Tamil Nadu Tourism Development Corporation

REQUEST FOR PROPOSAL (RFP)

FOR

SELECTION OF CONCESSIONAIRE FOR UPGRADATION, OPERATION, MANAGEMENT AND MAINTENANCE OF HOTEL AT TIRUCHIRAPALLI IN PPP MODE

RFP Ref : HOTTDC/07/2026-ENGG(CIVIL)
DATED:28.01.2026

Tamil Nadu Tourism Development Corporation
Tamil Nadu Tourism Complex,
No. 2 Wallajah Road, Triplicane
Chennai - 600 002,
Tamil Nadu, India
Tel: 044 - 25619270
E-mail:pe.ttdc@gmail.com
Website: www.ttdconline.com

Table of Contents

DISCLAIMER 5

GLOSSARY 6

DATASHEET 8

1. INTRODUCTION 10
- **1.1 Background** 10
- **1.2 BriefdescriptionofBiddingProcess** 12
- **1.3 Schedule ofBiddingProcess** 16
- **1.4 Pre-Bid Conference** 16

2. INSTRUCTIONSTOBIDDERS 18
- **2.1 GeneraltermsofBidding** 18
- **2.2 EligibilityofBidders** 19
- **2.3 CostofBidding** 25
- **2.4 Sitevisitandverificationof information** 26
- **2.5 Righttoacceptandtorejectanyorall Bids** 27

B. DOCUMENTS 27
- **2.6 Contents of the RFP** 27
- **2.7 Clarifications** 28
- **2.8 AmendmentofRFP** 29

C. PREPARATIONANDSUBMISSIONOFBIDS 29
- **2.9 Language** 29
- **2.10 FormatandSigningofBid** 30
- **2.11 SealingandMarkingofBids** 30
- **2.12 BidDueDateandTime** 31
- **2.13 LateBids** 31
- **2.14 Procedure for e-tendering** 32
- **2.15 Modifications/Withdrawal of Bids** 32
- **2.16 Validity of Bids** 33
- **2.17 Confidentiality** 33
- **2.18 Correspondence with the Bidder** 33

D. BIDSECURITY 33
2.20 Bid Security 33

3. EVALUATIONOFBIDS 36
3.1 OpeningandEvaluationofBids 36
3.2 Testsof responsiveness 36
3.3 EVALUATION OF TECHNICAL BID 37
3.4 TECHNICAL CAPACITY AND FINANCIAL CAPACITY FOR PURPOSES OF EVALUATION 37
3.5 FINANCIAL INFORMATION FOR PURPOSES OF EVALUATION 38
3.6 QUALIFICATION AND SHORTLISTING OF BIDDER 38
3.7 OPENING AND EVALUATION OF FINANCIAL BID 38
3.8 SELECTION OF SUCCESSFUL BIDDER 39
3.9 Deleted. 40
3.10 ContactsduringBidEvaluation 40

4 FRAUDANDCORRUPTPRACTICES 41

5 PRE-BIDCONFERENCE 43

6 MISCELLANEOUS 44

APPENDIX – I: 46

Annex-I 51

Annex-II 53

Annex-III 55

Annex-IV 56

APPENDIX – II: 57

APPENDIX – III: Deleted 59

APPENDIX – IV: Deleted 61

APPENDIX–V: 65

APPENDIX – VI: 66

APPENDIX – VII: Deleted..... 69

APPENDIX- VIII..... 70

APPENDIX– IX..... 71

ANNEXURE-A..... 73

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 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 the formulation of their Bids for qualification and in making their financial offers pursuant to this RFP (the "**Bids"/ "Proposals**"). 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 this RFP 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 the 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 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 Bids without assigning any reasons 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

Addendum	As defined in Clause 2.8
Applicable Laws	As defined in the Concession Agreement
Associate	As defined in Clause 2.2.1
Authority	As defined in Clause 1.1.1
Bank Guarantee	As defined in Clause 2.20.1
Bid(s)	The Technical Bid and Financial Bid together shall be referred to as the Bid(s).
Bidder(s)	As defined in Clause 1.1.2.
Bidding Documents	As defined in Clause 1.1.14
Bid Due Date	As defined in Clause 1.1.15
Bid Validity Period	As defined in Clause 1.2.3
Bidding Process	AsdefinedinClause1.2.1
Bid Security	As defined in Clause 1.2.5
Legal Entity	As defined in Clause 2.2.1 (a)
Companies Act	Shall mean the Companies Act,1956/ 2013.
Concession Agreement	As defined in Clause 1.1.5
Conflict of Interest	As defined in Clause 2.2.1
Crore	Ten million(10,000,000)
Financial Proposal / Financial Bid	As defined in Clause 1.2.1
Financial Capacity	As defined in Clause 2.2.2(B)
First Round of Bidding	As defined in Clause 3.8.3
Lakh	Hundred thousand(1,00,000)
LOA	AsdefinedinClause 3.8.5
Minimum Development Requirements	As mentioned in Clause 1.1.3
MinimumEligibilityCriteria	AsdefinedinClause 2.2.2
NetWorth	AsdefinedinClause 2.2.3
Project	AsdefinedinClause 1.1.1
Re.or Rs.orINR	Indian Rupee
RFP	MeanstheRequestforProposalissuedbytheAuthorityforselectingtheSelectedBidderfor the Project.
Second Round of Bidding	AsdefinedinClause 3.8.3
SelectedBidder	AsdefinedinClause 3.8.1
Project Site	AsdefinedinClause 1.1.1
SubjectPerson	AsdefinedinClause2.2.1(b)(i)
TechnicalProposal / Technical Bid	AsdefinedinClause 1.2.1

TechnicalCapacity	AsdefinedinClause 2.2.2(A)
Tie Bids	AsdefinedinClause3.8.2

Thewordsandexpressionsbeginningwithcapitallettersanddefinedinthisdocumentshall,unless repugnant to the context, have the meaning ascribed thereto herein.

DATASHEET

1.	**NameoftheProject**	Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode
2.	**Tenderissuedby/ Agreement singing Authority**	Tamil Nadu Tourism Development Corporation
3.	**Procurementstages**	SingleStage
4.	**BidSecurity**	**Rs. 50,00,000** to be furnished intheformofelectronic Bank Guarantee (e-BG)
5.	**Bid Document availability on portal i.e. start date& time ofissueofRFP document**	30.01.2026 at 09:00 Hrs. on the portal https://tntenders.gov.in
6.	**Project Sitevisit**	Visitto the Project Site bytheBidderswill be facilitated by the Authority. Bidders interested in visiting the Project Site are required to send an email tope.ttdc@gmail.com specifying the date and time.
7.	**Pre-Bidmeeting**	[Date, Time and Venue to be specified / option for attending the pre-bid meeting online shall be specified along with the VC link to join the meeting to be provided.] Physical meeting: The Pre-bid meeting would be held at the TTDC Office onthefollowingdate at 15:00 hours IST: **Pre-BidMeeting Date:**12.02.2026 11.30 AM VClink:https://us02web.zoom.us/j/82640587773?pwd=CBye7YKamHZJDZVb2Ww6tT25F3DPNU.1.
8.	**Last DateandTimefor submission of queries**	Date12.02.2026 5.00PM Time: 18:00 Hours Mode:e-mail to pe.ttdc@gmail.com
9.	**Response to Pre-Bid Queries**	Please refer RFP
10.	**Last date and time of**	10.03.2026 up to 15:00 hours IST

	Submission of Bids	
11.	**Date and Time for opening of Technical Bids**	11.03.2026 at15:00hoursIST at the office of the Managing Director, TTDC
12.	**Opening of Financial Bids**	To be notified onhttps://tntenders.gov.in
14.	**Website details**	Replies to queries/clarifications/addendum/corrigendum etc. shall be posted on the following websites: https://tntenders.gov.in

1. INTRODUCTION

1.1 Background

1.1.1 Tamil Nadu Tourism Development Corporation (TTDC) Limited (the "**Authority**" or "**TTDC**") is a Tamil Nadu State Government Corporation, which is involved in development and promotion of tourism in Tamil Nadu. The aim of the TTDC is to provide state-of-the-art tourism infrastructure to the tourists visiting Tamil Nadu. TTDC has a chain of Hotels, Boathouses, Restaurants spread across Tamil Nadu at all major tourist destinations in addition to hosting various fairs and festivals. The Authority endeavoursto effectively utiliseits existing vantage/under-utilised land parcels/ dilapidated hotelsin the State and has proposed development / upgradation of hotelsat few of its sites through Public Private Partnership (the "**PPP**") mode. As a part of this endeavour, the Authority intends to select a**"Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode (ROMT basis)"** (the "**Project**"). The particulars of the site for developing Hotel facilityareprovided and specified in detail in Schedule-A of the Draft Concession Agreement (hereinafter referred to as the "**ProjectSite**").

1.1.2 For this purpose, the Authority seeks bids through the present RFP from interested and eligible Legal Entities (the "**Bidder**" or "**Bidders**"which expression shall, unless repugnant to the context, include the Members of the Consortium also) 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 Tamil Nadu Transparency in Tenders (Public Private Partnership Procurement) Rules, 2012 and in accordance with the procedure set out herein (the "**Selected Bidder**"). The Selected Bidder shall thereafter undertake the Project in accordance with the terms of this RFP including the Agreement to be executed with the Authority.

1.1.3 Brief particulars of the Project and the Project Site are as follows:

SNo.	Particulars	Details
1.	Area	~4.34 acres Site Details are in Annexure A of this RFP and Schedule A of the DCA.
2.	Ownership	Tamil Nadu Tourism Development Corporation (TTDC)
3.	Minimum Development Requirements	Upgradation of hotel to a **4 staror above** categoryhotel / resort with a minimum of **110 keys** (Ref to Schedule C of the DCA)

.

1.1.4 The Authority intends to award the Project through an open competitive bidding process in accordance with the procedure set out herein and in compliance with the following:

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

1.1.5 The Selected Bidder will be required to incorporate a Special Purpose Vehicle (SPV) under the Companies Act, 2013 (hereinafter referred to as the "**Concessionaire**") prior to execution of the Concession Agreement (defined herein). 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 long-term 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.

1.1.6 The Concession Agreement sets forth the detailed terms and conditions for the grant of concession to the Concessionaire, including the scope of the Concessionaire's services and obligations (the "**Concession**"). The period of Concession is 25 years ("**Concession Period**") commencing from the Appointed Date (*as defined in the Draft concession Agreement*) which is inclusive of the Upgradation Period of 12(twelve) months*(refer the Draft Concession Agreement for further details)* for upgradation and commissioning of the Project at the Project Site (hereinafter referred to as the "**UpgradationPeriod**").**It is to be noted by the Bidders that upgradation of the Projectas perMinimum Development Obligations and within the specified Upgradation Periodis mandatory.**

1.1.7 The right of way, access and development rights of the Project Site shall be provided to the Selected Bidder on an **"as-is-where-is"** basis.

1.1.8 The scope of work of the Project includesplanning, designing, upgrading, financing, operation and maintenance of the facilities listed under Minimum Development Requirements by the Concessionaire, as per applicable laws, applicable permits, necessary approvalsand Insurance for the entire Project Site as specified in the Concession Agreement,to be procured by the Concessionaire at its own cost, and generally in accordance with the provisions of the Bidding Documents. For detailed scope of work, the Bidders are advised to carefully read through the Concession Agreement and its Schedules.

1.1.9 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.

1.1.10 At the end of Concession Period either due to efflux of time or early termination due to any reason, the Project Site along with all the developments thereon shall be handed over to the Authority free of cost without any liabilities and in good working condition to the Authority

in accordance with the handback requirements set forth in the Concession Agreement. A period of 4(four) months post expiry or termination of the Concession Period shall be defects liability period during which the Concessionaire shall be liable for curing and rectifying any defects in the handed over facility.

1.1.11 The detailed obligationsoftheConcessionaireandtheAuthoritymaybeseenintheConcession Agreement.

1.1.12 The Concessionaire shall be responsible for implementing the Project as per Applicable Laws (as amended from time to time).

1.1.13 The Concessionaire shall be solely responsible and liable for bringing in requisite funds from time to time towards financing the Project and achieving Financial Closure (*as defined in the Concession Agreement*).

1.1.14 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 the Project, 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 the Project. The Concession is to be awarded pursuant to this RFP or the terms thereof or herein contained. The RFP, any addendum, draft Concession Agreement, and any other document in relation to this Project provided by the Authority shall be collectively referred to as the "**Bidding Documents**". Consequently,anyomissions,conflictsorcontradictionsintheBiddingDocuments includingbetweenthisRFPortheAgreementaretobenoted,interpretedandappliedappropriately to give effecttothis intent,and no claims onthat account shall beentertained bythe Authority.

1.1.15 The Authority shall receive Bids pursuant to this RFP in accordance with the terms set forth herein as modified, altered, amended, and clarified from time to time by the Authority. All Bids shall be prepared and submitted in accordance with such terms on or before the date specified in Clause 1.3 for submission of the Bid (the "**Bid Due Date**").

1.2 BriefdescriptionofBiddingProcess

1.2.1 The Authorityhas adopteda single stagebidding process comprising of 2 (two)covers for selection of the bidder for award of the Project (referred to as the"**Bidding Process**"). The first cover ("**Technical Proposal**") shall contain qualification of interested Bidders who shall make the Bid in accordance with the provisions of this RFP (the term Bidder shall, unless repugnant to the context, include the Members of the Consortium)and the second cover shall comprise of the financial proposals submitted by the Bidders for the Project ("**Financial Proposal**"). Both Technical Proposal and Financial Proposal shall be submitted simultaneously on the e-Procurement Portal.

1.2.2 The first step (the "**Qualification Phase**") of the bidding process involves pre-qualification and shortlisting of Bidders on the basis of the Technical Proposal submitted by the Bidders in accordance with the provisions of this RFP document. At the end of the Qualification

Phase, the Financial Bid of only the shortlisted pre-qualified Bidders shall be opened and evaluated for identification of the Selected Bidder (the "**Financial Proposal Phase**").

1.2.3 The Bid shall be valid for a period of not less than 180 (one hundred and eighty) days or any extension thereof from the Bid Due Date and this period shall be referred to as the "**Bid Validity Period**".

1.2.4 The Bidding Documents can be downloaded free of cost from https://tntenders.gov.in ("**e-Procurement Portal**") and the proposal submission shall be on the e-Procurement Portal. Bids/Proposals which are submitted on the e-Procurement Portal alone will be acceptedbytheAuthority.TheBiddersareadvisedtodownloadtheBiddingDocuments well in advance of the Bid Due Date and regularly check the e-Procurement Portal for any addendums that may be issued to the Bidding Documents. The Bidders are advised to upload their Bids/ Proposals sufficiently before the specified time ontheBidDueDatetoavoidanytechnicalissuesormalfunctioninthenetworkcausedby heavy internet traffic on the Bid Due Date. The Authority shall not be responsible for any failure,malfunctionorbreakdownofthee-ProcurementPortalduringtheSelectionProcess.The Bidders are required to get their company (in case of the Consortium, the Lead Member) registered with the e-Procurement Portal to have user ID & password. Bidders are requested to refer **Appendix-IX**and also visit the e-Procurement Portal for the details related to online registration and submission of Proposals carefully to avoid any confusion, technical problem or delay at a later date.

1.2.5 A Bidder is required to deposit, along with its Bid, a bid security of Rs.50,00,000/- (Rupees Fifty Lakhs) (the "**Bid Security**")refundable not 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. The Bidders shall provide Bid Security via Electronic Bank Guarantee(e-Bank Guarantee) only, and the validity period of the e-Bank Guarantee shall not be less than 180 (one hundred and eighty days from the Bid Due Date with a claim period of 90 (ninety) days and may be extended as may be mutually agreed between the Authority and the Bidder from time to time. For avoidance of doubt, it is clarified that the Authority will not accept any physical bank guarantee related to Bid Security and any Bid accompanied by physical bank guarantee for Bid Security shall not be accepted. Further, Bid shall be summarily rejected if it is not accompanied by the Bid Security.

The complete Bidding Documents including the draft Concession Agreement for the Project is enclosed for the Bidders. The aforesaid documents and any addenda issued subsequent to this RFP Document, will be deemed to form part of the Bidding Documents.

1.2.6 Prior to the submission of the Bid, the Bidders are advised to examine the Project in greater detail, and to carry out, necessary inspection of the ProjectSite at their cost, and such studies as may be required and satisfy themselves before submitting their respective Bids for award of the Concession for the Project.

1.2.7 **Bid Parameter:**

Bids are invited for the Project on the basis of the highest Revenue Share on the Gross Revenue generated from the Project Facilities, to be quoted by the Bidder (the "**Quoted Revenue Share**") andpayable to the Authority by the Selected Bidder/ Concessionaire subject to the minimumReserve Revenueshare of **15%**(the "**Reserve Revenue Share**").Bidders shall quote the Revenue Share in whole numbers only. Quotations in decimals shall be summarily rejected.

The fee payable to the Authority comprisesof three components payable as per Article 22 of the DCA:

(i) Annual LicenseFee
(ii) Fixed Annual Concession Fee as per the table below; and
(iii) Revenue Share ("**Bid Parameter**")

The fixed Annual Concession Fee payable to the Authority shall be as below:

Timeline	**Amount**
Appointed Date = A	INR 150.00 Lakhs
A + 12 months	INR 150.00 Lakhs
A + 24 months	INR 150.00 Lakhs
A + 36 months	INR 165.00 Lakhs
A + 48 months	INR 165.00 Lakhs
A + 60 months	INR 165.00 Lakhs
A + 72 months	INR 181.50 Lakhs
A + 84 months	INR 181.50 Lakhs
A + 96 months	INR 181.50 Lakhs
A + 108 months	INR 199.65 Lakhs
A + 120 months	INR 199.65 Lakhs
A + 132 months	INR 199.65 Lakhs

A + 144 months	INR 219.62 Lakhs
A + 156 months	INR 219.62 Lakhs
A + 168 months	INR 219.62 Lakhs
A + 180 months	INR 241.58 Lakhs
A + 192 months	INR 241.58 Lakhs
A + 204 months	INR 241.58 Lakhs
A + 216 months	INR 265.73 Lakhs
A + 228 months	INR 265.73 Lakhs
A + 240 months	INR 265.73 Lakhs
A + 252 months	INR 292.31 Lakhs
A + 264 months	INR 292.31 Lakhs
A + 276 months	INR 292.31 Lakhs
A + 288 months	INR 321.54 Lakhs

1.2.8 In this RFP, the term "Highest Bidder" shall mean the Bidder who is offering the highest Revenue Share in the base year (above the reserve revenue share of **15%).** The Concession Period and other terms arepre-determined, as indicated in the draft Concession Agreement, andthe Revenue Share shall constitute the sole criteria for evaluation of Bids. Subject to the provisions of Clause 2.5 (Right to accept and to reject any or all Bids), the Project will be awarded to the Highest Bidder.

1.2.9 Deleted.

1.2.10 Any queries or request for additional information concerning this RFP shall be submitted through e-mail at pe.ttdc@gmail.com to the Project Engineer, TTDC. The communications shall clearly bear the following identification/ title:

"**Queries/ Request for Additional Information: "***RFP for Selection of Concessionaire for*

Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode"

1.2.11 Any addenda issued subsequent to this RFP, but on or before 1 (one) week of the Bid Due Date, will be deemed to form part of the Bidding Documents, which shall be binding on all Bidders. AllBidsshallbepreparedandsubmittedinaccordancewithsuchtermsonorbefore the time on the date specified in this RFP for submission of Bids by the Bid Due Date.

1.3 Schedule ofBiddingProcess

TheAuthorityshallendeavortoadheretothefollowingschedule.However,the Authoritymay, at its own discretion, revise or extend any of the timelines set out in this schedule:

EventDescription	Date
Date of Issue of RFP	30/01/20206
Availability of RFP document for purchase	Bidding Documents shall be available on the E-Procurement Portal **tntenders.gov.in** from 30/01/2026
LastDateforreceivingpre-bid queries	12.02.2026, 17:00 Hours
DateofPre-bidMeeting	12.02.2026at15:00hoursIST
Authority response to queries	Please refer to RFP
Bid Due Date and Time for submission of Technical Bid &Financial Bid (Online)	10.03.2026upto15:00 hours
OpeningofTechnicalBids	11.03.2026 at 15:00 hours
OpeningofFinancialBid	Tobenotified
Validity of Bids	180 days from Bid Due Date
Issueof Letter of Award (LOA)	Within30daysfromtheopening of Financial Bid
Acknowledgement of LOA	Within 7 (seven) days of the issuance of the LOA to the Selected Bidder
Validity of Bid	As per RFP
SigningofConcession Agreement	Within45daysfromtheLOA

In case a particular date happens to be a Public Holiday of Government of Tamil Nadu (GoTN) including a Public Holiday, the next working day will be the applicable date for the proposed event.

1.4 Pre-Bid Conference

The date, time and venue of the Pre-Bid Conference shall be:

Date:12/02/2026

Time: 11:30 hrs

Venue: Office of the Managing Director, TTDC ,Tamil Nadu Tourism Complex, No. 2

Wallajah Road, Triplicane, Chennai - 02.

The Bidders are advised to visit the Project Site prior to attending the Pre-Bid Conference.

VC link to join the Pre-bid meeting online:
VClink:https://us02web.zoom.us/j/82640587773?pwd=CBye7YKamHZJDZVb2Ww6tT25F3DPNU.1.

2. INSTRUCTIONSTOBIDDERS

A. GENERAL

2.1 GeneraltermsofBidding

2.1.1 The Authority wishes to receive Bids in order to select experienced and capable Bidder for awarding the Project. The Authority shall constitute the committee as per the Tamil Nadu Transparency in Tender (Public Private Procurement Partnership) Rules, 2012 for approving the evaluation and other relevant document during the tender process for the Project, as nominated by the Authority (the "**Tender Scrutiny and Evaluation Committee**").

2.1.2 The relevant project specific information is provided as annexure, in order to provide such information to the bidders as may be required by them to evaluate the project and estimate their Financial Proposal

2.1.3 No Bidder shall submit more than one Bid for the Project. A Bidder bidding individually or as a member of a Consortiumshall not be entitled to submit another bid either individually or as a member of any Consortium, as the case may be,failing which such Bidder and its Bids shall be summarily rejected.

2.1.4 Unless the context otherwise requires, the terms not defined in this RFP, but defined in the Concession Agreement shall have the meaning assigned thereto in the Concession Agreement.

2.1.5 Notwithstanding anything to the contrary contained in this RFP, the detailed terms specified in the Concession Agreement shall have an 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.

2.1.6 Any condition or qualification or any other stipulation contained in the Bid shall render the Bid liable to rejection as a non-responsive Bid.

2.1.7 The Bid and all communications in relation to or concerning the Bidding Documents and the Bid shall be in English language.

2.1.8 The 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 2.1.8 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.

2.1.9 This RFP is not transferable.

2.1.10 Any award of Concession pursuant to this RFP shall be subject to the terms of the Bidding Documents.

2.2 EligibilityofBidders

2.2.1 For determining the basic eligibility of Bidders for their technical qualification hereunder, the following shall apply:

a. The Bidder may be a single Legal Entity or a group of (not more than) two Legal Entities (the "Consortium"), coming together to execute the Project. In case of a single Bidder, the Bidder shall have been in existence for a minimum period of three (3) years as on 31.03.2025. In case of a Consortium, each member of the Consortium shall have been in existence for a minimum period of three (3) years as on 31.03.2025.

For the purpose of this RFP, a "**Legal Entity**" shall mean a limited company which is registered in India under the provisions of the Companies Act, 1956/2013. Relevant supporting document viz Certificate of Incorporation or Certificate of Registration along with MoA&AoA to be provided.

b. A Consortium shall be eligible for consideration subject to the conditions set out in Clause 2.2.5.

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. Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:

i. any other prospective Bidder or any associate or constituent thereof have common controlling shareholders or other ownership interest; or

ii. such Bidder, or any Associate thereof receives or has received any direct or indirect subsidy, grant, concessional loan or subordinated debt from any other Bidder, or any Associate thereof or has provided any such subsidy, grant, concessional loan or subordinated debt to any other Bidder, its Member or any Associate thereof; or

iii. such Bidder has the same legal representative for purposes of this Bidding Process as any other Bidder; or

iv. 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 response of either or each other; or

v. such Bidder, or any Associatethereof, has participated as a consultant to the Authority in the preparation of any documents, design, or technical specification of the PPP Project.

vi. if any legal, financial or technical advisor of the Tender Inviting Authority and Tender Accepting Authority in relation to the Project is engaged by the prospective Bidder, its member or any associate thereof, as the case may be, in any manner for matters related to or incidental to the Project. Provided that this clause shall not apply where such advisor was engaged by the Bidder or Respondent, its member or associate in the past but such engagement expired or was terminated 6 (six) months prior to the date of issue of RFP or where such advisor is engaged after a period of 3 (three) years from the date of commencement of operation of the project.

Explanation: In case a Bidder is a Consortium, then the term Bidder as used in this Clause 2.2.1, shall include each Member of such Consortium.

For purposes of this RFP, Associate means, in relation to the Bidder/Consortium Member, a person who controls, is controlled by, or is under the common control with such Bidder/ Consortium Member(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. It is clarified that a certificate from the Statutory Auditor who audits the book of accounts or the Company Secretary of the Bidder or the Consortium Member shall be provided to demonstrate that a person is an Associate of the Bidder or the Consortium Member, as the case may be.

d. The Bidder shall be liable for disqualification if any legal, financial or technical advisor of the Authority in relation to the Project is engaged by the Bidder, its Member or any Associate thereof, as the case may be, in any manner for matters related to or incidental to the Project. For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Bidder or Respondent, its Member or Associate in the past but its assignment expired or was terminated 6 (six) months prior to the date of issue of this RFP.

e. A Bidder should not have defaulted on lease payments to the Authority in previous projects in the last 10 financial years.

2.2.2 To be eligible for pre-qualification and short-listing, a Bidder shall fulfill the following conditions of eligibility (the **"Minimum Eligibility Criteria"**):

A. Technical Capacity:

The Bidder shall, in the last 7 (seven) financial years preceding the bid due date, have:

a) **Operational Experience:**Experience of operation, maintenance and management of at least 01 (one) 4-star or above resort/hotel having a minimum of 100 keys for a minimum period of 3 (three) years;

or

b) **Development Experience:**Experience of development of at least 01 (one) 4-star or above resort/hotel having a minimum of 100 keys.

Important Notes:

1. In computing the Technical Capacity of the Bidder under Clause 2.2.2 (A), the experience of the Associate of the Bidder would also be eligible hereunder.
2. Where a Project *(whose experience is being claimed by the Bidder under Technical Capacity)* has been done by a Bidder in a Joint Venture/ Consortium, then the minimum share of the Bidder in such Joint Venture/ Consortium/ SPV should be not less than 26% to be eligible for qualification under this Clause 2.2.2 (A).
3. In case of a consortium, any one member shall meet the Operational Experience specified in (a.) above.
4. In case of a Single Bidder meeting only the Development Experience requirement specified at Clause (b.) above, the Bidder shall, at the time of Bid submission, identify an O&M partner meeting the experience criteria in (a.) above, and submit an undertaking as per Appendix VII to onboard the O&M partner as per conditions specified in the Concession Agreement. Such undertaking shall be executed by both the Bidder and the proposed O&M Partner and shall be submitted along with the technical experience credentials of the proposed O&M Partner, which shall be evaluated at the Bid stage itself. If the O&M Partner does not meet the experience requirements listed in (a) above, the Bidder shall not be considered Technically Qualified.
5. **For the purpose ofTechnical Capacity, Development Experience shall mean:**
   i. In case the Project is developed under a separate legal entity, the Bidder should have held a minimum of 26% (twenty-six per cent) of the paid up and subscribed equity of such legal entity under which that Project has been developed for the entire period for which experience is being claimed. **Or**
   ii. In case the Project is not developed under a separated legal entity but under the Bidder itself, the Bidder should have paid more than 50% (fifty per cent) of the capital cost of the Project(s). The same shall have to be certified by a Statutory Auditor.
   iii. The commercial operation should have been achieved in the last 7 financial years. Projects where the Development commenced before 7 years but were completed (achieved Commercial Operation) within the last 7 financial years shall also be considered.

B. Financial Capacity: The Bidder shall have a minimum financial capacity as below and to be certified by its statutory auditor:

In case of a Single Bidder meeting Criteria (a) of 2.2.2. A.

(i) Net Worth of **Rs. 50Crores**(Rupees Fifty Crores only) as on 31st March 2025;and

(ii) Average Annual Turnover of **Rs. 100 Crores** (Rupees Hundred Crores only) over the last three financial years preceding the Bid Due Date,

In case of a Consortium or a Single Bidder meeting Criteria (b) of 2.2.2. A.

(i) Net Worth of **Rs. 100 Crores** (Rupees Hundred Crores only) as on 31st March 2025; and

(ii) Average Annual Turnover of **Rs. 200 Crores** (Rupees Two Hundred Crores only) over the last three financial years preceding the Bid Due Date.

Important Notes:

1. **In computing the Net Worth and Turnover of the Bidder / Consortium Membersunder Clause 2.2.2 (B), the Net Worth & Turnover of their respective Associates would also be eligible hereunder. The Net Worth & Turnover of their respective Associates would be considered in the proportion to their shareholding in the Associate.**
2. In case of a Consortium, the Financial Capacity can be met jointly by both the consortium members. However, both members of the consortium shall have positive net worth.

2.2.3 The Bidders shall enclose with its Bid, to be submitted as per the format at Appendix-I, complete with its Annexes, the following:

i. In respect of the projects in 2.2.2 (A) -

. Proof for project development: Certificate(s) from its statutory auditor confirming the experience claimed.

- Proof for Operation: Hotel Management Agreement or Trade License or equivalent to demonstrate commencement of operations / Operational License obtained from the local authority.
- Proof for Star Classification: Star Classification Certificate or equivalent from Ministry of Tourism, Govt of India. In case the classification is currently not active, the Bidder shall submit the details of when the classification was last active in the last 5 years and the date of submission of such application for renewal.

In case a particular work/ contract has been jointly executed by the Bidder (as part of a consortium), it should further support its claim for the share in work done for that particular work/ contract by producing a certificate from its statutory auditor or the

client.Where the Bidder is relying on the experience of its Associate, then the certificate(s) shall be provided by the statutory certificate of such Associate; and

ii. Certificate(s) from its statutory auditors specifying the Net Worth and Turnover of the Bidderor that of its Associatewhich should be as specified in Clause 2.2.2(B), and also specifying that the methodology adopted for calculating such Net Worth conforms to the provisions of this Clause 2.2.3 (ii).

For the purposes of this RFP, Net Worth shall mean:

i **In case of a company**: the 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; and

2.2.4 The Bidder should submit a Power of Attorney as per the format at Appendix-II, authorizing the signatory of the Bid to commit the Bidder (the "**Authorized signatory**").In the case of a Consortium, the Members should submit a Power of Attorney in favour of the Lead Member as per format at Appendix-III.

2.2.5 Where the Bidder is a single entity, the Bidder is required to form an appropriate Special Purpose Vehicle, incorporated under the Companies Act, 2013 (the **"SPV"**) and shall hold equity shareholding of 100% (hundred percent) of the paid up and subscribed equity of the SPV till the fifth anniversary of the Operations Date and 51% (fifty one percent) till the tenth anniversary of the Operations Date,to execute the Concession Agreement and implement the Project. In case the Bidder is a Consortium, it shall, in addition to forming an SPV as specified below, comply with the following additional requirements:

i. Number of members in a consortium shall not exceed 2 (two);
ii. Subject to the provisions of Clause 2.2.5 (i) above, the Bid should contain the information required for each member of the Consortium;
iii. Members of the Consortium shall nominate one member as the lead member (the "Lead Member"), who shall have an equity share holding of at least 51% (fifty-one per cent) of the paid up and subscribed equity of the SPV. The nomination(s) shall be supported by a Power of Attorney, as per the format at Appendix-III, signed by the other member of the Consortium;
iv. The Bid should include a brief description of the roles and responsibilities of individual members, particularly with reference to financial and technical obligations;
v. An individual Bidder cannot at the same time be member of a Consortium applying for the Bid. Further, a member of a particular Bidder Consortium cannot be member of any other Bidder Consortium applying for the Bid;

vi. Members of the Consortium shall enter into a binding Joint Bidding Agreement, substantially in the form specified at Appendix-IV (the "Jt. Bidding Agreement"), for the purpose of submitting a Bid. The Jt. Bidding Agreement, to be submitted along with the Bid, shall, inter alia:

a. convey the intent to form a SPV and subsequently perform all the obligations of the Concessionaire in terms of the Agreement, in case the Concession to undertake the Project is awarded to the Consortium;

b. clearly outline the proposed roles and responsibilities, if any, of each member;

c. include a statement to the effect that all members of the Consortium shall be liable jointly and severally for all obligations of the Concessionaire in relation to the Project in accordance with the Agreement and the statement to this effect shall also be included in the Jt. Bidding Agreement and the Agreement;

d. commit that the Lead Member shall subscribe to atleast 51% (fifty one per cent) of the paid up and subscribed equity of the SPV and the other Member shall subscribe to atleast 26% (twenty six per cent) or more of the paid up and subscribed equity of the SPV;

e. members of the Consortium undertake that they shall collectively hold 100% of the subscribed and paid-up equity of the SPV with the Lead Member of the Consortium holding not less than 51% of the equity shareholding of the SPV, and the other Consortium Member holding not less than 26% of such equity until the fifth (5th) anniversary of the Operations Date.Thereafter, the Consortium Member meeting the O&M Experience Criteria shall, in any event, hold not less than 26% (twenty six percent) of the equity shareholding of the SPV until the tenth (10th) anniversary of the Operations Date; and

vii. except as provided under this RFP and the Bidding Documents, there shall not be any amendment to the Jt. Bidding Agreement without the prior written consent of the Authority.

2.2.6 Any entity which has been barred, blacklisted or disqualified either by the Authority or any local body or any district administration or any government agency of the Government of Tamil Nadu (GoTN), any other State Government in India (SG) or any Union Territory Administration in India (UT) or Government of India (GoI), or any of the agencies of GoTN/SG/UT/GoI from participating in any project (PPP or otherwise)/ tendering process and the bar subsists as on the Bid Due Date, would not be eligible to submit a Bid,either individually or as member of a Consortium,nor the experience of an Associate which has been barred, blacklisted or disqualified as above will be permitted to be claimed by a Bidder / Consortium Member. For the purposes of clarification, in case the entity has been barred or blacklisted previously and the blacklisting or bar does not exist as on Bid Due Date, the Bidder is not disqualified.

2.2.7 A Bidder including any member of the consortium or its Associate should, in the last 5 (five) 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, Member of Consortium or Associate, as the case may be, nor have been expelled from any project or contract by any public entity nor have had any contract terminated by any public entity for breach by such Bidder, Member of the Consortium or its Associate.

2.2.8 Provided, however that where a Bidder claims that its disqualification arising on account of any cause or event specified herein is such that it does not reflect (a) any malfeasance on its part in relation to such cause or event; (b) any wilful default or breach of the material terms of the relevant contract; (c) any fraud, deceit or misrepresentation in relation to such contract; or (d) any rescinding or abandoning of such contract, it may make a representation to this effect to the Authority for seeking a waiver from the disqualification hereunder and the Authority may, in its sole discretion and for reasons to be recorded in writing, grant such waiver if it is satisfied with the grounds of such representation and is further satisfied that such waiver is not in any manner likely to cause a material adverse impact on the Bidding Process or on the execution of the Project. The decision of the Authority in this regard is final, conclusive, and binding on the Bidder, Member of the Consortium or its Associate.

2.2.9 Where it has come to the notice of the Authority or it has, at any later stage of the Bidding Process, reason to believe that any information provided by the Bidder in this regard may be false or misleading, the Authority may, without prejudice to any other right or remedy provided as per the Bidding Documents or in law, disqualify, bar or blacklist the Bidder. Where it has come to the notice of the Authority, or it has reason to believe, that the Selected Bidder or the Concessionaire, as the case may be, has provided such false or misleading information in this regard, the Authority may, without prejudice to any other right or remedy provided under the Concession Agreement or in law, terminate the LOA or the Concession Agreement, as the case may be.

2.2.10 The following conditions shall be adhered to while submitting a Bid online:

a. Bidders should attach clearly marked and referenced with 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 giving due provision for incorporation of the requested information;

b. Information supplied by a Bidder must apply to the Bidderor its Associate named in the Bid and not, unless specifically requested, to other associated companies or firms.

2.2.11 No change in the composition of the Consortium is allowed subsequent to the submission of the Bid or during the Bidding Process and/or in case of the Selected Bidder/ Concessionaire, any change in the composition of the Consortium during the Concession Period, shall be as per the terms of the Agreement. Otherwise, the Bid shall be disqualified and Bid Security or Performance Security, as the case may be, shall be forfeited.

2.3 CostofBidding

2.3.1 TheBiddersshallberesponsibleforallofthecostsassociatedwiththepreparationoftheirBids 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.

2.4 Sitevisitandverificationof information

2.4.1 Bidders are encouraged to submit their respective Bids after visiting the Project Site and ascertaining and satisfying for themselves the site conditions, location, surroundings, climate, availability of power, water & other utilities including access to the Project Site, handling and storage of materials, weather data, applicable laws and regulations, extent of development and facilities at the Project Site, if any, and any other matter considered relevant by them for the implementation of the Project. It is clarified that Authority shall not be responsible for any discrepancy in this regard.

2.4.2 ItshallbedeemedthatbysubmittingaBid,theBidderhas:

a) madeacompleteandcarefulexaminationoftheBiddingDocuments;
b) receivedallrelevantinformationrequestedfromtheAuthority;
c) acknowledged and accepted the riskof inadequacy,error or mistake intheinformation providedintheBiddingDocumentsorfurnishedbyoronbehalfoftheAuthorityrelating to any of the matters referred to in Clause 2.4.1 above;
d) satisfieditselfabout all matters,thingsandinformationincludingmattersreferredtoin Clause 2.4.1 hereinabove necessary and required for submitting an informed Bid, executionoftheProjectinaccordancewiththeBiddingDocumentsandperformanceof 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 2.4.1 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;
g) agreed to be bound by the undertakings provided by it under and in terms hereof
h) independently verified all information received from the Authority.

2.4.3 The Authority shall not beliable for any omission, mistake or error on the part of the Bidder in respect of any of the above or on account of any matter or thing arising out of or concerning or relatingtotheBiddingDocumentsincludingtheRFPortheBiddingProcess,includinganyerror or mistake therein or in any information or data given by the Authority.

2.5 Righttoacceptandtorejectanyorall Bids

2.5.1 Notwithstanding anything contained in this RFP, the Authority reserves the right to accept or reject any Bid and to annul the Bidding Process and reject any or all Bids, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons, therefore.

2.5.2 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.

2.5.3 The Authority reserves the right to reject any Bid and disqualify the Bidder in case of any non-adherence to the requirements set forth in the RFP. If the Bidder is a Consortium, then the entire Consortium may be disqualified/ rejected. The Authority shall be entitled to forfeit and appropriate the Bid Security of such a Bidder disqualified herein.

2.5.4 In case it is found during the evaluation or at any time before signing of the Concession Agreement or after its execution and/ or during the period of subsistence thereof, including the Concession thereby granted by the Authority, that one or more of the eligibility 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 Letter of Award (LOA) or entering into the Concession Agreement, and if the Selected Bidder has already been issued the LOA or 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 or otherwise.

B. DOCUMENTS

2.6 Contents of the RFP

2.6.1 This RFPcomprisestheDisclaimersetforthhereinabove,thecontents aslistedbelow,andwill additionallyinclude anyAddendum issuedin accordance with this RFP.Thedraft Concession Agreementprovided by the Authority as part of the Bidding Documents shall be deemed to be

part of this RFP.

InvitationforBids

Section1. Introduction

Section 2. InstructionstoBidders

Section 3.Evaluation of Bids

Section 4. FraudandCorruptPractices

Section 5. Pre-Bid Conference

Section 6. Miscellaneous

Appendices

I. LettercomprisingtheBid (to be submitted online):
   - Annex I: GeneralInformationofBidder
   - Annex II: TechnicalCapacityofBidder
   - Annex III: Financial Capacity of Bidder
   - Annex IV: StatementoftheLegalCapacity
   - Annex V: Affidavit for Non-Blacklisting / Non-disqualification of Bidder

II. Power of Attorney for Signing of Bid

III. Power of Attorney for Lead Member of Consortium

IV. Joint Bidding Agreement

V. FormatforFinancialBid(tobesubmittedonline)

VI. E-Bank Guarantee for Bid Security

VII. Undertaking for O&M Partner (if applicable) along with Power of Attorney for Authorized Representative of O&M Partner for signing of Undertaking and Technical Capacity of O&M Partner as per Annexure II of Appendix I.

VIII. Bid Checklist

IX. Special Instructions to the Bidders for the e-submission of Proposals online on the e-Procurement Portal

Annexures

A. Details of the Project Site

2.7 Clarifications

2.7.1. BiddersrequiringanyclarificationontheBiddingDocumentsincludingtheRFPmaynotifythe Authority in writing or e-mail at the email address provided in the Data Sheet. They should send in their queries before the date mentioned in the schedule of Bidding Process specified in Clause1.3. The clarifications on the queries of the Bidder shall be issued no later than 2 (two) weeks priortotheBidDueDate.Theresponseswillbeuploaded on on the e-procurement portalwithout identifying the source of queries.

2.7.2. The Authority shall endeavor to respond to the questions raised or clarifications sought by the Bidders.However,theAuthorityreservestherightnottorespondtoanyquestionorprovideany clarification,initssolediscretion,andnothinginthisclauseshallbetakenorreadascompelling or requiring the Authority to respond to any question or to provide any clarification.

2.7.3. 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 bedeemedtobepartoftheBiddingDocuments.Verbalclarificationsandinformationgivenby Authority or its employees or representatives shall not in any way or manner be binding on the Authority.

2.7.4. The Authority, at any stage of the Bidding process, may also ask any Bidder for clarifications on their submissions, in order to assist in their evaluation. Provided that the Authority will maintain a record of all such communications wherein they shall not seek substantive changes aimed at qualifying such Bidder or engage in any negotiation.

2.8 AmendmentofRFP

2.8.1 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 an addendum or corrigendum not less than 1 (one) week before the Bid Due Date("**Addendum**").

2.8.2 AnyAddendumissuedhereunderwillbeuploaded on the website of the Authority and on the e-Procurement Portal.

2.8.3 InordertoaffordtheBiddersareasonabletimefortakinganAddendumintoaccount,orforany other reason, the Authority may, at its own discretion, extend the Bid Due Date.

C. PREPARATIONANDSUBMISSIONOFBIDS

2.9 Language

The Bid and all related correspondence and documents in relation to the Bidding Process shall be in English language. Supporting documents and printed literature furnished by the Bidder with the Bid may be in any other language provided that they are accompanied by translations of the entire document in the English language, duly authenticated and certified by respective embassy or any authorised translation agencies. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Bid, the English language translation shall prevail.

2.10 FormatandSigningofBid

2.10.1 TheBiddershallprovidealltheinformationsoughtunderthisRFP.TheAuthoritywillevaluate only those Bids that are received in the required formats and complete in all respects. Incomplete and/or conditional Bids shall be liable to rejection.

2.10.2 The Bidder shall prepare 1 (one) original set of the Technical Proposal (together with originals/ copies of documents required to be submitted along therewith pursuant to this RFP) which shall be typed or written in indelible ink and physically signed on each page in blue ink by the Authorized Signatory of the Bidder, bearing the stamp of the Bidder. In case of printed and published Documents, only the cover shall be initialed. All the alterations, omissions, additions or any other amendments made to the Bid shall also be initialed by the Authorized Signatory signing the Bid. The Bid shall contain and index and page numbers in serial order.

2.11 SealingandMarkingofBids

2.11.1 The Bidder shall scan the original set of the Technical Proposal and upload the same in pdf format on the e-Procurement Portal using the Digital Signature registered on the Portal. Bid submitted through any other means will not be accepted. The Bidder shall also refer to the Special Instructions to the Bidders for the e-submission of the Bids online through e-Procurement Portal outlined in Appendix-IX.

a) **The Technical Bid shall include the following:**

i. LettercomprisingtheBid(AppendixI);
ii. GeneralInformationofBidder(AppendixI-Annex-I)
iii. TechnicalCapacityoftheBidder(AppendixI–Annex II) along with supporting documents towards proof as specified in this RFP;
iv. FinancialCapacityoftheBidder(AppendixI–AnnexIII) along with supporting documents towards proof as specified in this RFP;
v. Statement of Legal Capacity (Appendix I – Annex IV)
vi. Power of Attorney for signing of Bid in the prescribed format (Appendix II) supported with board resolution / charter document in favour of the executant authorizing such person to issue the Power of Attorney;
vii. Proof of submissionby way ofe-Bank Guarantee towards BidSecurity(Appendix VI);
viii. BidChecklist(AppendixVIII);
ix. Copy of Memorandum and Articles of Association, if the Bidder is a body corporate;
x. Copies of Bidder's duly audited annual financial statements including balance sheets and profit and loss account for the preceding threeyears;

xi. GST Registration Certificate, registration proof documents and any other supporting documents required as per the terms of this RFP for meeting the qualification requirements.

xii. If applicable, the Power of Attorney for Lead Member of Consortium (Appendix III) supported with board resolution / charter document in favour of the executant authorizing such person to issue the Power of Attorney;

xiii. Joint Bidding Agreement (in case of Consortium) (Appendix IV);

xiv. Undertaking for O&M Partner (if applicable) – Appendix VIII, along with Power of Attorney for Authorized Representative of O&M Partner for signing of Undertaking and Technical Capacity of O&M Partner as per Annexure II of Appendix I.

b) **Financial Bid/ Proposal**

The Bidder shall submit the Financial Bid in the format which shall be available on the e-Procurement Portal. An indicative format of which is given in Appendix V of this RFP.

2.11.2 Bids submitted physically to the Authority or by fax or e-mail shall not be entertained and shall be rejected outrightly.

2.11.3 Further, all the pages of the Bid must be numbered serially, along with an index of submissions. Bidders are required to submit all details only on issued or downloaded RFP document. In the event, any of the instructions mentioned herein which are relevant for the Bid being submitted by the Bidder, have not been adhered to by the Bidder, the Authority reserves the right to reject the Bid.

2.11.4 The time that is displayed from the server clock at the top of the e-Procurement Portal, will be considered as final for determining time for Bid submission on the E-Procurement Portal. The time followed in this Portal is as per Indian Standard Time (IST) which is GMT+5:30. The Bidders should adhere to this time during Bid submission.

2.12 BidDueDateandTime

2.12.1 Bidsshallbesubmittedonline on the e-Procurement PortalbythetimespecifiedinClause1.3onorbeforetheBidDue Date.The Bidders are advised to upload their Bids well in time to avoid last minute rush/ technical glitch.

2.12.2 TheAuthoritymay,initssolediscretion,extendtheBidDueDateandspecifiedtimebyissuing an Addendum in accordance with the provisions of the RFP.

2.13 LateBids

E-Procurement Portal shall not allow submission of any Bid after the prescribed date and time

givenin Clause 1.3 and such late Bids shall be summarily rejected.

2.14 Procedure for e-tendering

2.14.1 Accessing/ purchasing of Bid documents:

(a) It is mandatory for all the Bidders to possess a valid Class-3 Digital Signature Certificate (DSC) (issued in the name of Authorized Signatory of the firm or organization) as per the provisions of Information Technology Act, 2000, as amended from time to time.
(b) DSC should be in the name of the Authorized Signatory who is authorized under Appendix II of this RFPi.e. the person holding a valid Power of Attorney (POA) from the Bidder entity shall only be the Digital Signatory. It should be in corporate capacity (that is in Bidder's capacity andin case of a Consortium then in the Lead Member's capacity, as applicable). The Bidder shall submit necessary documents in support of the DSC.
(c) The Authorized Signatory holding Power of Attorney (POA) or the person executing/delegating such POA shall only be the Digital Signatory.
(d) Digital Signature Certificates can be obtained from the authorized certifying agencies, details of which are available in the website https://tntenders.gov.inunder the link "Information about DSC".

2.14.2 The Bidders are required to register themselves on the Tamil Nadu e-procurement system portal at URL: https://tntenders.gov.in/nicgep/app and submit soft copies of their Bids electronically using valid Digital Signature Certificates. Bidders may refer to instructions for online bid submission given in Appendix-IX.

2.14.3 If the Bidder is already registered with e-Procurement Portal of the Authority, and validity of registration is not expired the Bidder is not required to do a fresh registration.

2.14.4 Preparation & Submission of Bids:

(a) The Bidder shall submit its Bid online following the instruction appearing on the screen of the e-Procurement Portal. 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.
(b) Bids must be submitted online only through e-Procurement Portal using the DSC of the Authorized Signatory of the Bidder.
(c) It is suggested that the Bidder should submit the Bidding Documents online well in advance of the prescribed time to avoid any delay or problem during the online submission process. Authority shall not be held responsible for any sort of delay or the technical difficulty faced in the submission of Bids/ Proposals online by the Bidders.

2.15 Modifications/Withdrawal of Bids

2.15.1 The Bidder may modify or substitute its e-Bid after submission but prior to the Bid Due Date. No Bid can be modified by the Bidder on or after the Bid Due Date & Time. The procedure for carrying out modification is provided on the e-Procurement Portal.

2.15.2 NoBidshallbeallowed to be withdrawnafter submission.Not withstanding anything contained in

this RFP, in the event a Bidder withdraws its Bid after the issue of Letter of Award, the Authority shall reserve the right to debar the Bidder from participating in any future tenders floated by the Authority for a period of 3 (three) years from the date of such withdrawal.

2.16 Validity of Bids

TheBidsshallbevalidforaperiodofnotlessthan 180(Onehundredandeighty)daysfromthe BidDueDate.ThevalidityofBidsmaybeextendedbymutualconsentoftherespectiveBidders and the Authority. Accordingly, the validity of Bank Guarantee for Bid Security, if required, shall also be extended by the Bidder.

2.17 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 Bidding ProcessorisnotaretainedprofessionaladvisoradvisingtheAuthorityinrelationto,ormatters 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.

2.18 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.

2.19 Deleted

D. BIDSECURITY

2.20 Bid Security

2.20.1 TheBiddershallfurnishaspartofitsBid,aBidSecuritythrough ae-Bank Guarantee (e-BG)issuedby anyNationalizedBankor Scheduled Commercial Bank,infavouroftheAuthority, payable in ChennaiintheformatsetforthinAppendix–VI(the"**e-Bank Guarantee**") and having a validity period of not less than 180 (one hundred and eighty) days from the Bid Due Date excluding claim period of 90 days,asmaybeextendedbytheBidderfromtimetotime. For the avoidance of any doubt, 'Scheduled Bank' shall mean a Bank as defined under Section 2(e) of the Reserve Bank of India Act, 1934.

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

2.20.3 TheAuthorityshallnotpayanyinterestontheBidSecurityto the Bidder andthe same shall be interest free.SaveasprovidedinClause2.20.4 below,theBidSecurityofunsuccessfulBidderswillbereturned 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 and eighty) days from the Bid Due Date.

2.20.4 The Selected Bidder(s)' Bid Security will be returned, without any interest, upon the Bidder signingtheAgreementandfurnishingthePerformanceSecurityinaccordancewiththeprovisions thereof.

2.20.5 TheAuthorityshallbeentitledtoforfeitandappropriatetheBidSecurityasDamages *interalia* 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 suffer loss and damage on account of withdrawal of its Bid or for any other default by the Bidder during the Bid Validity Period. No relaxation ofany kind on Bid Security shall be given to any Bidder.

2.20.6 The Bid Security shall be forfeited as Damageswithout prejudicetoanyotherrightorremedythatmaybeavailabletotheAuthorityundertheBidding Documents and/or the Agreement, or otherwise, under the following conditions:

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

(b) If a Bidder withdraws its Bid during the period of Bid validity as specified in this RFP and as extended by the Bidder from time to time;

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

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

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

(i) To sign and return the duplicate copy of the Letter of Award;

(ii) To sign the Concession Agreement; or

(iii) If the Concessionaire fails to furnish the Performance Security within the period prescribed thereof in the LOA/ Concession Agreement;

3. EVALUATIONOFBIDS

3.1 OpeningandEvaluationofBids

3.1.1 TheAuthorityshallfirst download and open the Technical Bids received online.

3.1.2 Bidders are advised that selection of the Technical Bids of Bidders will be entirely at the discretion of the Authority. Bidders will be deemed to have understood and agreed that no explanation or justification on any aspect of the Bidding Process or selection will be given.

3.1.3 The Authority will subsequently examine and evaluate the Bids in accordance with the provisions set out in this Section 3.

3.1.4 To facilitate evaluation of Technical Bid, the Authority may, at its sole discretion, seek clarificationsinwritingfromanyBidderregardingitsTechnicalBid.Suchclarification(s)shall be provided within the time specified by the Authority for this purpose. If a Bidder does not provideclarificationssought underthisclause withinthe prescribedtime,the Authority shall proceedto evaluate the Bid by construingtheparticularsrequiringclarificationtothebestofitsunderstanding,and the Bidder shall be barred from subsequently questioning such interpretation of the Authority. Any clarification submitted by a Bidder with regard to its Bid that is not in response to a request by the Authority shall not be considered.

3.1.5 In the event that a Bidder claims credit for an eligibleproject, and such claim is determined by the Authority as incorrect or erroneous, the Authority shall reject such claim and exclude the same from qualifying as eligible project. Where any information is found to be patently false or amounting to a material misrepresentation, the Authority reserves the right to reject the Bid in accordance with the provisions of this RFP.

3.2 Testsof responsiveness

3.2.1 As a first step towards evaluation of Technical Bids, the Authority shall determine whether each Bid is responsive to the requirements of the RFP. A Bid shall be considered responsive only if:

(a) Technical Bid is received online as per the format at Appendix-I including Annexes I to IV;
(b) it is submitted online on the e-Procurement Portal on or before the specified time on the Bid Due Date including any extension thereof;
(c) Technical Bid isaccompaniedbytheBidSecurityasspecifiedinClause 1.2.5 and in case Bid Security is submitted by way of Bank Guarantee then it should be by way of e-Bank Guarantee only;

(d) it is accompanied by the Power(s) of Attorney as specified in Clause 2.2.4;
(e) if applicable, it is accompanied by the Joint Bidding Agreement (for Consortium), as stipulated in this RFP;
(f) Technical Bid contains all the information and documents (complete in all respects)and in formats as requested in this RFP;
(g) Technical Biddoesnotcontainanyconditionorqualification;
(h) it isaccompaniedbycertificates from its statutory auditors in the formats specified in thisRFP;
(i) itisnotnon-responsiveinterms hereof; and
(j) the Technical Bid does not contain any information regarding Financial Bid.

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.Not withstanding anything contained in this RFP,in the event a Bidder withdraws its Bid after the issue of Letter of Award, the Authority shall reserve the right to debar the Bidder from participating in any future tenders floated by the Authority for a period of 3 (three) years from the date of such withdrawal.

3.3 EVALUATION OF TECHNICAL BID

3.3.1 Only responsive Bids as per Clause 3.2.1 above shall qualify for evaluation under this Clause 3.3. Bidders who do not meet these criteria shall be rejected.

3.3.2 The responsive Bidder's competence and capability shall be evaluated on the basis of the following parameters:

(i) Basic eligibility of Bidders as per Clause 2.2.1;
(ii) Technical Capacity; and
(iii)Financial Capacity.

3.3.3 Bidders who do not meet the basic eligibility criteria as per Clause 2.2.1 shall be rejected. Only Bidders meeting the basic eligibility criteria shall be evaluated under Clause 3.4 and Clause 3.6.

3.4 TECHNICAL CAPACITY AND FINANCIAL CAPACITY FOR PURPOSES OF EVALUATION

3.4.1 Subject to Clause 2.2.1, the Bidder's technical capacity shall be measured in terms of the criteria as defined in Clause 2.2.2 (A) and the experience claimed by the Bidder should clearly meet the requirement under said Clause 2.2.2 (A)to qualify for the Financial Bid stage.
3.4.2 The Bidder should provide the details as mentioned in Clause 2.2.3(i) and (ii).
3.4.3 The Bidder must establish minimum Net Worth and Turnover specified in Clause 2.2.2 (B) to qualify for the Financial Bid stage, and provide details as per format at Annex-III of Appendix-I.

3.5 FINANCIAL INFORMATION FOR PURPOSES OF EVALUATION

3.5.1 The Bid must be accompanied by audited balance sheets, profit & loss account of the Bidder for the last 3 (three) financial years, preceding the year in which the Bid is made.

3.5.2 In case the annual accounts for the latest financial year are not audited and therefore the Bidder cannot make it 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 3 (three) years preceding the year for which the Audited Annual Report is not being provided.

3.6 QUALIFICATION AND SHORTLISTING OF BIDDER

3.6.1 In the first step of evaluation, Technical Bids of Bidders adjudged responsive in terms of Clause 3.2.1 shall be considered for Technical evaluation as per this RFP. In this Qualification Phase, the information, documents and credentials submitted by the Bidder as a part of its Bid shall be evaluated and measured in terms of its eligible Similar Projects experience to determine the technical and financial competency/ capability of the Bidderunderthis RFP.

3.6.2 The Bidders' eligible experience in respect of eligibleProjects and Financial Capacity in terms of Clauses 2.2.2, 2.2.3,3.4and 3.5 under this RFP document, will be assessed and evaluated by the Tender Scrutiny and Evaluation Committee to determine if such experience is successfully demonstrated by the Bidder with supporting proofs/ credentials submitted as required under this RFP to clearly establish Bidder's technical experience and financial capacity vis-à-vis the requirements of Clause 2.2.2. If required, the Authority may seek specific clarifications from any or all Bidder(s) at this stage. The Authority shall determine the Bidder that qualify for the next phase after reviewing the clarifications provided by the Bidder(s).

3.6.3 The Bidder who meets the Minimum Eligibility Criteria set forth in Clauses 2.2.1 to 2.2.3 and 3.4in terms of eligible experience in respect of Technical Capacity and Financial Capacity in terms of Sub-Clauses 2.2.2, 2.2.3 and 3.4 under this RFP document, will be shortlisted and eligible for the Financial Bid Phase(the "**Technically Qualified Bidders**").

3.6.4 The Technically Qualified Bidders who are shortlisted as per Clauses3.6.2 & 3.6.3above will be informed about the opening date of the Financial Bid on the e-Procurement Portal/ email to the shortlisted bidders and the Financial Bid shall be opened in the presence of the shortlisted Bidders who choose to attend. The result of the Technical Bids evaluation shall be displayed on the e-Procurement Portal for information of all Bidders.

3.7 OPENING AND EVALUATION OF FINANCIAL BID

3.7.1 Financial Bids of only Technically Qualified Bidders shall be downloaded and considered for evaluation in the presence of the shortlisted Bidders who choose to attend. Only those Financial Bids shall be considered for evaluation which are unconditional, received strictly as per the format uploaded on the Portal and found responsive to the requirement(s) of Financial Bid specified in this RFP. The Financial Bid of the Bidder who either quotes the same figure as the Reserve Revenue Share of 15% or a percentage lower than the Reserve Revenue Share of 15% or quotes in decimals, shall be rejected being non-responsive without any further consideration or clarification being sought by the Committee/ Authority.

3.7.2 Pursuant to above exercise, amount towards Revenue Share (above the Reserve Revenue share) quoted in responsive Financial Bids of Technically Qualified Bidders shall be evaluated by the Committee and ranked from the highest quoted percentage to the lowest quoted percentage of Revenue Share. The result of the Financial Bids evaluation shall be displayed on the e-Procurement Portal for information of all Bidders.

3.8 SELECTION OF SUCCESSFUL BIDDER

3.8.1 Subject to the provisions of Clauses 3.6, 3.7 3.8.2 and 3.9, the Technically Qualified Bidder who is ranked at the top having quoted the highest percentage of Revenue Shareabove the Reserve RevenueShare of 15%, payable to the Authority (H1 Bidder) shall be the successful Bidder (the "**Selected Bidder**").

3.8.2 In the event that, two or more Technically Qualified Bidders quote the same percentage of Revenue Share (the "**Tie Bids**"), the Authority shall invite the tied bidders to submit their best and final offer of the Financial Proposal in the manner prescribed by the Authority and the Bidder offering the highest percentage of Revenue Share for the Project shall be adjudged as the Selected Bidder. In the event of a further tie, the Bidder having the highest Net Worth, as determined in accordance with this RFP, shall be adjudged as the Selected Bidder.

3.8.3 In the event that the Highest Bidder withdraws or is not selected for any reason in the first instance (the "**First Round of Bidding**"), the Authority may invite all the remaining Technically Qualified Bidders to revalidate or extend their respective Bid Security, as necessary, and ask the next ranked/ highest bidder (H2) to match the Bid of the aforesaid Highest Bidder (the "**Second Round of Bidding**"). If such H2 Bidder matches the Highest Bidder, it shall be the Selected Bidder. If the H2 Bidder does not match the said Highest Bidder in the second round of bidding, then the other Technically Qualified Bidder(s) will be invited to match the Bid of the Highest Bidder (the "**Third Round of Bidding**") and the Bidder who matches the Highest Bidder, it shall be the Selected Bidder.

3.8.4 In the event that no Bidder offers to match the Highest Bidder in the second or third round of bidding as specified in the aforementioned clause, the Authority may, in its discretion, take any decision including annulling the entire bidding process or declare the H2 Bidder as the Selected Bidder.

3.8.5 After declaration of the Selected Bidder, a Letter of Award (the "**LOA**") shall be issued, in duplicate, by the Authority to the Selected Bidder and the Selected Bidder shall, within 7 (seven) days of the receipt 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(s) to acknowledge the LOA, and the next eligible Bidder may be considered.

3.8.6 After acknowledgement of the LOA as aforesaid by the Selected Bidder(s), it shall provide Performance Security of **Rs.2.50 crores (Rupees two crore and fifty lakhsonly)** by way of 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, within the time period set forth in the LOA but in any case prior to execution of the Concession Agreement, in the format prescribed under the Concession Agreement and also ensure execution of the Concession Agreement by the SPV within the period prescribed in Clause 1.3. The Performance Security shall be enhanced by 10% every 3 years in accordance with the provisions of Article 9 of the Concession Agreement.The Selected Bidder shall notbeentitled to seek any deviations in the draft Concession Agreement.

3.9 Deleted.

3.10 ContactsduringBidEvaluation

Bidsshallbedeemedtobeunderconsiderationimmediatelyaftertheyareopenedanduntilsuch 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 from contacting by any means, the Authority and/ or their employees/ representatives on matters related to the Bids under consideration.

4 FRAUDANDCORRUPTPRACTICES

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 shall reject a Bid, withdraw the LOA, or terminatetheAgreement,asthecasemaybe,withoutbeingliableinanymannerwhatsoevertothe Bidder or successful Bidder, as the case may be, if it determines that the Bidder or successful Bidder, as the case may be, has, directly or indirectly or through an agent, engaged in corrupt practice,fraudulentpractice,coercivepractice,undesirablepracticeorrestrictivepracticeinthe Bidding Process. In such an event, the Authority shall forfeit and appropriate the Bid Security orPerformanceSecurity,asthecasemaybe,asDamageswithoutprejudicetoanyotherrightor remedy that may be available to the Authority hereunder or otherwise.

4.2 WithoutprejudicetotherightsoftheAuthorityunderClause4.1hereinaboveandtherightsand remedieswhichtheAuthoritymayhaveundertheLOAortheAgreement,ifaBidderorConcessionaire, as the casemaybe,isfound by the Authorityto havedirectly or indirectly orthrough anagent, 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 or Concessionaire shall not be eligible to participate in any tenderorRFPissuedbytheAuthorityduringaperiodof2(two)yearsfromthedatesuchBidder or Concessionaire, 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 Clause 4, the following terms shall have the meaning hereinafter respectively assigned to them:

a) "**corrupt practice**" means the offering, giving, receiving, or soliciting, directly or indirectly,ofanythingofvaluetoinfluencetheactionsofanypersonconnectedwiththe Bidding Process (for avoidance of doubt, offering of employment to or employing or engaginginanymannerwhatsoever, directlyorindirectly,any officialoftheAuthority 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,beforeoraftertheexecutionthereof,atanytimepriortotheexpiryof1(one) year from the date such official resigns or retires from or otherwise ceases to be in the serviceoftheAuthority,shallbedeemedtoconstituteinfluencingtheactionsofaperson connected with the Bidding Process);

b) "**fraudulentpractice**"meansamisrepresentationoromissionoffactsorsuppressionof facts or disclosure of incomplete facts, in order to influence the Bidding Process ;

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 orengaged bythe Authority with the objective of canvassing, lobbying or inanymannerinfluencingorattemptingtoinfluencetheBiddingProcess;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 objectiveof restrictingor manipulating afull and fair competition in the Bidding Process.

5 PRE-BIDCONFERENCE

5.1 Pre-bid conference shall be convened at the designated date, time and place mentioned in Clause 1.3 of the RFP. Amaximum of 2 (two) representatives ofeachBiddershallbeallowedtoparticipateonproductionof authorizationletterfromthe Bidder.

5.2 The Bidders interested to participate online shall request the meeting link via email to pe.ttdc@gmail.com or attend the pre-bid meeting physically.

5.3 During the course of pre-bid conference, the Bidders shall be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavor to provide clarificationsand suchfurther information asitmay,at itssolediscretion,consider appropriate for facilitating a fair, transparent and competitive Bidding Process as per Tamil Nadu Transparency in Tenders (Public Private Partnership Procurement) Rules, 2012.

5.4 Attendance in the pre-bid meeting is not mandatory and non-attendance will not be a cause for disqualification of the Bidder.

6 MISCELLANEOUS

6.1 The Bidding Process shall be governed by, and construed in accordance with, the Tamil Nadu Transparency in Tenders Rules, 2000 and Tamil Nadu Transparency in Tenders (Public Private Partnership Procurement) Rules, 2012, the laws of India and the Courts at Chennai and High Court of Chennai, Tamil Nadu 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) suspendand/orcancelltheBiddingProcessand/oramendand/orsupplementtheBidding Process or modify the dates or other terms and conditions relating thereto;
b) consultwithanyBidderinordertoreceiveclarificationorfurtherinformation;
c) qualifyornottoqualifyanyBidderand/ortoconsultwithanyBidderinorderto receiveclarificationorfurtherinformation;
d) retainanyinformationand/orevidencesubmittedtotheAuthorityby,onbehalfof, and/or in relation to any Bidder; or
e) 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,agentsandadvisers,irrevocably,unconditionally,fullyandfinallyfromanyandall liabilityforclaims,losses,damages,costs,expensesorliabilitiesinanywayrelatedtoorarising fromtheexerciseofanyrightsand/orperformanceofanyobligationshereunder,pursuanthereto and/ or in connection herewith and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or future.

6.4 The Bidding Documents are to be taken as mutually explanatory and, unless otherwise expressly provided elsewhere in this RFP, in the event of any conflict between them the priority shall be in the following order:

a) Concession Agreement;

b) Corrigendum/addendum and

c) the RFP

6.5 The Bidding Documents at (a) above shall prevail over the Bidding Documents at (b) above, and the Bidding Documents at (b) shall prevail over the RFP at (c).

APPENDICES

APPENDIX – I:
LETTER COMPRISING THE BID

(Refer Clause 2.11.1(a))

Dated:

To

……

……

Sub: Bid for: Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode

DearSir,

1. Withreference to your RFP document dated _____[1],I/we, having examined the RFP document and understood its contents, hereby submit my/our Bid for award of 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 aforementioned Project, and we certify that all information provided in the Bid 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 and award of the aforesaid Project in terms of the Bidding Documents including the addenda issued.

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 and recognize 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 or any of the Member of the Consortium or our Associates 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

[1]All blank spaces shall be suitably filled up by the Bidder to reflect the particulars relating to such Bidder.

terminated by any public authority for breach on our part.

7. I/We declare that:

   a) I/We have examined and have no reservations on/ to the RFP, including any Addendum issued by the Authority;
   b) I/We do not have any Conflict of Interest in accordance with the provisions of RFP;
   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, in respect of any Bid or request for proposal issued by or any agreement entered into with the Authority or any other public sector enterprise or any government, any local body or any district administration or any government agency of the Government of Tamil Nadu (GoTN), any other State Government in India (SG) or any Union Territory Administration in India (UT) or Government of India (GoI), or any of the agencies of GoTN/SG/UT/GoI in the last 5 years;
   d) I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of Section 4 of the RFP, 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;
   e) I/ We have not been barred, blacklisted or disqualified either by the Authority or any local body or any district administration or any government agency of the Government of Tamil Nadu (GoTN), any other State Government in India (SG) or any Union Territory Administration in India (UT) or Government of India (GoI), or any of the agencies of GoTN/SG/UT/GoI from participating in any project/ tendering process and such bar/ disqualification/ blacklisting does not subsist as on Bid Due Date.

8. I/We understand that the Authority 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.

9. I/We believe that we / our consortiumsatisfy(s) the Technical Capacity and Financial Capacity for the Project and meet(s) all the requirements as specified in the RFP document and are / is qualified to be evaluated in the Bidding Process.

10. I/ We certify that in regard to matters other than security and integrity of the country, we or any of our 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.

11. I/ We further certify that in regard to matters relating to security and integrity of the country, we or any of our Associates have not been charge- sheeted by any agency of the Government or

convicted by a Court of Law.

12. I/ We further certify that no investigation by a regulatory authority is pending either against us or against our Associates or against our CEO or any of our directors/ managers/ employees.

13. I/We acknowledge and 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.

14. The Statement of Legal Capacity as per format provided at **Annex-IV in Appendix-I** of the RFP document, and duly signed, is enclosed. The Power of Attorney for signing of Bid, as per format provided at **Appendix II or Appendix III (as applicable)**of the RFP, are also enclosed.

15. I/ We acknowledge and undertake that there shall not be any change in ownership/ shareholding pattern until 5th (fifth) anniversary of the Operation Date of the Project and the I/We shall directly hold 100% (hundred percent) of subscribed and paid-up equity share capital of the SPV until the 5thanniversary of the Operation date, and 51% (fifty one percent) until the10th anniversary of the Operation Date. In case of a consortium, the members of the consortium shall collectively hold 100% of subscribed and paid-up equity share capital of the SPV (with the lead member holding not less than 51% and the other member holding at least 26%)until the 5th anniversary of the Operation Date. Thereafter, the member that meets the O&M criteria shall hold at least 26% until the 10th anniversary of the Operation Date.

16. I/ We acknowledge and agree that in the event of a change in control of an Associate whose Technical Capacity and/ or Financial Capacity was taken into consideration for the purposes of short-listing and pre-qualification under and in accordance with the RFP, I/ we shall inform the Authority forthwith along with all relevant particulars and the Authority may, in its sole discretion, disqualify me or withdraw the Letter of Award, as the case may be. I/We further acknowledge and agree that in the event such change in control occurs after signing of the Concession Agreement but prior to 5th (fifth) anniversary of the COD of the Project, it would, notwithstanding anything to the contrary contained in the Agreement, be deemed a breach thereof, and the Concession Agreement shall be liable to be terminated without the Authority being liable to us in any manner whatsoever.

17. I/ We understand that if I/ we are declared as the Selected Bidder, I / we shall incorporate a Special Purpose Vehicle (SPV) under the Companies Act, 2013 prior to execution of the Concession Agreement with equity share capital as per the provisions of the RFP and the Concession Agreement.

18. I/we further certify that we or any of our Associates are not barred by the Authority or any local body or Department/ Board/ Corporation/ PSU of GoTN/ any State Government or Union Territory or Ministry/ CPSU of theCentral Government (GoI), or by any of the agencies of

SG/UT/GoIor any entity controlled by it, from participating in any project (PPP or otherwise), and such bar does not subsists as on the date of Bid.

19. I/We agree and undertake to abide by all the terms and conditions of the Bidding Documents.

20. 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. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.

21. I/We acknowledge that I/we have studied all the Bidding Documents carefully and also surveyed the Project Site and analyzed the details of the Project. 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.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 selection/ Bidding Process itself, in respect of the abovementioned Project and the terms and implementation thereof.

22. I/ We certify that in terms of the RFP, my/our Net worth is Rs. …….. (Rs.in words) and Average Annual Turnover is Rs. …….. (Rs. in words).

23. I/ We offer a Bid Security of Rs. 50,00,000/- (Rupees Fifty Lakhs) to the Authority in accordance with the RFP.

24. TheBidSecurityinaccordancewiththisRFPandintheformofaBankGuaranteeis attachedand we agree that the same is interest free.

25. The *Revenue Share* 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 Project Site and all the conditions that may affect the Project cost and implementation of the Project.

26. I/We shall keep this offer valid during the Bid Validity Period specified in the RFP.

27. I/ We hereby declare and confirm that I/ we is not a defaulter of any Bank or Financial Institution and none of my/ our accounts have been declared as Non-Performing Assets by any Bank or Financial Institution in the last 3 (three) years preceding Bid Due and presently there is no dispute pending with any Bank or Financial Institution.

28. I/ We hereby submit the following Bid for undertaking the aforesaid Project in accordance with the Bidding Documents and the Concession Agreement.

InwitnessthereofI/wesubmitthisBidunderandinaccordancewiththetermsoftheRFP.

Yours faithfully,

(SignatureoftheAuthorizedSignatory)

(NameanddesignationoftheoftheAuthorizedSignatory)

Name and seal of Bidder

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

Appendix-I

Annex-I

GENERAL INFORMATION OF BIDDER

(Refer Clause 2.11.1(a))

1.

a) Name[2]:
b) Countryofincorporation:
c) Address of the {corporate headquarters and its branch office(s)/ registered office}, if any, in India:
d) Dateofincorporationand/orcommencementofbusiness:
e) GST Registration No.:

2. Brief description of the {Company/LLP} including details of its main lines of business and proposed role and responsibilities in the Project:

3. Detailsofindividual(s)whowillserveasthepointofcontact/communicationfortheAuthority:

(a) Name:
(b) Designation:
(c) Company:
(d) Address:
(e) Telephone Number:
(f) E-Mail Address:
(g) Fax Number:

4. ParticularsoftheAuthorizedSignatoryoftheBidder:

(a) Name:
(b) Designation:
(c) Address:
(d) Phone Number:
(e) Fax Number:

5. In case of a Consortium, the information above (1-4) should be provided for all the Members of the Consortium. Information regarding the role of each Member should be provided as per table below:

Name of Member	Role	Percentage of share in the Consortium

[2] Relevant documents/ charter documents/ constitutional documents related to incorporation/ registration of company must be attached along with this Annexure

6. Thefollowinginformationshallbeprovidedfor the Bidder / each member of Consortium and/ or itsAssociate† whose credentials are used for the qualification of the Bidder:

NameofBidder/ its Associate:

No.	Criteria	Yes	No
1.	Has the Bidder/its Associatebeenbarredbythe GoTN/SG/UT/GoI, or any entity controlled by them, from participating in any project (DBFOT/O&M or otherwise).		
2.	If theanswerto1isyes,doesthebarsubsistasonthedateofBid?		
3.	HastheBidder//itsAssociatepaid liquidated damages of more than 5% (five percent) of the contractvalueinacontractduetodelayorhasbeenpenalized duetoanyotherreasoninrelationtoexecutionofacontract,inthe last3(three) years?		

7. A statement by the Bidder or each of the Members of its Consortium (where applicable) or anyof itsAssociatesdisclosingmaterialnonperformanceorcontractualnon-complianceinpast projects, contractual disputes and litigation/ arbitration in the recent past is given below. (Attach extra sheets, if necessary).

Appendix-I

Annex-II

TECHNICAL CAPACITY OF BIDDER

(RefertoClause2.2.2(A)oftheRFP)

Details of Similar Projects

ITEM	PARTICULARS OF THE PROJECT
Name of Entity	
Name of the Hotel / Resort (Project)	
Type of Project (Hotel / Resort / Mixed Use)	
Location	
Area &Built-Up area (sq ft)	
Star Classification as applicable. Proof to be attached.	
Date of obtaining Star Classification	
No. of keys	
Role of Bidder **Developer / Operator**	
If Developer Name of **Operating Partner**	
Experience claimed as 2.2.2 (A) a or b	
For **(a)** **Length of Experience: Start Date and End Date / Ongoing**	
For **(b)** **Date of commencement of development and** **Commercial Operation Date of Project**	
For **(b)** Equity shareholding of the Bidder/member of consortium / Associate/ company owning the Project, held continuously during the period for which experience is claimed; **or** % of capital contribution in the project by the Bidder / member of consortium as the case may be	

DATE:

SIGNATURE OF THE BIDDER

Instructions:

1. Bidders are expected to provide information in respect of each Similar Projects in this Annex which have been undertaken by the Bidder in its own name and/ or by a project company in which the Bidder has a share/ equity of not less than 26%. The projects cited must comply with the eligibility criteria specified in Clause 2.2.2 of the RFP document.

2. A separate sheet should be filled for each Similar Project.

3. Name, address and contact details of owner/ Authority/ Agency (i.e. employer, concession grantor, etc.) may be provided.

4. Each project shall be accompanied by supporting documents as listed in 2.2.3 i.

Appendix-I

Annex-III

FINANCIAL CAPACITY OF BIDDER

*(tobecertifiedbythestatutoryauditorofBidder*and/ or its Associate/ alongwith the separate certificate of statutory auditor of respective Members of the Consortium*and/ or its Associate)*

(*Refer to Clause 2.2.2(B) of the RFP*)

Bidder type$	**Annual turnover**				**Net Worth***
	Year 1	**Year 2**	**Year 3**	**Average**	**Year 1**
	FY 2024-25	**FY2023-24**	**FY2022-23**		**FY 2024-25**
Bidder / Lead Member					
Other Member of Consortium					
Associate[3]					
Total					

DATE :

SIGNATURE OF THE BIDDER

SIGNATURE OF CHARTERED ACCOUNTANT (with UDIN, seal and Address)

[3] Applicable only if the Bidder is relying on the financial credentials of its Associate

Appendix-I

Annex-IV

Statement of Legal Capacity

(TobefurnishedontheletterheadoftheBidder/ lead member of consortium)

(Refer Clause 2.11.1(a))

Dated:

To

……

……

Sub: Bid for:Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode

DearSir,

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

Further, the Authorized Signatory is vested with requisite powers to furnish such letter and authenticate the same.

Thankingyou,

Yoursfaithfully,
(Signature,nameanddesignationoftheAuthorizedSignatory)
For and on behalf of……..

*Pleasestrikeoutwhicheverisnotapplicable.

APPENDIX – II:
POWEROFATTORNEYFORSIGNINGOFBID

(Refer Clause 2.2.4)

Know all men by these presents, We, _____(name ofthefirmand address of theregisteredoffice)doherebyirrevocablyconstitute,nominate,appointandauthorizeMr./ Ms. _____,son/daughter/wifeof_____andpresentlyresidingat_____ _, 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 ***"Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode"***(the "**Project**") tothe Tamil Nadu Tourism Development Corporation (the "**Authority**") including but not limited to signing and submission of all Bids and other documents and writings, participate in Pre-Bid Meeting 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 lawfully 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 binding and deemed to have been done by us.

IN WITNESSWHEREOF WE, _____,THEABOVENAMEDPRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THISDAYOF _____, 2025.

For

……

(Signature, name, designation and address)

Witnesses:

1.

2.

[Notarised]

Accepted

……

(Signature)(Name,TitleandAddressoftheAttorney)

Notes:

1. *ThemodeofexecutionofthePowerofAttorneyshouldbeinaccordancewiththeprocedure, if any, laid down by the applicable law and the charter documents of the executant(s) and whenitissorequired,thesameshouldbeundercommonsealaffixedinaccordancewiththe required procedure.*

2. *Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a 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.*

3. *PowerofAttorneyshouldbeexecutedonanon-judicialstamppaperofappropriatevalueas relevant to the place of execution (if required under Applicable Laws).*

4. *For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and legalized in the jurisdiction where the Power of Attorney is being issued in terms of the local law as applicable. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalized by the Indian Embassy if it carries a conforming Apostille certificate. Further any power of attorney executed and issued from overseas should be stamped with the applicable Indian Stamp Act within 90 days from receipt of that Power of Attorney in India as applicable in the State of Tamil Nadu.*

APPENDIX – III:

POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM

(Refer Clause 2.2.4)

Whereas the Tamil Nadu Tourism Corporation Limited (the "Authority") has invited Bids for "Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode" (hereinafter referred to as the "Project").

Whereas, …….., and ……. (collectively the "Consortium") being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal and other Bidding Documents in respect of the Project, and Whereas, it is necessary for the Members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's bid for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, …… having our registered office at ……., and having our registered office at ……., [the respective names and addresses of the registered office] being the member/s of the Consortium (hereinafter collectively referred to as the "Principal") do hereby irrevocably designate, nominate, constitute, appoint and authorise M/s ……., having its registered office at ……., being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney") and hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the Bidding Process and, in the event the Consortium is awarded the Concession, during the execution of the Project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the submission of its Bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, accept the Letter of Award, participate in bidders' and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the Bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government agency or any person, in all matters in connection with or relating to or arising out of the Consortium's Bid for the Project and/ or upon award thereof till the Concession Agreement is entered into with the Authority.

AND 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/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF 2024.

For _____

(Signature) (Name & Title)

For _____

(Signature) (Name & Title)

(Executants)

(To be executed by all the Members of the Consortium)

[Notarized]

Witnesses:
1.
2.

Notes:

1. *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.*
2. *2. Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney forthe delegation of power hereunder on behalf of the Bidder.*
3. *For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and legalized in the jurisdiction where the Power of Attorney is being issued in terms of the local law as applicable. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalized by the Indian Embassy if it carries a conforming Apostille certificate. Further any power of attorney executed and issued from overseas should be stamped with the applicable Indian Stamp act within 90 days from receipt of that Power of Attorney in India as applicable in the State of Tamil Nadu.*

APPENDIX – IV:

JOINT BIDDING AGREEMENT

(Refer Clause 2.2.5 (vi))

(To be executed on Stamp paper of appropriate value)

THIS JOINT BIDDING AGREEMENT is entered into on this the …… day of …… 2024

AMONGST

1. { .....Limited, a company incorporated under the Companies Act, 1956/20131 and having its registered office at (hereinafter referred to as the "First Part" which expression shall, unless repugnant to the context include its successors and permitted assigns)

AND

3. { .....Limited, a company incorporated under the Companies Act, 1956/2013} and having its registered office at (hereinafter referred to as the "Second Part" which expression shall, unless repugnant to the context include its successors and permitted assigns)

The above-mentioned parties of the FIRST and SECOND PART are collectively referred to as the "Parties" and each is individually referred to as a "Party"

WHEREAS,

(A) _____, Tamil Nadu Tourism Development Corporation Limited, having its office at _____ (hereinafter referred to as the "Authority" which expression shall, unless repugnant to the context or meaning thereof, include its administrators, successors and assigns) has invited technical and financial proposals ("Bids") by its Request for Proposal No. …… dated …… (the "RFP") for "Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode" (the "Project").

(B) The Parties are interested in jointly bidding for the Project as members of a Consortium and in accordance with the terms and conditions of the RFP and other Bidding Documents in respect of the Project, and

(C) It is a necessary condition under the RFP that the members of the Consortium shall enter into a Joint Bidding Agreement and furnish a copy thereof with the Bid.

NOW IT IS HEREBY AGREED as follows:

1. Definitions and Interpretations
   In this Agreement, the capitalised terms shall, unless the context otherwise requires, have the meaning ascribed thereto under the RFP.

2. Consortium

2.1. The Parties do hereby irrevocably constitute a consortium (the "Consortium") for the purposes of jointly participating in the Bidding Process for the Project.

2.2. The Parties hereby undertake to participate in the Bidding Process only through this Consortium and not individually and/ or through any other consortium constituted for this Project, either directly or indirectly or through any of their Associates.

3. Covenants

The Parties hereby undertake that in the event the Consortium is declared the Selected Bidder and awarded the Project, it shall form a SPV and enter into a Concession Agreement with the Authority and for performing all its obligations in terms of the Concession Agreement for the Project.

4. Role of the Parties

The Parties hereby undertakes that Party of the First Part shall be the Lead Member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium throughout the Term.

The Lead Member M/s.....would be :
The Second Member M/s..... would be :

Notwithstanding the above, the Parties are together responsible for performing all obligations of the Concessionaire in terms of the Concession Agreement for the Project.

5. Joint and Several Liability

The Parties do hereby undertake to be jointly and severally responsible for all obligations and liabilities relating to the Project and in accordance with the terms of the RFP and the Concession Agreement.

6. Share of the Members in the SPV

6.1. The Parties agree that the proportion of share among the Parties in the SPV shall be as follows: First Party: …%
Second Party: …%

6.2. The Parties undertake that the Parties specified in Clause 6.1 above shall hold 100% share (including any securities that are convertible into shares) in the SPV with Lead Member holding at-least 51% (fifty one) share or contribution and other member holding at-least 26% (twenty six) share or contribution until the fifth anniversary of the Commercial Operations Date and further both the Members of the Joint Venture shall not hold less than 51% (fifty one percent) share or contribution till the end of the Concession Period with Lead Member holding at-least 26% (twenty six percent) share.

6.3. The Parties undertake that they shall comply with all equity lock-in requirements set forth in the Agreement.

7. Representation of the Parties

a) Each Party represents to the other Parties as of the date of this Agreement that:

Such Party is duly organized, validly existing and in good standing under the laws of its incorporation and has all requisite power and authority to enter into this Agreement;

b) The execution, delivery and performance by such Party of this Agreement has been authorized by all necessary and appropriate corporate or Authority action and a copy of the extract of the charter documents and board resolution/ power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:

require any consent or approval not already obtained; (ii) violate any Applicable Law presently in effect and having applicability to it; (iii) violate the memorandum and articles of association, by-laws or other applicable organisational documents thereof; (iv) violate any clearance, permit, grant, license or other Governmental authorisation, approval, judgement, order or decree or any mortgage agreement, indenture or any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or

create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrances or mortgage in or on the property of such Party, except for encumbrances that would not, individually or in the aggregate, have a material adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;

c) this Agreement is the legal and binding obligation of such Party, enforceable in accordance with its terms against it; and

d) there is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Associate/affiliates is a party that presently affects or which would have a material adverse effect on the financial condition or prospects or business of such Party in the fulfillment of its obligations under this Agreement.

e) The Members of the Consortium have not been black-listed by the MCA (Ministry of Corporate Affairs) and the directors of the Consortium have not been disqualified in terms of the Companies Act, 2013.

8. Termination

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the Termination of the Concession Agreement. However, in case the Consortium is either not declared as a qualified Bidder by the Authority or does not get selected as the Selected Bidder for the Project, the Agreement will stand terminated upon return of the Bid Security by the Authority to the Bidder in terms of the Bidding Documents.

9. Miscellaneous

9.1. This Joint Bidding Agreement shall be governed by laws of India.

9.2. The Parties acknowledge and accept that this Agreement shall not be amended by the Parties without the prior written consent of the Authority.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE EXECUTED AND DELIVERED THIS AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN

SIGNED, SEALED AND DELIVERED	SIGNED, SEALED AND DELIVERED
For and on behalf of	For and on behalf of
LEAD MEMBER by:	CO-MEMBER
(Signature)	(Signature)

In the presence of:

1. 2.

Notes:

1. The mode of the execution of the Joint Bidding Agreement 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.
2. Each Joint Bidding Agreement should attach a copy of the extract of the charter documents and documents such as resolution / power of attorney in favour of the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member.

APPENDIX–V:
FORMAT FOR FINANCIAL BID

(*To be submitted in the excel sheet provided on the e-Procurement Portal*)

APPENDIX – VI:
E-BANK GUARANTEEFORBIDSECURITY

(ReferClauses2.20.1)

(TobeexecutedonStamppaperofappropriate value)

B.G.No. Dated:

1. In consideration of you,the Tamil Nadu Tourism Development Corporation, havingitsofficeat[■],Tamil Nadu(hereinafterreferredtoasthe"**Authority**",whichexpression shallunlessitberepugnanttothesubjectorcontextthereofincludeits,successorsandassigns)having agreedtoreceivetheBidof [*Name of the Bidder*]{aCompanyregisteredundertheprovisionsoftheCompaniesAct}andhavingitsregisteredofficeat_____(hereinafterreferredtoasthe"**Bidder**" which expression shall unless it be repugnant to the subject or context thereof include its/theiradministrators,legal heirs, successors and permitted assigns), for**"Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Tiruchirapalli on PPP mode"** (hereinafter referred to as the "**Project**") pursuant to the RFP dated _____ issued in respect of the Project and other related documents (hereinafter collectively referred to as "**Bidding Documents**"), we [Name of the Bank]havingourregisteredofficeat_____andoneofitsbranchesat(hereinafterreferred to as the "**Bank**"), at the request of the Bidder, do hereby 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) by the said Bidder and unconditionally and irrevocably undertaketopayforthwithtotheAuthorityanamountof**Rs.50,00,000/- (RupeesFifty Lakhsonly)**asbidsecurity(hereinafterreferredtoasthe"**BidSecurity**")asourprimaryobligation without any demur, reservation, recourse, contest or protest and without reference to the BidderiftheBiddershallfailtofulfilorcomplywithalloranyofthetermsandconditionscontained in the said Bidding Documents.
2. AnysuchwrittendemandmadebytheAuthoritystatingthattheBidderis indefaultofthedue andfaithfulfulfilmentandcompliancewiththetermsand conditionscontainedintheBidding Documents shall be final, conclusive and binding on the Bank.
3. We,theBank,doherebyunconditionallyundertaketopaytheamountsdueand payableunder 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 AuthorityisdisputedbytheBidderornotmerelyonthefirstdemandfromtheAuthoritystating that the amount claimed is due to the Authority by reason of failure of the Bidder to fulfil and comply with the terms andconditions containedin theBidding Documents

including *interalia* the failure of the Bidder to:

(a) keep its Bid valid and open during the Bid validity period, as set forth in the saidBidding Documents, for any reason whatsoever.

(b) signtheLetterofAwardand/ortheConcession Agreement,withinthespecifiedtimelimit;

(c) furnishthePerformanceSecuritywithintheperiodprescribedthereofintheAgreement;

AnysuchdemandmadeontheBankshallbeconclusiveasregardsamountdueandpayablebythe BankunderthisGuarantee.However,ourliabilityunderthisGuaranteeshallberestricted to an amount not exceeding **Rs. 50,00,000/- (RupeesFifty Lakhs only)**.

4. This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days fromtheBidDueDateinclusiveofaclaimperiodof60(sixty)daysorforsuchextendedperiod 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.

   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. ThedecisionoftheAuthority,thattheBidderisindefaultasaforesaidshallbefinalandbinding on us, notwithstanding any differences between the Authority and the Bidder or any dispute pending before any court, tribunal, arbitrator or any other authority.

5. The Guarantee shall not be affected by any change in the constitution or winding up of the BidderortheBankoranyabsorption,mergeroramalgamationoftheBidderortheBankwith any other person.

6. InordertogivefulleffecttothisGuarantee,theAuthorityshallbeentitledtotreattheBankas 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 conditionscontainedinthesaidBidding Documents by thesaid Bidder or topostpone forany timeandfromtimetotimeanyofthepowersexercisablebyitagainstthesaidBidderandeither 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 whatsoeverwhichunderthelawrelatingtosuretieswouldbutforthisprovisionhavetheeffect of releasing the Bank from its such liability.

7. 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.
8. Weundertaketomakethepaymentonreceiptofyournoticeofclaimonusaddressedto[*name of Bank along withbranchaddress*]and deliveredatour above branch which shall bedeemed to have been duly authorized to receive the said notice of claim.
9. ItshallnotbenecessaryfortheAuthoritytoproceedagainstthesaidBidderbeforeproceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstandinganyothersecuritywhichtheAuthoritymayhaveobtainedfromthesaidBidder or any other person and which shall, at the time when proceedings are taken against the Bank hereunder, be outstanding or unrealized.
10. We, the Bank, further undertake not to revoke this Guarantee during its currency except with the previous express consent of the Authority in writing.
11. The Bank declares that it has power to issue this Guarantee and discharge the obligations contemplatedherein,andtheundersignedisdulyauthorizedandhasfullpowertoexecutethis Guarantee for and on behalf of the Bank.
12. For the avoidance of doubt, the Bank's liability under this Guarantee shall be restricted to **Rs. 50,00,000/- (Rupees Fifty Lakhs 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 8 hereof, on or before [*** (indicate date falling 180 days after the Bid Due Date excluding the claim period as per law)].

Signedand Delivered by _____Bank

By the hand of Mr./Ms. _____, its_____andauthorizedofficial.

(SignatureoftheAuthorizedSignatory)

(OfficialSeal)

APPENDIX – VII:O&M Undertaking

(Affidavit on Non-Judicial Stamp Paper duly Notarised)

We, the undersigned, do hereby declare and undertake that We shall in the event of getting selected to undertake the Project, shallas defined under the Concession Agreement; enter into an definitive agreement with [name of the O&M Member/Entity proposed at time of bid submission] for minimum period of at least 10 (ten) years from COD for operation, maintenance and management of the Project and discharging all O&M obligations, in accordance with the requirements of the Concession Agreement, failing which the Concession Agreement shall be liable for termination.

Signature of Bidder with Seal

Date:

Location:

Signature of Authorized Signatory of O&M Member with Seal

Date:

Location:

Attachments

1. Particulars of the Proposed O&M Partner
2. Experience Details as per Annexure II, along with relevant supporting documents.
3. Power of Authorization in favour of the Authorized Signatory of the Proposed O&M Partner, authorizing execution of the undertaking and related bid documents on behalf of the O&M Partner.

APPENDIX- VIII
BID CHECKLIST

S. No	Item	Checkedby Bidder	Page No.
1.	LettercomprisingtheBid(Appendix–I);		
2.	GeneralInformationofBidder(Appendix–I– Annex-I)		
3.	TechnicalCapacityoftheBidder(Appendix–I– Annex-II);		
4.	FinancialCapacityoftheBidder(Appendix –I– Annex-III);		
5.	StatementoftheLegal Capacity(Appendix–I–Annex-IV)		
6.	PowerofAttorneyforsigningofBidinthe prescribed format(Appendix–II)dulysupportedbya charterdocumentorboardresolutioninfavourofexecutant;		
7.	FormatforFinancialBid(tobesubmittedonline) (Appendix–V);		
8.	Proof of payment of BidSecurityonline or by way of E-Bank Guarantee intheprescribedformat(Appendix –VI);		
9.	Incorporation certificate with MoA, AoA		
10.	If applicable, Certificate from the Statutory Auditor who audits the book of accounts or the Company Secretary of the Bidder shall be provided to demonstrate that a person is an Associate of the Bidder		
11.	Appendix III[4] - Power of Attorney for Lead Member of Consortium		
12.	Appendix IV[5]–Joint Bidding Agreement		
13.	Appendix VII[6]–Undertaking for O&M Partner		

[4] In case of a consortium
[5] In case of a consortium
[6] In case of a consortium

APPENDIX–IX
SPECIAL INSTRUCTIONS TO THE BIDDERS FOR THE E-SUBMISSION OF THE BIDS ONLINE THROUGH E-PROCUREMENT PORTAL

(as per TN Tenders Website https://tntenders.gov.in/)

1) Bidder should do online enrolment in this Portal using the option Click Here to Enroll available in the Home Page. Then the Digital Signature enrollment has to be done with the e-token, after logging into the portal. The e-token may be obtained from one of the authorized Certifying Authorities such as EMUDHRACA/GNFC/ IDRBT/ MTNLTRUSTLINE/ SAFESCRPT/ TCS.
2) Bidder then logs into the portal giving user id / password chosen during enrollment.
3) The e-token that is registered should be used by the Bidder and should not be misused by others.
4) DSC once mapped to an account cannot be remapped to any other account. It can only be inactivated.
5) The Bidders can update well in advance, the documents such as certificates, purchase order details etc., under My Documents option and these can be selected as per tender requirements and then attached along with Bid Documents during bid submission. This will ensure lesser upload of Bid Documents.
6) After downloading / getting the Bid Schedules, the Bidder should go through them carefully and then submit the documents as per the Bidding Documents, otherwise, the Bid will be rejected.
7) The format for Financial Bid/ Proposal must not be modified/replaced by the Bidder and the same should be uploaded after filling the relevant columns, else the Bidder is liable to be rejected for that tender. Bidders are allowed to enter the Bidder name and values only.
8) If there are any clarifications, this may be obtained online through the e-Procurement Portal, or through the contact details given in the Bidding Documents. Bidder should take into account of the corrigendum/ addendum published before submitting the Bids online.
9) Bidder, in advance, should prepare the Bid to be submitted as indicated in the tender schedule and they should be in PDF/ XLS/ RAR/ DWF formats. If there is more than one document, they can be clubbed together.
10) Bidder should arrange for the Bid Security as specified in the Bidding Documents.
11) The Bidder should read the terms and conditions and accept the same to proceed further to submit the Bids.
12) The Bidders should submit their Bids online well in advance before the prescribed time to avoid any delay or problem during the Bid submission process.
13) There is no limit on the size of the file uploaded at the server end. However, the upload is decided on the memory available at the client system as well as the network bandwidth available at the client side at that point of time. In order to reduce the file size, bidders are suggested to scan the documents in 75-100 DPI so that the clarity is maintained and also the size of file gets reduced. This will help in quick uploading even at very low bandwidth speeds.

14) It is important to note that the Bidder has to Click on the Freeze Bid Button, to ensure that he/she completes the Bid submission process. Bids which are not 'Frozen' are considered as incomplete/ in-valid bids and are not considered for evaluation purposes.

15) The Authority will not be held responsible for any sort of delay, or the difficulties faced during the submission of Bids online by the bidders due to local issues.

16) The Bidders shall submit their Bidsthrough online mode only, through this portal. Offline documents will not be handled through this system.

17) At the time of freezing the Bids, the E-Procurement portal will give a successful bid update message after uploading all the Bid documents submitted and then a Bid summary will be shown with the Bid number, date & time of submission of the Bid with all other relevant details. The documents submitted by the Bidders will be digitally signed using the e-token of the Bidder and then submitted on the portal.

18) After the Bid submission, the bid summary has to be printed and kept as an acknowledgement as a token of the submission of the Bid. The Bid summary will act as a proof of bid submission for a tender floated and will also act as an entry point to participate in the bid opening event.

19) Successful Bid submission from the system means, the Bids as uploaded by the Bidder is received and stored in the system. System does not certify for its correctness.

20) The Bidder should see that the Bid Documents submitted should be free from virus and if the documents could not be opened, due to virus, during Tender opening, the Bid is liable to be rejected

21) The time that is displayed from the server clock at the top of the tender portal, will be valid for all actions of requesting Bid submission, Bid opening etc., in the E-Procurement Portal. The time followed in this portal is as per Indian Standard Time (IST) which is GMT+5:30. The Bidders should adhere to this time during Bid submission.

22) All the data being entered by the Bidders would be encrypted at the client end, and the soft-ware uses PKI encryption techniques to ensure the secrecy of the data. The data entered will not be viewable by unauthorized persons during bid submission and not viewable by anyone until the time of bid opening. Overall, the submitted Bid documents become readable only after the tender opening by the authorized individual.

23) During transmission of Bid documents, the confidentiality of the Bids is maintained since the data is transferred over secured Socket Layer (SSL) with 256-bit encryption technology. Data encryption of sensitive fields is also done.

24) The Bidders are requested to submit the Bids through online E-Procurement system to the Authority well before the Bid submission end date and time (as per Server System Clock).

ANNEXURE-A

A. Site Description:



Figure 1: Site Location & Layout

Existing Infrastructure:
Site Area: 4.34 acres

Latitude: XXX
Existing Structures

Further Details in Schedule A of the DCA

Tentative Built-up area:

Sl.No.	Dertails	Constructed Area (Sq.ft)	Year of construction	Type of construction	Type of Roof	Type of Floor
01.	**Hotel Building**					
	i) Ground Floor	26,355	2002	RCC framed structure	RCC	Marble
	ii) Mezzanine Floor	23,972	2002	-do-	RCC	Marble
	iii) First Floor	20,731	2002	-do-	RCC	Marble
	iv) Second Floor	20,731	2002	-do-	RCC	Marble
	v) Third Floor	20,731	2002	-do-	RCC	Marble
	vi) Fourth Floor	20,731	2002	-do-	RCC	Cement
	vii) At Open terrace					
	- RCC	1,757	2002	RCC framed structure	RCC	Cement
	- A/C sheet	1,500	2002	-do-	A/C sheet	Cement
02.	Car shed	1,134	2002	Steel Pillar	A/C sheet	Cement
03.	Two Wheeler shed – I & II	1,171	2002	Steel Pillar	A/C sheet	Cement
04.	P.R Catering	628	2002	R.R.Masonry	A/C sheet	Cement
05.	Generator Room	751	2002	R.R.Maosnry	A/C sheet	Cement
06.	Maintenance Room					
	- Ground Floor	1,025	2002	RCC Pillar	RCC	Cement
	- First floor	1,025	2002	RCC Pillar	RCC	Cement
07.	Swimming Pool Room	645	2002	R.R.Masonry	RCC	Cement
08.	Gardening Room	247	2002	R.R.Masonry	A/C sheet	Cement
09.	Administration & Shopping					
	- Ground Floor	4,263	2002	RCC Pillar	RCC	Cement
	- First Floor	3,307	S00s	RCC Pillar	RCC	Cement
10.	Laundry Building - (i)	4,811	1995	R.R.Masonry	RCC	Cement
	- (ii)	520	1995	R.R.Masonry	A/C sheet	Cement
11.	Villa – 1 to 13	7,956	1995	RCC Pillar	RCC	C.Tiles
12.	Villa – 14 to 17	2,269	1995	RCC Pillar	RCC	C.Tiles
	Total	**1,66,260sq.ft**				

Tentative List of Inventory: