Tamil Nadu Tourism Development Corporation

REQUEST FOR PROPOSAL (RFP)

FOR

SELECTION OF CONCESSIONAIRE FOR UPGRADATION, MANAGEMENT AND MAINTENANCE OF HOTEL AT THANJAVUR ON PPP MODE

RFP Ref: HOTTDC/132/2025-ENGG(Civil)
Dated: 12.12.2025

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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	As defined in Clause 1.2.1
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	As defined in Clause 3.8.5
Minimum Development Requirements	As mentioned in Clause 1.1.3
Minimum Eligibility Criteria	As defined in Clause 2.2.2
Net Worth	As defined in Clause 2.2.3
Project	As defined in Clause 1.1.1
Re. or Rs. or INR	Indian Rupee
RFP	Means the Request for Proposal issued by the Authority for selecting the Selected Bidder for the Project.
Second Round of Bidding	As defined in Clause 3.8.3
Selected Bidder	As defined in Clause 3.8.1
Project Site	As defined in Clause 1.1.1
Subject Person	As defined in Clause 2.2.1 (b)(i)
Technical Proposal / Technical Bid	As defined in Clause 1.2.1
Technical Capacity	As defined in Clause 2.2.2(A)

Tie Bids	As defined in Clause 3.8.2

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

DATA SHEET

1.	**Name of the Project**	Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Thanjavur on PPP mode
2.	**Tender issued by/ Agreement singing Authority**	Tamil Nadu Tourism Development Corporation
3.	**Procurement stages**	Single Stage
4.	**Bid Security**	**INR 7,00,000** to be remitted online through the e-Procurement Portal or to be furnished in the form of electronic Bank Guarantee (e-BG)
5.	**Bid Document availability on portal i.e. start date & time of issue of RFP document**	16.12.2025 AT 06.00 PM on the portal https://tntenders.gov.in
6.	**Project Site visit**	Visit to the Project Site by the Bidders will 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-Bid meeting**	[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 11.30 hours IST: **Pre-BidMeetingDate:**29.12.2025 – 11.30 AM VC link: Join Zoom Meeting https://us02web.zoom.us/j/86587267674?pwd=TnS5fG1FDd8KPXGBjSsuQ7aaVfKsR6. Meeting ID: 865 8726 7674 Passcode: 169247
8.	**Last Date and Time for submission of queries**	Date:29.12.2025 Time: 17:00 Hours

		Mode:e-mail to pe.ttdc@gmail.com
9.	**Response to Pre-Bid Queries**	Please refer RFP
10.	**Last date and time of Submission of Bids**	19.01.2026 up to 03.00 PM
11.	**Date and Time for opening of Technical Bids**	20.01.2026 at 03.00 PM 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 endeavours to effectively utilise its existing vantage/ under-utilised land parcels/ dilapidated hotels in the State and has proposed development / upgradation of hotels at few of its sites through Public Private Partnership (the "**PPP**") mode. As a part of this endeavour, the Authority intends to select a **"Upgradation, Operation, Management and Maintenance of Hotel at Thanjavur on PPP mode (ROMT basis)"** (the "**Project**"). The particulars of the site for developing Hotel / Resort Facility are provided and specified in detail in Schedule-A of the Draft Concession Agreement (hereinafter referred to as the "**Project Site**")

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) 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:

S No.	Particulars	Details
1.	Area	~1.34 acres
2.	Minimum Development Requirements	Upgradation of existing 38 rooms and required amenities to be equivalent to a 3-star hotel . Refer to Schedule C of the DCA
3.	Existing Amenities	38 rooms 1 Restaurant 1 Bar 3 halls

*Site Details are provided in Annexure A to the RFP & Schedule A of the Draft Concession Agreement (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 **20 years** ("**Concession Period**") commencing from the Appointed Date (*as defined in the Draft concession Agreement*) which is inclusive of the Construction Period of **09 (nine) 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 "**Upgradation Period**"). **It is to be noted by the Bidders that development of the Project as per Minimum Development Requirements and within the specified Upgradation Period is 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 includes upgradation, financing, operation and maintenance of the facilities listed under Minimum Development Requirements by the Concessionaire, as per applicable laws, applicable permits, necessary approvals and 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 hand back 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 obligations of the Concessionaire and the Authority may be seen in the Concession 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, any omissions, conflicts or contradictions in the Bidding Documents including between this RFP or the Agreement are to be noted, interpreted and applied appropriately to give effect to this intent, and no claims on that account shall be entertained by the Authority.

1.1.15 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 Brief description of Bidding Process

1.2.1 The Authority has adopted a single stage bidding 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 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 accepted by the Authority. The Bidders are advised to download the Bidding Documents 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 on the Bid Due Date to avoid any technical issues or malfunction in the network caused by heavy internet traffic on the Bid Due Date. The Authority shall not be responsible for any failure, malfunction or breakdown of the e-Procurement Portal during the Selection Process. The Bidders are required to get their firm/ company 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. 7,00,000/- (Rupees Seven 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 will have an option to provide Bid Security in the form of online transfer through e-procurement portal, or via Electronic Bank Guarantee (e-Bank Guarantee) only, and in such event, 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 Project Site 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**") and payable to the Authority by the Selected Bidder/ Concessionaire subject to the minimum Reserve Revenue share of **20%** (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 comprises of three components as defined in Article 22 of the DCA:

(i) Annual License Fee
(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 40.00 Lakhs
A + 12 months	INR 40.00 Lakhs
A + 24 months	INR 44.00 Lakhs
A + 36 months	INR 44.00 Lakhs
A + 48 months	INR 44.00 Lakhs
A + 60 months	INR 44.00 Lakhs
A + 72 months	INR 48.40 Lakhs
A + 84 months	INR 48.40 Lakhs
A + 96 months	INR 48.40 Lakhs
A + 108 months	INR 53.24 Lakhs
A + 120 months	INR 53.24 Lakhs
A + 132 months	INR 53.24 Lakhs
A + 144 months	INR 58.56 Lakhs
A + 156 months	INR 58.56 Lakhs

A + 168 months	INR 58.56 Lakhs
A + 180 months	INR 64.42 Lakhs
A + 192 months	INR 64.42 Lakhs
A + 204 months	INR 64.42 Lakhs
A + 216 months	INR 70.86 Lakhs
A + 228 months	INR 70.86 Lakhs

1.2.8 In this RFP, the term "**Highest Bidder**" shall mean the Bidder who is offering the highest Revenue Share (over the reserve revenue share of 20%). The Concession Period and other terms are pre-determined, as indicated in the draft Concession Agreement, and the 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 Generally, the Highest Bidder shall be the Selected Bidder. The remaining Bidders shall be kept in reserve and may, in accordance with the process specified in Section 3 of this RFP, be invited to match the Financial Proposal submitted by the Highest Bidder in case such Highest Bidder withdraws or is not selected for any reason. In the event that none of the other Bidders match the Financial Proposal of the Highest Bidder, the Authority may, in its discretion, invite fresh Financial Proposals from all remaining Bidders or annul the Bidding Process, as the case may be.

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 Thanjavur on PPP mode (ROMT basis)*".

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. All Bids shall be prepared and submitted in accordance with such terms on or before the time on the date specified in this RFP for submission of Bids by the Bid Due Date.

1.3 Schedule of Bidding Process

The Authority shall endeavor to adhere to the following schedule. However, the Authority may, at its own discretion, revise or extend any of the timelines set out in this schedule:

Event Description	Date
Date of Issue of RFP	16.12.2025 at 06.00 PM
Availability of RFP document for purchase	Bidding Documents shall be available on the E-Procurement Portal **tntenders.gov.in**from16.12.2025
Last Date for receiving pre-bid queries	29.12.2025, 17:00 Hours
Date of Pre-bid Meeting	29.12.2025, 11.30AM
Authority response to queries	Please refer to RFP
Bid Due Date and Time for submission of Technical Bid & Financial Bid (Online)	19.01.2026 at 03.00PM
Opening of Technical Bids	20.01.2026 at 03.00PM
Opening of Financial Bid	Tobenotified
Validity of Bids	180 days from Bid Due Date
Issue of 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
Signing of Concession 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: __/__/____

Time: 15:00 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: _____

2. INSTRUCTIONS TO BIDDERS

A. GENERAL

2.1 General terms of Bidding

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 shall not be entitled to submit another bid 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 Eligibility of Bidders

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

a. The Bidder shall be a single Legal Entity and should be in existence for the past 3 years as on 31st March 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 (in case of a Company).

b. Consortium shall not be allowed.

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 Associate thereof, 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.

For purposes of this RFP, Associate means, in relation to the Bidder, a person who controls, is controlled by, or is under the common control with such Bidder (the "**Associate**"). As used in this definition, the expression "control" means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law. It is clarified that a 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. Provided further that the experience of Associate can be claimed only in proportion to the shareholding in the Associate.

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 5 (five) financial years have:

a) Experience of operation & maintenance/management of at least 01 (one) 3-star or above resort/hotel/heritage hotel having a minimum 30 rooms; **or**

b) Experience of operation & maintenance/management of at least 01 (one) hotel having a minimum 30 rooms with a Total Revenue Per Available Room (TRevPAR) of Rs. 4000 in the financial year ending March 2025.

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. Only those Projects will be considered which are completed and currently under operation.
4. For subpoint (b) Total Revenue Per Available Room (TRevPAR) shall be calculated as follows:
   *Total Hotel Revenue (including F&B, banquet, other revenue) / Total Available Room Nights, where total available room nights = No. of rooms * 365*

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

(i) Net Worth of **Rs 4 Crore** (Rupees Four Crore only) as on 31st March 2025; and
(ii) Average Annual Turnover of **Rs. 15 Crores** (Rupees Fifteen 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 under 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.**

2.2.3 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) -
Certificate(s) from its statutory auditor confirming the experience claimed. And the following where applicable:

- Proof for Operation: Hotel Management Agreement, 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 and the date of submission of such application for renewal. – in case of (a)
- For TrevPar: Certificate from the statutory auditor. – in case of (b).

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 Bidder or that of its Associate which 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, authorising the signatory of the Bid to commit the Bidder (the "**Authorized signatory**").

2.2.5 The Bidder is required to form an appropriate Special Purpose Vehicle, incorporated under the Companies Act, 2013 (the **"SPV"**) with equity shareholding of 100% (hundred percent) of the paid up and subscribed equity of the SPV till the fifth anniversary of the Commercial Operations Date and 51% (fifty one percent) till the tenth anniversary of the Commercial Operations Date, to execute the Concession Agreement and implement the Project.

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 date of Bid, would not be eligible to submit a Bid, nor the experience of an Associate which has been barred, blacklisted or disqualified as above will be permitted to be claimed by a Bidder. 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 date of the Bid, the Bidder is not disqualified.

2.2.7 A Bidder 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, 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, 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 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 Deleted.

2.2.11 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 Bidder or its Associate named in the Bid and not, unless specifically requested, to other associated companies or firms.

2.2.12 Deleted.

2.3 Cost of Bidding

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

2.4 Site visit and verification of 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 It shall be deemed that by submitting a Bid, the Bidder has:

a) made a complete and careful examination of the Bidding Documents;
b) received all relevant information requested from the Authority;
c) acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the Authority relating to any of the matters referred to in Clause 2.4.1 above;
d) satisfied itself about all matters, things and information including matters referred to in Clause 2.4.1 hereinabove necessary and required for submitting an informed Bid, execution of the Project in accordance with the Bidding Documents and performance of all of its obligations thereunder;
e) acknowledged and agreed that inadequacy, lack of completeness or incorrectness of information provided in the Bidding Documents or ignorance of any of the matters referred to in Clause 2.4.1 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 be liable 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 relating to the Bidding Documents including the RFP or the Bidding Process, including any error or mistake therein or in any information or data given by the Authority.

2.5 Right to accept and to reject any or all 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. 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 RFP comprises the Disclaimer set forth hereinabove, the contents as listed below, and will additionally include any Addendum issued in accordance with this RFP. The draft Concession Agreement provided by the Authority as part of the Bidding Documents shall be deemed to be part of this RFP.

Invitation for Bids

Section 1. Introduction
Section 2. Instructions to Bidders
Section 3. Evaluation of Bids
Section 4. Fraud and Corrupt Practices
Section 5. Pre-Bid Conference
Section 6. Miscellaneous

Appendices

I. Letter comprising the Bid (to be submitted online):

Annex I: General Information of Bidder
Annex II: Technical Capacity of Bidder
Annex III: Financial Capacity of Bidder
Annex IV: Statement of the Legal Capacity

II. Power of Attorney for Signing of Bid
III. Not used and deleted
IV. Not used and deleted
V. Format for Financial Bid (to be submitted online)
VI. E-Bank Guarantee for Bid Security
VII. Deleted.
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. Bidders requiring any clarification on the Bidding Documents including the RFP may notify the 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 Clause 1.3. The clarifications on the queries of the Bidder shall be issued no later than 2 (two) weeks prior to the Bid Due Date. The responses will be uploaded on on the e-procurement portal without 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, the Authority reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing in this clause shall be taken or read as compelling or requiring the Authority to respond to any question or to provide any clarification.

2.7.3. 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 be deemed to be part of the Bidding Documents. Verbal clarifications and information given by Authority or its employees or representatives shall not in any way or manner be binding on the Authority.

2.7.4. 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 Amendment of RFP

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 Any Addendum issued hereunder will be uploaded on the website of the Authority and on the e-Procurement Portal.

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

C. PREPARATION AND SUBMISSION OF BIDS

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 Format and Signing of Bid

2.10.1 The Bidder shall provide all the information sought under this RFP. The Authority will evaluate only those Bids that are received 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 Sealing and Marking of Bids

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. Letter comprising the Bid (Appendix I);
ii. General Information of Bidder (Appendix I - Annex-I)
iii. Technical Capacity of the Bidder (Appendix I – Annex II) along with supporting documents towards proof as specified in this RFP;
iv. Financial Capacity of the Bidder (Appendix I – Annex III) 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 online payment of of Bid Security or submission by way of e-Bank Guarantee towards Bid Security (Appendix VI);
viii. Bid Checklist (Appendix VIII);
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 three years;
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.

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 Bid Due Date and Time

2.12.1 Bids shall be submitted online on the e-Procurement Portal by the time specified in Clause 1.3 on or before the Bid Due Date. The Bidders are advised to upload their Bids well in time to avoid last minute rush/ technical glitch.

2.12.2 The Authority may, in its sole discretion, extend the Bid Due Date and specified time by issuing an Addendum in accordance with the provisions of the RFP.

2.13 Late Bids

E-Procurement Portal shall not allow submission of any Bid after the prescribed date and time given in 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 RFP i.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). 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.in under 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 No Bid shall be allowed to be withdrawn or substituted by the Bidder after the Bid Due Date. 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

The Bids shall be valid for a period of not less than 180 (One hundred and eighty) days from the Bid Due Date. The validity of Bids may be extended by mutual consent of the respective Bidders and the Authority. 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 Process or is not a retained professional advisor advising the Authority in relation to, or matters arising out of, or concerning the Bidding Process. The Authority will treat all information, submitted as part of the Bid, in confidence and will require all those who have access to such material to treat the same in confidence. The Authority may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the Authority or as may be required by law or in connection with any legal process.

2.18 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 Currency

Deleted.

D. BID SECURITY

2.20 Bid Security

2.20.1 The Bidder shall furnish as part of its Bid, a Bid Security either through online transfer on e-procurement portal, or in the form of a e-Bank Guarantee (e-BG) issued by any Nationalized Bank or Scheduled Commercial Bank, in favour of the Authority, payable in Chennai in the format set forth in Appendix – 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, as may be extended by the Bidder from time to time. 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 The Authority shall not pay any interest on the Bid Security to the Bidder and the same shall be interest free. Save as provided in Clause 2.20.4 below, the Bid Security of unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Bid of the Selected Bidder or when the Bidding process is cancelled by the Authority, and in any case within 180 (one hundred 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 signing the Agreement and furnishing the Performance Security in accordance with the provisions thereof.

2.20.5 The Authority shall be entitled to forfeit and appropriate the Bid Security as Damages *inter alia* in any of the events specified in Clause 2.20.6 herein below. The Bidder, by submitting its Bid pursuant to this RFP, shall be deemed to have acknowledged and confirmed that the Authority will 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 of any kind on Bid Security shall be given to any Bidder.

2.20.6 The Bid Security shall be forfeited as Damages without prejudice to any other right or remedy

that may be available to the Authority under the Bidding Documents and/or 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. EVALUATION OF BIDS

3.1 Opening and Evaluation of Bids

3.1.1 The Authority shall first download and open the Technical Bids received online at 15:00 hours IST on __/__/____ in the presence of the Bidders who choose to attend. A list of the Bidders or their representatives attending the opening of Bids shall be prepared and their signatures shall be obtained on the same.

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 clarifications in writing from any Bidder regarding its Technical Bid. Such clarification(s) shall be provided within the time specified by the Authority for this purpose. If a Bidder does not provide clarifications sought under this clause within the prescribed time, the Authority shall proceed to evaluate the Bid by construing the particulars requiring clarification to the best of its understanding, 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 eligible project, 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 Tests of 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 is accompanied by the Bid Security as specified in Clause 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) Technical Bid contains all the information and documents (complete in all respects) and in formats as requested in this RFP;

(f) Technical Bid does not contain any condition or qualification;

(g) it is accompanied by certificates from its statutory auditors in the formats specified in this RFP;

(h) it is not non-responsive in terms hereof; and

(i) 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, 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 Bidder under this RFP.

3.6.2 The Bidders' eligible experience in respect of eligible Projects and Financial Capacity in terms of Clauses 2.2.2, 2.2.3, 3.4 and 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 3.4 in 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 Clauses 3.6.2 & 3.6.3 above 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 20% or a percentage lower than the Reserve Revenue Share of 20% 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 Share above the Reserve Revenue Share of 20%, 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. .

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. 70,00,000 (Rupees Seventy Lakhs Only)** 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/ Operator, within the timeline specified 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 Selected Bidder shall not be entitled to seek any deviations in the draft Concession Agreement.

3.9 Deleted.

3.10 Contacts during Bid Evaluation

Bids shall be deemed to be under consideration immediately after they are opened and until such time the Authority makes official intimation of award/ rejection to the Bidders. While the Bids are under consideration, Bidders and/ or their representatives or other interested parties are advised to refrain from contacting by any means, the Authority and/ or their employees/ representatives on matters related to the Bids under consideration.

4 FRAUD AND CORRUPT PRACTICES

4.1 The Bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process and subsequent to the issue of the LOA and during the subsistence of the Agreement. Notwithstanding anything to the contrary contained herein, or in the LOA or the Agreement, the Authority shall reject a Bid, withdraw the LOA, or terminate the Agreement, as the case may be, without being liable in any manner whatsoever to the Bidder 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, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Bidding Process. In such an event, the Authority shall 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 hereunder or otherwise.

4.2 Without prejudice to the rights of the Authority under Clause 4.1 hereinabove and the rights and remedies which the Authority may have under the LOA or the Agreement, if a Bidder 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 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 tender or RFP issued by the Authority during a period of 2 (two) years from the date such Bidder 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, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly with the Bidding Process or the LOA or has dealt with matters concerning the Agreement or arising therefrom, before or after the execution thereof, at any time prior to the expiry of 1 (one) year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process);

b) "**fraudulent practice**" means a misrepresentation or omission of facts or suppression of 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 or engaged by the Authority with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or (ii) having a Conflict of Interest; and

e) "**restrictive practice**" means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the Bidding Process.

5 PRE-BID CONFERENCE

5.1 Pre-bid conference shall be convened at the designated date, time and place mentioned in Clause 1.3 of the RFP. A maximum of 2 (two) representatives of each Bidder shall be allowed to participate on production of authorization letter from the 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 clarifications and such further information as it may, at its sole discretion, 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) suspend and/or cancel the Bidding Process and/or amend and/or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
b) consult with any Bidder in order to receive clarification or further information;
c) qualify or not to qualify any Bidder and / or to consult with any Bidder in order to receive clarification or further information;
d) retain any information and/or evidence submitted to the Authority by, on behalf of, 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, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection 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 Thanjavur on PPP mode

Dear Sir,

1. With reference 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 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 terminated by any public authority for breach on our part.

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

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 satisfy(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** 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 Commercial Operation Date (COD) 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 5th anniversary of the COD, and 51% (fifty one percent) until the 10th anniversary of the COD.

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 the Central Government (GoI), or by any of the agencies of SG/UT/GoI or 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. 7,00,000/- (Rupees Seven Lakhs) to the Authority in accordance with the RFP.

24. The Bid Security in accordance with this RFP and in the form of a Bank Guarantee is attached and 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.

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

Yours faithfully,

(Signature of the Authorized Signatory)

(Name and designation of the of the Authorized Signatory)

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) Country of incorporation:
c) Address of the {corporate headquarters and its branch office(s)/ registered office}, if any, in India:
d) Date of incorporation and/ or commencement of business:
e) GST Registration No.:

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

3. Details of individual(s) who will serve as the point of contact/ communication for the Authority:

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

4. Particulars of the Authorized Signatory of the Bidder:

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

5. The following information shall be provided for the Bidder and/ or its Associate† whose credentials are used for the qualification of the Bidder:

Name of Bidder/ its Associate:

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

No.	Criteria	Yes	No
1.	Has the Bidder/ its Associate been barred by the GoTN/SG/UT/GoI, or any entity controlled by them, from participating in any project (DBFOT/O&M or otherwise).		
2.	If the answer to 1 is yes, does the bar subsist as on the date of Bid?		
3.	Has the Bidder/ /its Associate paid liquidated damages of more than 5% (five percent) of the contract value in a contract due to delay or has been penalized due to any other reason in relation to execution of a contract, in the last 3 (three) years?		

6. A statement by the Bidder or any of its Associates disclosing material nonperformance or contractual non-compliance in past projects, contractual disputes and litigation/ arbitration in the recent past is given below. (Attach extra sheets, if necessary).

Appendix-I

Annex-II

TECHNICAL CAPACITY OF BIDDER

(Refer to Clause 2.2.2(A) of the RFP)

Details of Similar Projects

ITEM	PARTICULARS OF THE PROJECT
Name of the Hotel / Resort (Project)	
Type of Project (Hotel / Resort / Mixed Use)	
Location	
Area & Built-Up area (sq ft)	
Star Classification (3-star/4-star/5-star) as applicable. Proof to be attached.	
No. of rooms	
Role of Bidder **Operator / Developer & Operator**	
If Operator Name of **Developer / Owner**	
Project Completion Date	
Date of Commercial Operation (the project should be currently operational)	
TreVPAR for Hotel	
Experience claimed as 2.2.2 (A) a or b	
Equity shareholding of the Bidder/Associate/ company owning the Project, held continuously during the period for which experience is claimed	

DATE:

SIGNATURE OF THE BIDDER

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

Instructions:

1. Bidders are expected to provide information in respect of each 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. The date of completion of construction should be indicated. Only such projects which are currently operational will be considered.

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

Appendix-I

Annex-III

FINANCIAL CAPACITY OF BIDDER

(to be certified by the statutory auditor of Bidder 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**	**Net Average**	**Year 1**
	FY2024-25	**FY2023-24**	**FY2022-23**		**FY 2024-25**
Bidder					
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

(To be furnished on the letterhead of the Bidder)

(Refer Clause 2.11.1(a))

Dated:

To

……

……

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

Dear Sir,

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

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

Thanking you,

Yours faithfully,
(Signature, name and designation of the Authorized Signatory)
For and on behalf of……..

*Please strike out whichever is not applicable.

APPENDIX – II:
POWER OF ATTORNEY FOR SIGNING OF BID

(Refer Clause 2.2.4)

Know all men by these presents, We, _____(name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorize Mr./ Ms. _____, son/ daughter/ wife of _____and presently residing at _____, who is {presently employed with us and holding the position of __,} as our true and lawful attorney (hereinafter referred to as the "**Attorney**") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our bid for ***"Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Thanjavur on PPP mode"*** (the "**Project**") to the Greater Chennai 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 WITNESS WHEREOF WE, _____, THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF _____, 2025.

For

……

(Signature, name, designation and address)

Witnesses:

1.

2.

[Notarised]

Accepted

……

(Signature)(Name, Title and Address of the Attorney)

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. *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. *Power of Attorney should be executed on a non-judicial stamp paper of appropriate value as 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: Deleted

APPENDIX – IV: Deleted

APPENDIX – V:
FORMAT FOR FINANCIAL BID

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

APPENDIX – VI:
E-BANK GUARANTEE FOR BID SECURITY

(Refer Clauses 2.20.1)

(To be executed on Stamp paper of appropriate value)

B.G. No. Dated:

1. In consideration of you, TTDC, having its office at [■], Tamil Nadu (hereinafter referred to as the "**Authority**", which expression shall unless it be repugnant to the subject or context thereof include its, successors and assigns) having agreed to receive the Bid of [*Name of the Bidder*]{a Company registered under the provisions of the Companies Act and having its registered office at _____ (hereinafter referred to as the "**Bidder**" which expression shall unless it be repugnant to the subject or context thereof include its/their administrators, legal heirs, successors and permitted assigns), for **"Selection of Concessionaire for Upgradation, Operation, Management and Maintenance of Hotel at Thanjavur 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] having our registered office at _____and one of its branches at (hereinafter referred to as the "**Bank**"), at the request of the Bidder, do hereby 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 undertake to pay forthwith to the Authority an amount of **Rs. 7,00,000/- (Rupees Seven Lakhs only)** as bid security (hereinafter referred to as the "**Bid Security**") as our primary obligation without any demur, reservation, recourse, contest or protest and without reference to the Bidder if the Bidder shall fail to fulfil or comply with all or any of the terms and conditions contained in the said Bidding Documents.
2. Any such written demand made by the Authority stating that the Bidder is in default of the due and faithful fulfilment and compliance with the terms and conditions contained in the Bidding Documents shall be final, conclusive and binding on the Bank.
3. We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest and without any reference to the Bidder or any other person and irrespective of whether the claim of the Authority is disputed by the Bidder or not merely on the first demand from the Authority stating that the amount claimed is due to the Authority by reason of failure of the Bidder to fulfil and comply with the terms and conditions contained in the Bidding Documents including *inter alia* the failure of the Bidder to:

   (a) keep its Bid valid and open during the Bid validity period, as set forth in the said Bidding Documents, for any reason whatsoever.
   (b) sign the Letter of Award and/or the Concession Agreement, within the specified time limit;

(c) furnish the Performance Security within the period prescribed thereof in the Agreement;

Any such demand made on the Bank shall be conclusive as regards amount due and payable by the Bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding **Rs. 7,00,000/- (Rupees Seven Lakhs only)**.

4. This Guarantee shall be irrevocable and remain in full force for a period of 180 (one hundred and eighty) days from the Bid Due Date inclusive of a claim period of 60 (sixty) days or for such extended period as may be mutually agreed between the Authority and the Bidder, and agreed to by the Bank, and shall continue to be enforceable till all amounts under this Guarantee have been paid.

   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. The decision of the Authority, that the Bidder is in default as aforesaid shall be final and binding on us, notwithstanding any differences between the Authority and the Bidder or any dispute pending before any court, tribunal, arbitrator or any other authority.

5. The Guarantee shall not be affected by any change in the constitution or winding up of the Bidder or the Bank or any absorption, merger or amalgamation of the Bidder or the Bank with any other person.

6. In order to give full effect to this Guarantee, the Authority shall be entitled to treat the Bank as the principal debtor. The Authority shall have the fullest liberty without affecting in any way the liability of the Bank under this Guarantee from time to time to vary any of the terms and conditions contained in the said Bidding Documents or to extend time for submission of the Bids or the Bid validity period or the period for conveying acceptance of Letter of Award by the Bidder or the period for fulfilment and compliance with all or any of the terms and conditions contained in the said Bidding Documents by the said Bidder or to postpone for any time and from time to time any of the powers exercisable by it against the said Bidder and either to enforce or forbear from enforcing any of the terms and conditions contained in the said Bidding Documents or the securities available to the Authority, and the Bank shall not be released from its liability under these presents by any exercise by the Authority of the liberty with reference to the matters aforesaid or by reason of time being given to the said Bidder or any other forbearance, act or omission on the part of the Authority or any indulgence by the Authority to the said Bidder or by any change in the constitution of the Authority or its absorption, merger or amalgamation with any other person or any other matter or thing whatsoever which under the law relating to sureties would but for this provision have the effect of releasing the Bank from its such liability.

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. We undertake to make the payment on receipt of your notice of claim on us addressed to

[*name of Bank along with branch address*] and delivered at our above branch which shall be deemed to have been duly authorized to receive the said notice of claim.

9. It shall not be necessary for the Authority to proceed against the said Bidder before proceeding against the Bank and the guarantee herein contained shall be enforceable against the Bank, notwithstanding any other security which the Authority may have obtained from the said Bidder or any other person and which shall, at the time when proceedings are taken against the Bank hereunder, be outstanding or unrealized.
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 contemplated herein, and the undersigned is duly authorized and has full power to execute this 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.7,00,000/- (Rupees Seven 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)].

Signed and Delivered by _____Bank

By the hand of Mr./Ms. _____, its _____and authorized official.

(Signature of the Authorized Signatory)

(Official Seal)

APPENDIX – VII: Deleted

APPENDIX- VIII
BID CHECKLIST

S. No	Item	Checked by Bidder	Page No.
1.	Letter comprising the Bid (Appendix – I);		
2.	General Information of Bidder (Appendix – I – Annex-I)		
3.	Technical Capacity of the Bidder (Appendix – I – Annex-II);		
4.	Financial Capacity of the Bidder (Appendix – I – Annex-III);		
5.	Statement of the Legal Capacity (Appendix – I – Annex-IV)		
6.	Power of Attorney for signing of Bid in the prescribed format (Appendix – II) duly supported by a charter document or board resolution in favour of executant;		
7.	Format for Financial Bid (to be submitted online) (Appendix – V);		
8.	Proof of payment of Bid Security online or by way of E-Bank Guarantee in the prescribed format (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		

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 Bids through 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 software 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



Figure: Layout of site

Total Area: **1.34 acres**
Survey No- **T.S.No.4**
Amenities: Rooms – **38 rooms (G+ 2 structure) – with restaurant, bar, 3 banquet halls**
Latitude & Longitude: **10.776255787307488, 79.13193487534498**

Further details in Schedule A of the DCA.