document dated _____, I/we, having examined the Bidding Documents and understood their contents, hereby submit my/our Bid for the aforesaid Project. The Bid is unconditional and unqualified.
2. I/ We acknowledge that the Authority will be relying on the information provided in the Bid and the documents accompanying the Bid for selection of the Concessionaire for the aforesaid Project, and we certify that all information provided in the Bid are true and correct; nothing has been omitted which renders such information misleading; and all documents accompanying the Bid are true copies of their respective originals.
3. The Bid has been quoted by me/us after taking into consideration all the terms and conditions stated in the RFP, Draft Concession Agreement and its Schedules, our own estimates of costs and after a careful assessment of the site and all own the conditions that may affect the Project cost and implementation of the Project.
4. I/ We acknowledge the right of the Authority to reject our Bid without assigning any reason or otherwise and hereby waive, to the fullest extent permitted by applicable law, our right to challenge the same on any account whatsoever.
5. In the event of my/ our being declared as the Selected Bidder, I/we agree to enter into a Concession Agreement in accordance with the draft that has been provided to me/us prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
6. I/ We shall keep this offer valid for 180 (one hundred and eighty days from the Bid Due Date specified in the RFP.

Date
Place

Yours faithfully,
(Signature of the Authorised signatory)
(Name and designation of the of the Authorised signatory)
Name and seal of Bidder

APPENDIX-IB ANNEX-I: BID PRICE SHEET

(BoQ provided in the e-Procurement Portal)

APPENDIX–II: BANK GUARANTEE FOR BID SECURITY

(Refer Clauses 2.1.6 and 2.20.1)

B.G. No. Dated:

- 1) In consideration of you, Tamil Nadu Wilderness Experiences Corporation, having its office at 6th Floor, Panagal Building No.1, Jeenis Road, Saidapet, Chennai- 600015 (hereinafter referred to as the “**Authority**”, which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns) having agreed to receive the Bid of(a company registered under the Companies Act, 1956/2013) and having its registered office at (hereinafter referred to as the “**Bidder**” which expression shall unless it be repugnant to the subject or context thereof include its/their executors, administrators, successors and assigns), for the Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode (hereinafter referred to as “**the Project**”) pursuant to the RFP Document dated issued in respect of the Project and other related documents including without limitation the Draft Concession Agreement (hereinafter collectively referred to as “**Bidding Documents**”), we (Name of the Bank) having our registered office at and one of its branches at (hereinafter referred to as the “**Bank**”), at the request of the Bidder, do hereby in terms of Clause 2.1.6 read with Clause 2.1.7 of the RFP Document, irrevocably, unconditionally and without reservation guarantee the due and faithful fulfilment and compliance of the terms and conditions of the Bidding Documents (including the RFP Document) by the said Bidder and unconditionally and irrevocably undertake to pay forthwith to the Authority an amount of **Rs. _____/- (Rupees _____ only)** (hereinafter referred to as the “**Guarantee**”) as our primary obligation without any demur, reservation, recourse, contest or protest and without reference to the Bidder if the Bidder shall fail to fulfil or comply with all or any of the terms and conditions contained in the said Bidding Documents.
- 2) Any such written demand made by the Authority stating that the Bidder is in default of the due and faithful fulfilment and compliance with the terms and conditions contained in the Bidding Documents shall be final, conclusive and binding on the Bank.
- 3) We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest and without any reference to the Bidder or any other person and irrespective of whether the claim of the Authority is disputed by the Bidder or not, merely on the first demand from the Authority stating that the amount claimed is due to the Authority by reason of failure of the Bidder to fulfil and comply with the terms and conditions contained in the Bidding Documents including failure of the said Bidder to keep its Bid open during the Bid validity period as set forth in the said Bidding Documents for any reason whatsoever. Any such demand made on the Bank shall be conclusive as regards amount due and payable by the Bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding **Rs. _____/- (Rupees _____ only)**

- 4) This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as may be mutually agreed between the Authority and the Bidder, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.
- 5) We, the Bank, further agree that the Authority shall be the sole judge to decide as to whether the Bidder is in default of due and faithful fulfilment and compliance with the terms and conditions contained in the Bidding Documents including, inter alia, the failure of the Bidder to keep its Bid open during the Bid validity period set forth in the said Bidding Documents, and the decision of the Authority that the Bidder is in default as aforesaid shall be final and binding on us, notwithstanding any differences between the Authority and the Bidder or any dispute pending before any Court, Tribunal, Arbitrator or any other authority.
- 6) The Guarantee shall not be affected by any change in the constitution or winding up of the Bidder or the Bank or any absorption, merger or amalgamation of the Bidder or the Bank with any other person.
- 7) In order to give full effect to this Guarantee, the Authority shall be entitled to treat the Bank as the principal debtor. The Authority shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee from time to time to vary any of the terms and conditions contained in the said Bidding Documents or to extend time for submission of the Bids or the Bid validity period or the period for conveying acceptance of Letter of Award by the Bidder or the period for fulfilment and compliance with all or any of the terms and conditions contained in the said Bidding Documents by the said Bidder or to postpone for any time and from time to time any of the powers exercisable by it against the said Bidder and either to enforce or forbear from enforcing any of the terms and conditions contained in the said Bidding Documents or the securities available to the Authority, and the Bank shall not be released from its liability under these presents by any exercise by the Authority of the liberty with reference to the matters aforesaid or by reason of time being given to the said Bidder or any other forbearance, act or omission on the part of the Authority or any indulgence by the Authority to the said Bidder or by any change in the constitution of the Authority or its absorption, merger or amalgamation with any other person or any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of releasing the Bank from its such liability.
- 8) Any notice by way of request, demand or otherwise hereunder shall be sufficiently given or made if addressed to the Bank and sent by courier or by registered mail to the Bank at the address set forth herein.
- 9) We undertake to make the payment on receipt of your notice of claim on us addressed to [name of Bank along with branch address] and delivered at our above branch which shall be deemed to have been duly authorised to receive the said notice of claim.
- 10) It shall not be necessary for the Authority to proceed against the said Bidder before proceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstanding any other security which the Authority may have obtained from the said Bidder or any other person and which shall, at the time when

proceedings are taken against the Bank hereunder, be outstanding or unrealized.

- 11) We, the Bank, further undertake not to revoke this Guarantee during its currency except with the previous express consent of the Authority in writing.
- 12) The Bank declares that it has power to issue this Guarantee and discharge the obligations contemplated herein, the undersigned is duly authorised and has full power to execute this Guarantee for and on behalf of the Bank.
- 13) For the avoidance of doubt, the Bank's liability under this Guarantee shall be restricted to Rs. crore (Rupees crore only). The Bank shall be liable to pay the said amount or any part thereof only if the Authority serves a written claim on the Bank in accordance with paragraph 9 hereof, on or before (indicate date falling 180 days after the Bid Due Date)].
- 14) This guarantee shall also be operatable at ourBranch at, from whom, confirmation regarding the issue of this guarantee or extension/renewal thereof shall be made available on demand. In the contingency of this guarantee being invoked and payment thereunder claimed, the said branch shall accept such invocation letter and make payment of amounts so demanded under the said invocation.

Signed and Delivered byBank
By the hand of Mr./Ms,
its and authorised official
(Signature of the Authorised Signatory)
(Official Seal)

APPENDIX-III: POWER OF ATTORNEY FOR SIGNING OF BID

(Refer Clause 2.1.8)

Know all men by these presents, We (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr./ Ms. (name),son/ daughter/ wife of and presently residing at, who is presently employed with us and holding the position of, as our true and lawful attorney (hereinafter referred to as the “Attorney”) 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 Bid for the Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode proposed or being developed by the Tamil Nadu Wilderness Experiences Corporation Limited (the “**Authority**”) including but not limited to signing and submission of all applications, Bids and other documents and writings, participate in Pre-Bids and other conferences and providing information/ responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our bid for the said Project and/ or upon award thereof to us and/or till the entering into of the Concession 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 Attorney 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 Attorney 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 PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF 2024

For _____

(Signature, name, designation and address)

of person authorized by Board
Resolution (in case of
Firms/Company)/Partner in case of
Partnership Firms

Witnesses:

- 1.
- 2.

Notarised
Notarised
Person identified by me/personally appeared before me
/signed before me/Attested/Authenticated*
(*Notary to specify as applicable)
(Signature, Name and Address of the Notary)
Seal of the Notary
Registration Number of the Notary
Date_____

Accepted

(Signature, name, designation and address of the Attorney)

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 executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Wherever required, the Bidder 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 Bidder.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention, 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*

APPENDIX-IV: CERTIFICATE REGARDING COMPLIANCE

(To be on the letter of the Bidder)
Certificate regarding Compliance with Restrictions under Rule 144 (xi) of the
General Financial Rules (GFRs)

To,

Officer on Special Duty
Tamil Nadu Wilderness Experiences Corporation
6th Floor, Panagal Maaligai,
Jeenis Road, Saidapet,
Chennai

Sub.: Selection of Concessionaire for Design, Development, Financing, Operation, Management and Maintenance of Ecotourism Facilities at Sethumadai in Coimbatore District under PPP mode

Dear Sir,

With reference to your RFP document dated _____, I/we, having examined the Bidding Documents and understood their contents, hereby undertake and confirm as follows:

I/We have read the clause regarding restrictions on procurement from a bidder of a country which shares a land border with India and on sub-contracting to contractors from such countries;

I certify that this Bidder is not from such a country or, if from such a country, has been registered with the Competent Authority as defined in Public Procurement Order no. F.no.6/18/2019- PPD dated 23rd July 2020 and more so specified in G.O.Ms.No.343, dated 18th September 2020 issued by Finance (Salaries) Department, Govt. of Tamil Nadu and will not sub-contract any work to a contractor from such countries unless such contractor is registered with the Competent Authority.

I hereby certify that this bidder fulfils all requirements in this regard and is eligible to be considered.

Yours faithfully,
(Signature of the Authorised signatory)
(Name and designation of the of the Authorised signatory)
Name and seal of Bidder

Notes:

{Where applicable, evidence of valid registration by the Competent Authority shall be attached}

In case the above certification is found to be false, this would be a ground for immediate rejection of Bid/termination and further legal action in accordance with law.