

BIDDING DOCUMENT
REQUEST FOR PROPOSAL (R.F.P)

For

Selection of agency for Operation and Maintenance of D. T.C Property at HNTC site, Maredumilli 3 star Eco-Tourism luxury resorts, East Godavari District, Andhra Pradesh under Operate and Maintain Contract

Issued on: 15th November 2018

Authority: District Tourism Council, East Godavari, A.P



INVITATION TO BIDDERS

Date: 15.11.2018

To

Sub: Selection of agency for Operation and Maintenance of D. T.C Property at HNTC site, Maredumilli 3 star Eco-Tourism luxury resorts, East Godavari District, Andhra Pradesh under Operate and Maintain Contract.

Dear Sir,

1. District Tourism Council, East Godavari (The “**Authority**”) is inviting private operator /company/firm/agency for operations & Maintenance and Maintain Contract for 3 star Eco-Tourism luxury resorts at HNTC site, Maredumilli, East Godavari District, Andhra Pradesh
2. In this regard, the Authority invites **Request for Proposals (RFPs)** from eligible and interested Hoteliers or franchise of Hospitality Firms or such reputed companies of tourism projects for operations of the project.
3. The RFP document comprises of

Volume I **Invitation to Bidders**
 Instructions to Bidders (ITB)
 Bid Data Sheet (BDS)

Volume II **Project Profile**

The Request for Proposal (RFP) document can be downloaded from the website [http:// www.eastgodavari.nic.in](http://www.eastgodavari.nic.in) from 15.11.2018 to 30.11.2018 (Up to 1.00 pm).

INSTRUCTIONS TO BIDDERS

1. **Scope of bid and bidding process:** The Authority named in the Bid Data Sheet invites bids for operations of the project, as briefly described in the BDS and specified in greater detail in these bidding documents.
2. This bid is being called pursuant chairman D.T.C for Tourism and The District Collector East Godavari. (Ref: Minutes of DTC meeting held on DT: 01-11-2018).
3. All bidders either interested Hoteliers or franchise of Hospitality Firms or such reputed companies of tourism projects or a consortium shall have to comply with the general similar experience and financial eligibility criteria to be declared “Eligible”.
4. The bids may be submitted as a sole bid or as a consortium:
 - 4.1 In case of a consortium, the number of consortium members should not exceed two entities. The entity can be a sole proprietor, firm or a company.
 - 4.2 In case of a sole bidder, the sole bidder shall have to meet the General, similar experience and financial eligibility requirements.
 - 4.3 In case of a consortium, the consortium members shall together meet the general, special experience and financial eligibility requirements as mentioned below:
 - a. The lead member shall meet (minimum) 50% of the financial eligibility requirement and other member shall meet (minimum) 50% of the technical eligibility requirement as specified in BDS
 - b. The lead bidder shall submit the willingness of parties involved in the consortium.
5. The Bidder shall bear all costs associated with the preparation and submission of its bid including inspections to site etc., and the Authority will in no case be responsible or liable for those costs. The Bidder agrees that all bidding costs and expenses shall be non-Refundable.
6. At any time prior to the deadline for submission of bids, the Authority may, for any reason, whether on its own or in response to a clarification to a prospective Bidder, amend the Bidding Documents. The amendments so made, shall supersede the earlier clauses. The amendments or addenda will be informed in due course.
7. Prices shall be quoted in Indian Rupees only. Any bid submitted without the bid fee prescribed shall be summarily rejected.
8. The decision of the Authority shall be final with respect to the determination of the eligibility of the Bidders.

9. Any bid received by the Authority after the bid submission deadline i.e. **after 1.00 PM** on 30.11.2018 **prescribed will be rejected by the collector & chairman District Tourism Council, East Godavari** .However those bids returned unopened to the Bidder.
10. The Successful bidder shall be awarded LOI within 7 days and acceptance may duly be furnished within 07 days in a written format and then successful bidder has to made agreement within 07 days along with annual lease rent quoted in the form of Demand Draft within 15 days of Signing Agreement.
11. Necessary permissions shall be obtained by the operator. However, DTC will facilitate the operator during the process and the charges have to borne by the operator.
12. The Authority reserves the right to accept or reject any bid at any time prior to the execution of Agreement, without assigning any reasons.
13. The Authority is very particular in providing employment opportunities to local Tribal people, the successful bidder is held responsible for providing employment opportunities shall be given priority to Eligible and Qualified “**Tribal** ” may be extended preference to them to 75% of the total employment. The Authority reserves the right to inspect at any point of time, If the operator found failure in maintaining it the Authority may terminate operator and necessary action shall be taken.

BID DATA SHEET (BDS)

ELIGIBILITY CRITERIA AND SELECTION:

A bidder can be a Sole/ Proprietor/ Partnership/ Private Limited/Public Limited/ Joint venture /Consortium with the willingness of parties involved shall be submitted at the time of bid submission.

A.Technical:

The Applicant should have experience in Hotel/Resort/ company/Operator/ Hospitality firms who are in the hospitality and allied sectors running the property successfully at least 3 years or above experience i.e. any 3 star to 5 star property.

B. Financial:

The applicant should have an average annual turnover of more than INR one crore per financial year and submit latest two financial years balance sheets.

Evaluation of Bids

The Authority will open financial bids of all the technically qualified bidders and evaluate the bids. The bidder quoting the highest lease rental (H1) will be declared as the successful bidder. In case, the financial quotes of bidders are same and equal then Authority shall identify the successful bidder by asking the tied Bidders to provide their best and final offers in sealed covers which shall be opened on a specified date. The Bidder proposing the highest financial quote shall be declared as the successful bidder.

Bid Submissions:

Applicants shall submit two sealed envelopes,

Envelope-1 : A Technical documents along with Pan card and relevant supporting documents.

Envelope -2 Price bid format along with bid fee and bid security.

Both these envelopes should be placed in another envelope.

The inner and outer envelopes shall:

- a) Bear the **RFP title** and name of the “**category**” and name of the bidder,
- b) Shall be **addressed** to the Authority: **The District Collector & Chairman District Tourism Council, Collectorate, Kakinada, East Godavari District, Andhra Pradesh.**

Total Project Cost:

Refer G.O.RT.NO: 256 of YAT&C (T) Dated: 28-06-2018. (9.01 Crores Approx)

Lease Rental:

The successful bidder shall pay the Advance yearly lease rental (As per Financial Quotation). The Lease rental shall be quoted in total. It must exclude service tax, all other applicable taxes, duties, levies and fees. It shall be the responsibility of the bidder to pay all taxes, cess and surcharges. It shall be the responsibility of the bidder to pay Property tax during the Lease Period to the Local Authorities on behalf of D.T.C and lease rental has to be paid in the form of Demand Draft in favor of “**Collector & Chairman District Tourism Council ,East Godavari** ” and payable at **Kakinada**. Bidding shall be **on minimum lease rental** with an **upset value of minimum 2.5% of Total Project cost** .

Lease Period:

The property will be allotted for a lease period of 01 year. The lease period will be extended to one more year subject to satisfaction of services to the District Tourism Council.

Performance Security:

The Performance Security is for due and punctual performance of the obligations of the Successful Bidder under the Agreement. The Successful Bidder shall be required to submit Performance Security (the “Performance Security”) by the way of “ Bank Guarantee” i.e. **5%** of total project cost should be submitted to the Authority by the Successful Bidder after signing of agreement thereby ensuring that the Performance Security is valid during the Lease Period.

In case of payment failure of Annual Lease rent and Damages to the property noticed by the authority after the lease period (the “Performance Security”) may be replaced with the value estimated by the authority.

Scope of Work:

District.Tourism.Council is proposed to select an agency for Operation and Maintenance of D. T.C Property at HNTC site, Maredumilli 3 star Eco-Tourism luxury resorts, East Godavari District, Andhra Pradesh under Operate and Maintain Contract for a period of one year. Interested Hotel/Resort/ company/Hospitality firms who are in the hospitality and allied sectors running the property successfully at least 3 years or above experience i.e. any 3star to 5 star property can be eligible for Bidding to deliver the services and facilitates to tourists for making property as a world class destination.

The operator shall conform to the minimum standards laid down by the D.T.C. These terms and conditions will be specified in the Agreement between D.T.C and the Successful Bidder. The scope of work for the selected bidder/bidders shall include O&M of the food and beverage services, swimming pool and club house, Land scaping, maintenance of electrical and water , interior decoration if required necessary arrangements, marketing, operations and maintenance of the entrusted areas within the premises of the property in accordance with the provisions of the RFP comprising of Terms & Conditions, Scope of work and Service Agreement.

The Operator will be entitled to fix the prices of Food and Beverage services, Room Rents, Swimming pool, Parking, Club house and if any change the rates there on whenever it deems fit.

In view of the above, D.T.C is keen to award a successful bidder for a period of one year Annual lease rent of the property on O&M and Maintain Contract . Reputed Hoteliers or franchise

of Hospitality Firms or such reputed companies can participate and download the bid document from the website: www.eastgodavari.nic.in from 15.11.2018 to 30.11.2018 till 1.00 PM and submit the bids to the below mentioned address.

Note 1: A bidder has to bid with the consent of other parties in case of consortium and has to produce the supporting documents at the time of bidding.

Note 2: Bidder has to be accompanied with Bid Fee and Bid Security (EMD).

Important Dates:

Last date of bid submission: 30.11.2018 at 3.00 PM

Bids finalization date & time: 30.11.2018 at 6.00 PM

Venue for Submission of Bids: Office of Regional Director, Tourism & Executive Director APTDC, C.T.R.I road, Bhaskar nagar, Rajamahendravaram.

Venue for Bids finalization: Office of the Joint-Collector, Collectorate, Kakinada, East Godavari District, Andhra.Pradesh.

Venue for Agreement Signing: Office of Regional Director, Tourism & Executive Director APTDC, C.T.R.I road, Bhaskar nagar, Rajamahendravaram

Note: A successful bidder has to enter an Agreement with Regional Director, Tourism & Executive Director, A.P.T.D.C within 15(Fifteen) days of bid finalization without fail.

Bid Fee: The cost of bid document is **INR.10,000/-** (Ten thousand rupees only) Non –Refundable which shall be submitted through a demand draft drawn from Nationalized/Scheduled Bank in favor of “**collector & chairman District Tourism Council ,East Godavari** ” and payable at **Kakinada**.

Bid Security (EMD): **INR 50,000/-** (Fifty Thousand Rupees only) which shall be submitted in form of Demand Draft in favor of “**collector & chairman District Tourism Council ,East Godavari** ” and payable at **Kakinada** from a Nationalized/Scheduled Bank(excluding Cooperative Banks) which is refundable subject to terms and conditions.

Moratorium: **60 days from date of handing over of the property**

O&M Operator's responsibilities:

- Operate as well as maintain a reasonable good quality facilities to the Tourists.
- The operator can sell food items with in the premises for which he has been allocated the space.
- Operator shall be held responsible for ensuring 75% of the staff will be given priority to Local Tribal people in consultation with P.O .ITDA, Rampachodavaram for providing employment opportunities.
- Plastic should not be used in the premises.
- The bidder has to maintain the fire extinguishers in the property.
- The bidder has to maintain the uniform for their staff as instructed by D.T.C.
- All activities shall be undertaken by the O&M operator at their own expenses after the handing over of the property by D.T.C.
- The yearly fee/lease amount should be paid in advance on or before handing over the property for operations failing which a penalty interest of 24% per annum would be levied on that amount. If it remains unpaid after 60 days, it will lead to automatic termination of contract and forfeiture of Security deposit by D.T.C and any rental due is higher than security deposit it will be recovered under R.R. Act.
- The operator will also has to see the entire maintenance of property like Landscaping, Overhead Tank, Pathways, and any other activities assigned by Authority to be maintained by the Successful bidder with sufficient manpower and related requirements need to be fulfilled up to satisfaction of the Authority with their own cost.
- If any further developments related to tourism aspects are needed it has to be informed and take prior permissions from the **collector & chairman District Tourism Council ,East Godavari, A.P. P.O .ITDA, Rampachodavaram will act as representative of District collector & chairman DTC for all the administrative affairs to deal with the operator.**

Licenses& Approvals:

All operation related licenses and approvals will be the responsibility of the successful bidder.

Minimum Service Obligations:

The Operators shall at it their own cost and expense:

- a. Not to place or create or to permit any contractor or vendor or service provider or any other person claiming through or under the Operator to create or place any encumbrance overall or any part of the Project Assets, or on any rights of the Operator therein, save and except as expressly set forth in this Agreement;
- b. Ensure that the Project Site remains free from all encroachments and take all steps necessary to remove encroachments, if any;
- c. Operate and maintain the Project at all times during the Operation Period in conformity with this Agreement including but not limited to the Specifications and Standards, and Good Industry Practice;
- d. Provide access to the auditors and inspectors of D.T.C whenever D.T.C chooses to conduct such audit or assessment.

Insurance:

The Operator shall, at his cost and expense, purchase and maintain during the Operations Period, Insurance to cover against:

- (a) loss, damage or destruction of the Project Facility, at replacement value;
- (b) the Operator's general liability arising out of the Service;
- (c) liability to third parties; and
- (d) Any other insurance that may be necessary to protect the Operator and its employees, including all Force Major Events that are insurable and not otherwise covered in items(a) to(c).

The Operator shall pay the premium payable on such insurance policy (ie.s) so as to keep the policy(ie.s) in force and valid throughout the Lease Period and furnish copies of the same to D.T.C. Each insurance policy shall provide that the same shall not be cancelled or terminated unless 10 Days' clear notice of cancellation is provided to D.T.C in writing. If at any time the Operator fails to purchase and maintaining full force and effect any and all of the insurances required under this Agreement, D.T.C may at its option purchase and maintain such insurance and all sums incurred by the D.T.C there for shall be reimbursed by the Operator forth with on demand, failing which the same shall be recovered by the D.T.C by exercising right of set off or otherwise.

General Terms& Conditions:

- The bid prepared by the Bidder and all correspondence and documents related to the bid exchanged by the Bidder and the Authority shall be in **English**.
- Between any value written in numerals and that in words, the latter shall prevail.
- The property shall be used only for the purpose for which it has been leased and not for any other purpose. Any change, arising out of statutory or legal requirements, shall be only after express, written consent of the D.T.C. Non-compliance of the above condition would entitle D.T.C to terminate the agreement.
- The property cannot be alienated/ transferred/ subleased/ sold/ mortgaged, in part or full, to any third party. The bidder cannot mortgage the property. D.T.C shall have the right to add appropriate terms & conditions at the time of agreement with the successful bidder.
- The Authority shall notify the successful bidder through a Letter of Intent (LoI) that its bid has been accepted. The successful bidder within **7 calendar** days of the receipt of LoI, sign and return the duplicate copy of the LoI in acknowledgement thereof within the time specified in the LoI, the Successful Bidder shall be required to execute the Agreement by satisfying other terms and conditions as specified in this RFP to be carried out before signing of the Agreement.
- The Bid Security of all the unsuccessful bidders, except H2bidder, will be returned on issuance of LoI to the H1 bidder. Bid Security of H2 bidder will be returned once the Authority concludes agreement with the successful bidder (H1)

APPENDIX I - FORMAT FOR COVERING LETTER

(On the letterhead of the Bidder)

Date:

To,

The District Collector,
& Chairman District Tourism Council,
Collectorate Compound, kakinada
East Godavari District,
Andhra Pradesh.

Sir:

Sub: Selection of agency for Operation and Maintenance of D. T.C Property at HNTC site, Maredumilli 3 star Eco-Tourism luxury resorts, East Godavari District, Andhra Pradesh under Operate and Maintain Contract.

Being duly authorized to represent and act on behalf of..... (hereinafter referred to as “the Bidder”), and having reviewed and fully understood all of the proposal requirements and information collected and provided to us, the undersigned hereby submits the Proposal on behalf of (Name of the Bidder) in response to the RFP for the abovementioned project of <<>> at <<>>, with the details as per the requirements of the RFP, for your evaluation.

We confirm that our proposal is valid for a period of 06 months from (insert the Bid Due Date).

We understand that any omission, commission, miss -statement in factual statements made by us will make our Bid invalid at any time during the course of Bidding Process and also after award of the project. The Authority reserves the right to take appropriate action accordingly. We understand that the Authority reserves the right to accept or reject any or all the Bids and reserves the right to withhold and/or cancel the Bidding Process.

We also hereby agree and undertake as under:

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Proposal we hereby represent and confirm that our Bid is unqualified and unconditional in all respects and we agree to the terms of the Service Agreement.

Yours faithfully,

For and on behalf of

Name of Bidder

Duly signed by the Authorized Signatory of the Bidder

(Name, Title and Address of the Authorized Signatory)

APPENDIX II – GENERAL INFORMATION *(To be provided for all bidders)*

1. Bidder details
 - a. **Name of the Bidder**
 - b. **Bidder’s Constitution (Proprietorship / Partnership / Private Limited / Public Limited)**
 - c. **Country of incorporation**
 - d. **Address of corporate headquarters and its branch office(s), if any, in India**
 - e. **Date of incorporation and/or commencement of business**

2. Details of individual (s) who will serve as the point of contact / communication within the Company:
 - a. **Name**
 - b. **Designation :**
 - c. **Company :**
 - d. **Address :**
 - e. **Telephone Number :**
 - f. **E-Mail Address :**
 - g. **Fax Number :**

3. Name, Designation, Address and Phone Numbers of Authorized Signatory of the Bidder:
 - a. **Name**
 - b. **Designation :**
 - c. **Company :**
 - d. **Address :**
 - e. **Telephone Number :**
 - f. **E-Mail Address :**
 - g. **Fax Number :**

.....
Signature of the Authorized Person

(Name, Designation and Address)

Appendix III - Format for Eligibility Criteria

S. No.	Particulars	Details
1.	Name of the Eligible Project	
2.	Cost of the eligible project	INR ____ (Rupees XXX) ¹
3.	Type of Project	Hotel/Resort/ any other, please specify
4.	Details of the project	Area of the project : _____ Total built up Sqft : _____ FSI : _____ Year of completion: _____ Start of commercial operations:<Date> ²
5.	Location, State, Country	Location: State: Country:
6.	Development Proof of attachments Municipal plans, photographs copies of agreements	Y/N

Financial Eligibility

Bidder name	
Net worth (as on 31 st March 2018)	

¹ The cost of the project shall be certified by CA.

² The start date of project shall be supported with Occupancy Certificate from the competent authority

Net worth = {(Subscribed and paid up Share Capital + Reserves and Surplus) – (Revaluation Reserves + Miscellaneous expenditure not written off + Deferred Revenue Expenditure + Deficit in P & L Account if any)} in the preceding financial year before the Application Due Date as per the Audited Annual Report

- The Bidder should provide an Auditors Certificate specifying the Net Worth as on 31st March, 2018 and also specifying the methodology adopted for calculating such net worth.

Appendix IV – Format of Power of Attorney for Bid Signatory

(On Stamp Paper of relevant value and duly attested by notary public. To be submitted individually by each Bidder)

POWER OF ATTORNEY

Know all men by these presents, we _____ (name and address of the registered office) do hereby constitute, appoint and authorize Mr./Ms. _____ (name and address of residence) who is presently employed with us and holding the position of _____ as our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Bid for <<>> at <<>>, including signing and submission of all documents and providing information/ responses to <<Authority name>> in all matters before <<Authority name>>, and generally dealing with in all matters in connection with the said bid. We hereby agree to ratify all such acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all such acts, deeds and things lawfully done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Executant's Signature

(Name, Title and Address)

I Accept

Attorney Signature

(Name, Title and Address of the Attorney)

Attested

Executant

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, where required, the executants(s) 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. In case the Proposal is signed by an authorized Director of the Bidder, a certified copy of the appropriate resolution / document conveying such authority may be enclosed in lieu of the Power of Attorney.

Appendix V: Format of Power of Attorney for Lead Bidder in Consortium

(On Stamp Paper of relevant value and duly attested by notary public. To be submitted by the lead bidder with signatures of authorized bid signatory of consortium member)

Whereas the <<Authority Name>> (AUTHORITY) has invited bids for <<>> at <<>>.

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

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

I, _____ having our registered office at _____ [the name and address of the registered office] (hereinafter referred to as the “Principal”) do hereby irrevocably designate, nominate, constitute, appoint and authorize M/s _____ having its registered office at _____, being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “Attorney”) . I hereby irrevocably authorize the Attorney (with power to sub delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the Contract, during the execution of the Project and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the pre-qualification of the Consortium and submission of its bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, participate in bidders and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s bid for the Project and/ or upon award thereof and throughout the tenure of the agreement

AND 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 deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ____ DAY OF ____20**

For <<Consortium Lead Member>> _____

(Signature)

(Name & Title)

For <<Consortium Member>> _____

(Signature)

(Name & Title)

Witnesses:

1.

2.

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*

Appendix VI – Format for Financial Proposal (Envelope -2)

Price Bid Format

Date:

To

The District Collector & Chairman
District Tourism Council,
Collectorate, Kakinada,
East Godavari District,
Andhra Pradesh.

Dear Sir

Ref: Selection of agency for Operation and Maintenance of D. T.C Property at HNTC site, Maredumilli 3 star Eco-Tourism luxury resorts, East Godavari District, Andhra Pradesh under Operate and Maintain Contract.

I/we offer to operate and maintain contract the allotted property i.e. 3 star Eco-Tourism luxury resorts at Maredumilli on the stipulated terms and conditions and other particulars therein.

I /we hereby submit our unconditional financial proposal.

- i. I/we hereby offer and agree to pay INR (Rupees _____) per Annum as Annual Lease Rental commencing from the date of handing over possession of property against the upset price mentioned.
- ii. It is understood that the amount payable to authority is exclusive of service tax and all other applicable taxes.
- iii. This proposal and all other details furnished by us shall constitute a part of our Bid. I/we understand that you are not bound to accept the highest or any bid received or any auction offer.
- iv. I/we agree that my/our Bid shall remain valid for a period of 90 days from the Bid Due Date prescribed for submission of proposal. I/we agree to bind by this offer if we are the Successful Bidder.

For and on behalf of:

Signature:

(Authorized Representative and Signatory of the Bidding Company)

Name of the Person:

Designation:

SEAL OF THE BIDDING ENTITY

Vol II: Project Profile:

The project shall be divided into following milestones **and Timelines:**

S. No	Milestone to be achieved	Details
1.	Acceptance of Letter of Intent (LoI)	Within 07 days of receipt
2.	Signing of Agreement	Within 07 days of acceptance of LoI
3.	Financial Closure (as evidenced by a letter from a scheduled bank/ financial institution)	Within 15 days of signing of the lease agreement(As per DTC instructions)
4.	Possession of Land to bidder	On compliance to conditions Precedent
5.	Physical grounding of operations	On compliance to conditions Of authority.

2. Scope Data Sheets:

The following components are to be operated by O&M operator in the project is as follows:

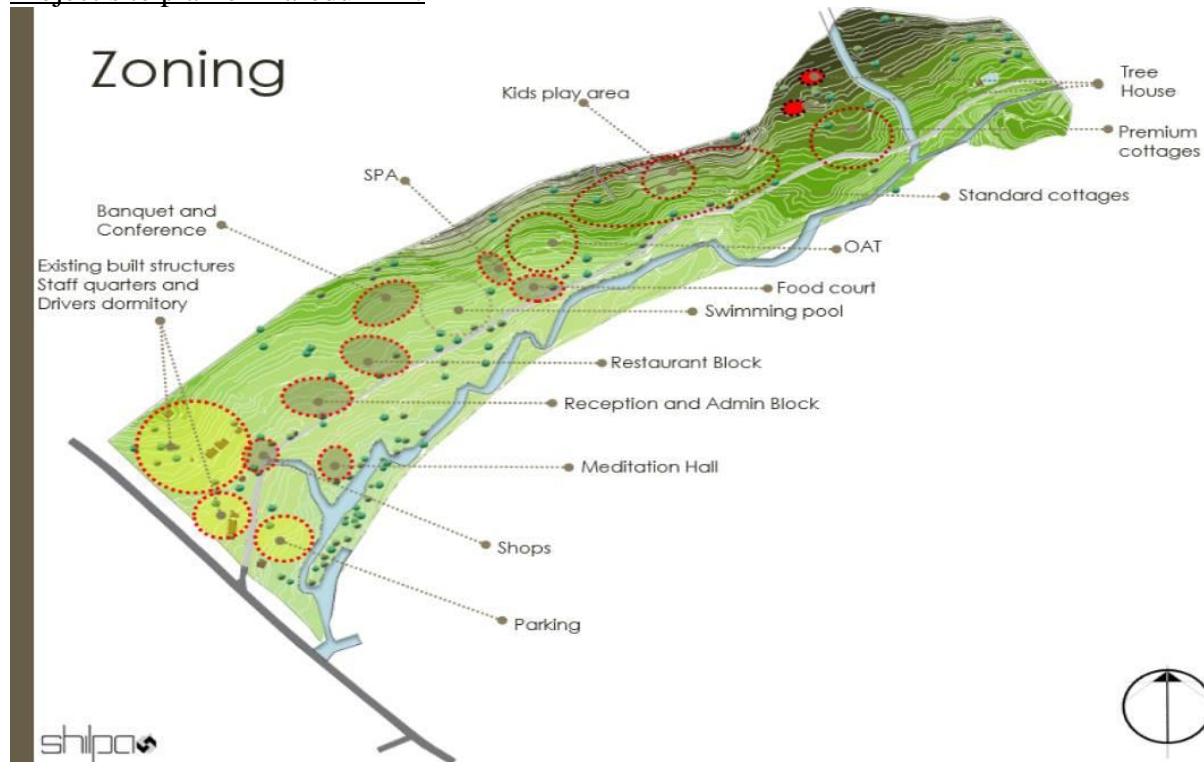
S.No	Name of the components (Details)
1	Fully furnished Standard cottages -15 No's
2	Fully furnished Luxury villa cottages- 2 No's
3	Fully furnished Tree Top cottages- 2 No's
4	Swimming Pool
5	Over Head Tank
6	Club House & Reception Area
7	Land Scaping
8	Electrical
9	Bar & Restaurant
10	Parking
11	Any other assigned by the Authority

Note: operator shall be responsible for all Movable objects like furniture, chairs, tables and necessary objects as per the requirements to be finalized in consultation with Authority and return the same on as and where conditional basis.

Project Information memorandum:

S. No	Item	Details
1	Area of the land (Acres)	10 Acres developed in Phase1
2	Project Cost (Approximately)	Rs. 9,01,00,000 (Nine Crores)
3	Location	HNTC site
4	Village	Maredumilli
5	Mandal	Maredumilli
6	District	East Godavari

Project site plan of maredumilli:



Boundaries of the Site:

East: Rajahmundry-Bhadrachalam Road

South: Forest land

North: Forest land

West: Forest land