



## Expression of Interest (EOI) for the purpose of Pre- NIT Conference

**Madhya Pradesh State Tourism Development Corporation Limited (MPSTDC)**  
**Corporate Identification Number (CIN) – U63040MP1978SGC001445**  
**Registered Office: Paryatan Bhavan, Bhadbhada Road, Bhopal 462003**  
**Tel.: 0755-2774450**

Website: [www.mpstdc.com](http://www.mpstdc.com)

Email: [sandesh@mpstdc.com](mailto:sandesh@mpstdc.com)

Tender No: \_\_\_\_\_

27/07/2022

**“EOI for development of an International Standard 18 Hole Golf Course at Pachmarhithrough  
Private Sector Participation on DBFOT basis for Promoting Tourism”**

MPSTDC invites Expression of Interest (EOI) for the purpose of Pre- NIT Conference from qualified and experienced applicants for above. The detailed document can be downloaded from <https://www.mpstdc.com/www.mptenders.gov.in>. Interested Applicants eligible as per qualification criteria may submit their response to the EOI latest by **24 August 2022 till 14:00hrs**. For any other information, contact Mr. Sandesh Yashlaha at 9424796880 or email – [sandesh@mpstdc.com](mailto:sandesh@mpstdc.com). For any technical issues contact MP e- Procurement Toll free number – **0120-4001 002**.

**Managing Director**

## M.P. State Tourism Development Corporation Ltd.

### **“Expression of Interest (EOI) for the purpose of Pre- NIT Conference for development of an International Standard 18 hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism”**

No. \_\_\_\_\_

Bhopal, Dated:27/07/2022

#### **1.1 INFORMATION PROVIDED**

The term **Expression of Interest (EOI) document or EOI** wheresoever used in the document shall mean **Expression of Interest (EOI) for the purpose of Pre-NIT Conference**. The Expression of Interest (EOI) document contains statements derived from information that is believed to be true and reliable at the date obtained but does not purport to provide all the information that may be necessary or desirable to enable an intending contracting party to determine whether or not to enter into a contract or arrangement with MPSTDC in relation to the provision of services. Neither MPSTDC nor any of its directors, officers, employees, agents, representative, contractors, or advisers gives any representation or warranty (whether oral or written), express or implied as to the accuracy, updating or completeness of any writings, information or statement given or made in this EOI document.

#### **1.2 DISCLAIMER**

Subject to any law to the contrary, and to the maximum extent permitted by law, MPSTDC and its officers, employees, contractors, agents, and advisers disclaim all liability from any loss or damage (whether foreseeable or not) suffered by any person acting on or refraining from acting because of any information, including forecasts, statements, estimates, or projections contained in this EOI document or conduct ancillary to it whether or not the loss or damage arises in connection with any negligence, omission, default, lack of care or misrepresentation on the part of MPSTDC or any of its officers, employees, contractors, agents, or advisers.

#### **1.3 COSTS BORNE BY RESPONDENTS**

All costs and expenses incurred by Recipients / Respondents in any way associated with the development, preparation and submission of responses, including but not limited to attendance at meetings, discussions, demonstrations, etc. and providing any additional information required by MPSTDC, will be borne entirely and exclusively by the Recipient / Respondent.

**1.4 NO LEGAL RELATIONSHIP**

No binding legal relationship will exist between any of the Recipients / Respondents and MPSTDC until execution of a contractual agreement.

**1.5 RECIPIENT OBLIGATION TO INFORM ITSELF**

The Recipient must conduct its own investigation and analysis regarding any information contained in the EOI document and the meaning and impact of that information.

## 2.1 INTRODUCTION

Government of Madhya Pradesh (GoMP) through Department of Tourism, (hereinafter referred to as “Tourism Department”) owns units/properties i.e., Hotels, Motels, Restaurants, Resorts, Way Side Amenities etc. in the State of Madhya Pradesh. MP State Tourism Development Corporation Ltd. (MPSTDC), a 100% owned State Government Company, incorporated under the Companies Act, 1956, operates the aforesaid units owned by Tourism Department. MPSTDC aims to promote such balanced & sustainable tourism which enables socio-economic development, generates employment opportunities, and establishes Madhya Pradesh as a destination that provides a complete tourism experience.

## 2.2 SCOPE OF WORK

With the objective of providing upgraded facilities to users, better management and promoting tourism, Government of Madhya Pradesh (GoMP) through the Managing Director, MP State Tourism Development Corporation Ltd., Government of Madhya Pradesh (the “Authority”) is envisaging development of an International Standard 18 hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism. The development is proposed to be by way of grant of License and development rights under a Concession Agreement to be entered with Private Sector Participant (the “Project”) for an initial period of 30 years. Authority has decided to issue an Expression of Interest for seeking interest of private entities as the bidder for the project. Brief detail of the existing site is enclosed as **Appendix A**.

## 2.3 PROPOSED ACTIVITIES

- The department intends to development of an International Standard 18 Hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism.
- MPSTDC shall facilitate in procuring permission on best efforts basis from the concerned authorities for carrying out the proposed project activities.
- Proposals are invited from the potential investor(s)/ bidders.
- Qualifying Applicants shall be required to make a presentation before the Committee to be constituted by the MPSTDC for this specific purpose. The date of the presentation shall be communicated later.
- PROVISIONS OF TOURISM POLICY (2016) AMENDED 2019 SHALL NOT BE APPLICABLE FOR THIS PPP (DBFOT) PROJECT PROPOSAL.

- MPSTDC invites interested Applicants to submit an **“Expression of Interest (EOI) for the purpose of Pre-NIT Conference for development of an International Standard 18 Hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism”** in the formats prescribed in this document. Based on the evaluation of technical viability of proposals received through this EOI, MPSTDC proposes to subsequently release a Request for Proposal (RFP) either to shortlisted Applicants or issue open tender. MPSTDC reserve the right on pre-qualifying the short-listed Applicant subsequent to the issue of this EOI.

#### **2.4 THE PRESENTATION IS EXPECTED TO HAVE THE FOLLOWING CONTENTS:**

1. The points mentioned in “SCOPE of WORK”
2. Experience and track record in operating similar projects
3. Concept plan for Proposed Site
4. Key Project facilities expected to be proposed
5. Broad Project Cost Estimate and Revenue Projection
6. Revenue Sharing Model-Expected Upfront Premium/Expected Annual Revenue Sharing
7. Key Performance Indicators
8. SWOT Analysis
9. Company Profile

**The presentation will be held at Head Office, MPSTDC, Bhopal. The date & time of presentation will be informed to shortlisted bidders.**

#### **2.5 QUALIFYING CRITERIA FOR APPLICANT**

To be eligible for this, an Applicant should fulfil the following condition of eligibility:

- The Bidder may be a Proprietor/Company/ Partnership firm (including LLP) or any combination of them with a formal intent to enter into an agreement or under an existing agreement in the form of a consortium.
- The Applicant shall over the past 5 (five) preceding financial years as of EOI due date, has paid for, or received payment for construction of Hospitality/Other core infrastructure development project as specified at **Appendix A**; and/or collected and appropriated revenue of DBFOT/BOT or other similar project in Hospitality Sector/ Other core infrastructure development as specified at **Appendix A**, such that the sum total of the above is more than Rs 50 Crores (in case audited financial statement for the financial year 2021-22 is not available the provision figures as certified by a CA need to be submitted).

- A Bidder must have a positive net worth of Rs 10 Crore as on 31/03/2022 (please refer Annexure VII).
- **O&M Experience:** The Bidder should have experience of five (5) years or more in Operation and Maintenance (O&M) of Golf Course.

The following documents need to be submitted along with the EOI:

- Certificate of Incorporation/Registration/ Partnership Deed etc. (as applicable) should be furnished as documentary proof.
- Profile / Credentials of the Applicant.
- PAN/GST registration (Copy to be enclosed).
- Certificate from Statutory Auditor/CA regarding Turnover and Net worth.

All other necessary documents in support of qualification claim shall be attached with the EOI application.

The Applicant shall also submit self-declaration that it is not blacklisted and not declared ineligible by any State/Central Government/PSU on the date of Application Submission as per the format prescribed in **Annexure III**. In case of a Consortium, each member shall submit this declaration.

## 2.6 SUBMISSIONS IN THE EOI

Applicants should submit the following as part of their EOI submission:

- a. Letter comprising application for EOI as per Annexure I.
- b. Details of Applicant as per Annexure II.
- c. Declaration Regarding Clean Track Annexure III.
- d. Concept Note as per Annexure IV.

The following should also be noted during the submission of EOI:

- a. The EOI must be signed by duly authorized person holding the Power of Attorney in case of limited company, corporation or consortium (lead member in case of consortium). A certified copy of the Power of Attorney shall accompany the EOI (Annexure V).
- b. The EOI should include a brief description of the roles and responsibilities of individual members, particularly with reference to technical obligations.
- c. Applicants may form a Consortium/ Joint Venture to enhance their qualification (Annexure VI).
- d. In case of a consortium, following criteria must be noted by the Applicants

- Number of members allowed in a Consortium during the RFP Stage shall not exceed 3 (three). Further details and information in this regard will be provided at the RFP Stage:
- Members of the Consortium shall nominate one member as the lead member (the “Lead Member”).
- An Applicant cannot at the same time be member of a Consortium applying for the EOI. Further, a member of a particular applicant Consortium cannot be member of any other applicant Consortium.
- The member of consortium shall clearly specify their roles and responsibilities.

## **2.7 NUMBER OF APPLICATIONS AND COSTS THEREOF**

No Applicant shall submit more than one EOI. The Applicants shall be responsible for all costs associated with the preparation and submission of EOI documents. MPSTDC shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

## **2.8 ACKNOWLEDGEMENT BY APPLICANT**

It shall be deemed that by submitting the application, the Applicant has made a complete and careful examination of the EOI, and accepted the risk of inadequacy, error or mistake in the information provided in the EOI or furnished or on behalf of MPSTDC. MPSTDC shall not be liable for any omission, mistake or error in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to the EOI or the Bidding Process, including any error or mistake therein or in any information or data given by MPSTDC.

## **2.9 PREPARATION AND SUBMISSION OF EOI**

Parties qualifying as per the criteria mentioned above and one who are interested in undertaking the project proposal, may submit their response to this EOI as per formats given in Annexure along with relevant documentary evidence latest by **24/08/2022 till 14:00hrs**. Any response not containing information for all the parts of Annexure may be treated as rejected. The response shall be submitted online through MP e-procurement Portal: <https://www.mptenders.gov.in>

## **2.10 LANGUAGE**

The EOI prepared by the Applicant and all correspondence and documents relating to the EOI exchanged by the Applicant shall be in English language, provided that any printed literature furnished by the Applicant in another language shall be accompanied by an English translation in which case, for purposes of interpretation of the application, the English translation shall govern. If any supporting documents submitted are in any language other than English, translation of the same in English language is to be duly attested by the Applicant.

## **2.11 SITE INFORMATION**

Applicants are encouraged to submit their EOIs after visiting the project site and ascertaining for themselves, the site conditions, traffic, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. In case the bidders intend to inspect the site before the Pre-Bid meeting MPSTDC shall coordinate the same. Interested bidders shall be required to reach Hotel Glen View Pachmari by 02:00 pm on 08/08/2022, MPSTDC Officials shall accompany the bidders for the project site visit and briefing.

## **2.12 CONFIDENTIALITY**

Information relating to the examination, clarification, and assessment etc. for the applicants shall not be disclosed to any person not officially concerned with the process. MPSTDC will treat all information submitted as part of EOI in confidence and would require all those who have access to such material to treat the same in confidence. MPSTDC will not divulge any such information unless it is ordered to do so by any authority pursuant to applicable law or order of a competent court or tribunal, which requires its disclosure.

## **2.13 ACCURACY AND COMPLETENESS OF EOI DOCUMENT**

This EOI Document includes statements, which reflect various assumptions, which may or may not be correct. This EOI Document does not purport to contain all the information each applicant may require. This EOI Document may not be appropriate for all persons, and it is not possible for MPSTDC to consider the investment objectives, financial situation and particular needs of each applicant who reads or uses this EOI Document. Certain Applicants may have a better knowledge than the others for the Project. Each Applicant should conduct its own investigations and analysis and should check the accuracy,



reliability and completeness of the information in this EOI Document and obtain independent advice from appropriate sources.

Neither MPSTDC nor its employees or its consultants make any representation or warranty as to the accuracy, reliability or completeness of the information in this EOI Document.

#### **2.14 LIABILITY**

Neither MPSTDC nor its Employees or its Consultants will have any liability to any Applicant or any other person under the law of contract, or, the principles of restitution or unjust enrichment or otherwise for any loss, expense or damage which may arise from or be incurred or suffered in connection with anything contained in this EOI Document, any matter deemed to form part of this EOI Document, the award of the Project and any other information supplied by or on behalf of MPSTDC or its employees, any of its consultants or otherwise arising in any way from the selection process for the Project.

#### **2.15 RIGHT TO EXTEND THE VALIDITY OF THE EOI DOCUMENT**

MPSTDC in its absolute discretion and prerogative may extend the validity of the EOI submitted by the Applicants by according to proper reasons thereof.

#### **2.16 NO OBLIGATION TO ISSUE RFP**

MPSTDC shall be under no obligation to issue a Request for Proposal (RFP) for the Project described in this EOI Document.

#### **2.17 RIGHT TO CANCEL THE EOI PROCESS**

MPSTDC may cancel this EOI Process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason

#### **2.18 VALIDITY OF APPLICATIONS**

The EOI submitted by the Applicants shall be valid for a period of 120 days from the EOI due date.

#### **2.19 COST OF EOI DOCUMENT**

Total Cost of EOI document of Rs 10,000 (plus applicable GST and portal fees) is to be paid: through online payment at e-Procurement portal: <https://www.mptenders.gov.in>

## 2.20 SCHEDULE OF EXPRESSION OF INTEREST PROCESS

MPSTDC shall endeavour to adhere to the following schedule:

Sl No	Event Description	Estimated Date/Time
1	EOI purchase start date	27/07/2022 Time: 14:00hrs
2.	Site Inspection	08/08/2022
2	Pre-Bid meeting	16/08/2022 Time: 14:00hrs
3	Online EOIPurchase Last Date	24/08/2022 Time: 14:00hrs
4	Online EOI submission Last Date (Technical	24/08/2022 Time: 14:00hrs
5	Opening date of Proposals	25/08/2022 Time: 14:00hrs
6	Presentation Date and Time	Will be informed to technically qualified Applicants

### 3.1 STAGE I: INVITATION OF EOI

Expression of Interest (EOI) is invited in prescribed format for understanding the response from the investors. Interested Applicant shall submit their offer to MPSTDC online on or before 14:00 hours dated **24/08/2022** and shall remain valid for at least 120 days from the date of submission.

Verification of documents submitted online for Eligibility criteria shall be carried out. Qualifying Applicant shall be asked to make presentation of their proposals.

### 3.2 STAGE II: SHORT LISTING OF APPLICANTS AND ISSUANCE OF RFP

Applicant with incomplete or conditional presentation shall be rejected. Based on the scoring criteria, applicants shall be shortlisted. MPSTDC reserves the right to issue Request for Proposal (RFP) Document to the Shortlisted applicants for Stage II.

MPSTDC reserves the right not to proceed with the proposal at any time and also reserves the right to decline to discuss the proposal further with any party submitting its proposal. MPSTDC reserves the right to reject all or any of the Applications/ bids without assigning any reasons whatsoever and thereof.

**ANNEXURE-I FORMAT OF APPLICATION FORM**

(On Applicant Organization's Letterhead)

To,

**Managing Director,  
Madhya Pradesh State Tourism Development Corporation Ltd  
Paryatan Bhawan, Bhadbhada Road,  
Bhopal 462 003.**

**Subject: "Expression of Interest (EOI) for the purpose of Pre- NIT Conference for development of an International Standard 18-hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism"**

**Dear Sir,**

This has reference to the advertisement pertaining to the above captioned subject.

We are interested in submitting our Expression of Interest for the same. We would like to clearly state that we qualify for this work as our organisation meets all the pre-qualifying criteria indicated by Madhya Pradesh State Tourism Development Corporation Ltd (MPSTDC) and our organisation is not under a declaration of ineligibility for corrupt or fraudulent practices.

We understand that if the details given in support of claims made by us are found to be untenable or unverifiable or both our EOI will be rejected without any reference to us. We further clearly understand that MPSTDC is not obliged to inform us of the reasons of rejection of our bid.

Yours Sincerely

Signature

\_\_\_\_\_  
Signature of Authorized Signatory (with official seal)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**ANNEXURE II: DETAILS OF APPLICANT**

**(To be submitted on the letterhead of Prospective Applicant)**

Sl. No.	Particulars	Details (to be filled by the Applicant)
1	Details a) Name of Applicant: b) Type of Applicant (Private Company/Public Limited/Partnership Firm etc.): c) Country of incorporation: d) Address of the corporate headquarters and its branch office(s), if any, in India: e) Date of incorporation and/ or commencement of business: f) Firm registration details/ number: g) GST registration number:	
2	Brief description of the Applicant including details of its main lines of business and proposed role and responsibilities in this Project including number of years of operations in India.	
3	Particulars of the Authorized Signatory of the Applicant a) Name: b) Designation: c) Address: d) Telephone Number: e) Email Address:	
4	Is the Applicant interested in participating in the Project as a single Applicant or a consortium?  {If the Applicant would prefer participating in a consortium, the Applicant should clearly specify the name of all the members along with their specific roles (Lead Member, Technical Member, Financial Member, Operations & Maintenance Member, any other Member)}	

Yours Sincerely,

\_\_\_\_\_  
Signature of Authorized Signatory (with official seal)

Name: \_\_\_\_\_

Designation: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone \_\_\_\_\_

E-mail address: \_\_\_\_\_

**ANNEXURE III: DECLARATION REGARDING CLEAN TRACK**  
***(To be submitted on letterhead of the Applicant)***

Dated -----, 2022

To,

**Managing Director**  
**Madhya Pradesh State Tourism Development Corporation Ltd**  
**Paryatan Bhawan, Bhadbhada Road,**  
**Bhopal 462003.**

Ref: **“Expression of Interest (EOI) for the purpose of Pre- NIT Conference for development of an International Standard 18-hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism”**

Dear Sir,

I have carefully gone through the Terms & Conditions contained in the EOI Document regarding **“Expression of Interest (EOI) for the purpose of Pre- NIT Conference for development of an International Standard 18-hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism”**

I hereby declare that (name of the entity needs to be entered) has not been debarred/blacklisted by any Government/Semi Government organizations in India. I further certify that I am competent officer in (name of the entity needs to be entered) to make this declaration.

In accordance with the above we would like to declare that:

- 1 We are not involved in any litigation that may have an impact of affecting or compromising the delivery of services as required under this assignment.
- 2 We are not blacklisted by any Central/State Government/Public Sector Undertaking in India.
- 3 The information provided in the EOI document is true and no false representation has been made.

Yours Sincerely,

(Signature of the Bidder)

Name:

Designation Seal:

Date:

## ANNEXURE IV: CONCEPT NOTE

To,

**Managing Director  
Madhya Pradesh State Tourism Development Corporation Ltd  
Paryatan Bhawan, Bhadbhada Road,  
Bhopal 462003.**

Ref: **“Expression of Interest (EOI) for the purpose of Pre- NIT Conference for development of an International Standard 18-hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism”**

In response to the EOI Document Reference No. \_\_\_\_\_/2022 dated \_\_\_\_\_ for captioned subject, we have prepared a Concept Note\* which is attached herewith. The concept note is prepared in good faith, after understanding the EOI document and requirements of MPSTDC.

Name of the Applicant: \_\_\_\_\_  
Authorized Signatory: \_\_\_\_\_  
Seal of the Organization: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Date: \_\_\_\_\_  
Place: \_\_\_\_\_

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**\*Note:** *The concept note to be prepared and submitted by the Applicants should not be more than 25 pages and should include the following:*

*Prospective project development plan(s), operational mechanism, proposed activities to be carried out, approximate project cost, revenue model etc (including the points proposed to be covered in the presentation to be made by the bidder). Applicants are expected to explore inclusion of the available open land behind the Champak Lake for revenue maximization and cross subsidization of cost incurred by the Bidder.*

*All requirements mentioned in the EOI Document with respect to the concept note are to be fully covered.*

*Qualifying Applicants will be invited for the presentation on their proposed concept to MPSTDC and its representatives, schedule for which will be intimated subsequently.*

**ANNEXURE V: POWER OF ATTORNEY FOR SIGNING OF BID**

Know all men by these presents, We, ..... (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr. / Ms (Name), son/daughter/wife of ..... and presently residing at ....., who is presently employed with us/ the Lead Member of our Consortium 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 development of an International Standard 18 hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism proposed or being developed by the Madhya Pradesh Tourism Board (the "Authority") including but not limited to signing and submission of all applications, bids and other documents and writings, participate in bidders' and other conferences and providing information / responses to the Authority, representing us in all matters before the Authority, signing and execution of all contracts including the Concession Agreement and undertakings consequent to acceptance of our bid, and generally dealing with the Authority in all matters in connection with or relating to or arising out of our bid for the said Project and/or upon award thereof to us and/or till the entering into of the Concession Agreement with the Authority.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, ....., THE ABOVE NAMED PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF ....., 20.....

For.....

(Signature, name, designation and address)

Witnesses:

- 1.
- 2.

Accepted

Notarised

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



*Notes:*

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*

## **ANNEXURE VI: POWER OF ATTORNEY FOR LEAD MEMBER OF CONSORTIUM**

Whereas the Madhya Pradesh Tourism Board(the “Authority”) has invited bids from qualified parties for development of an International Standard 18 hole Golf Course at Pachmarhi through Private Sector Participation on DBFOT basis for Promoting Tourism (the “Project”).

Whereas, ....., ..... and ..... (collectively the “Consortium”) being Members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal and other 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**

We, ..... having our registered office at ....., M/s. ....., having our registered office at ....., and M/s. ....., having our registered office at ....., (hereinafter collectively referred to as the “Principals”) do hereby irrevocably designate, nominate, constitute, appoint and authorise M/s ....., having its registered office at ....., being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the “Attorney”) and hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is awarded the Concession/ 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 submission of its bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, accept the Letter of Award, participate in bidders’ and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium’s bid for the Project and/ or upon award thereof till the Concession Agreement is entered into with the Authority.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds

and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ..... DAY OF ....., 20....

For .....

(Signature, Name & Title)

For .....

(Signature, Name & Title)

For .....

(Signature, Name & Title)

(Executants)

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

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.*
- *Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*
- *For a Power of Attorney executed and issued overseas, the document will also have to be legalised by the Indian Embassy and notarised in the jurisdiction where the Power of Attorney is being issued. However, the Power of Attorney provided by Bidders from countries that have signed the Hague Legislation Convention 1961 are not required to be legalised by the Indian Embassy if it carries a conforming Appostille certificate.*



**ANNEXURE VII: FINANCIAL CAPACITY OF THE BIDDER**

(InRs. crore<sup>†</sup>)

Biddertype ‡	Member Code <sup>§</sup>	Proposed Equity Shareholdingin Consortium(%)	Net CashAccruals					Net Worth**
			Year	Year	Year	Year	Year	31.03.2022
			1	2	3	4	5	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Single entity								
Consortium Member1								
Consortium Member2								
Consortium Member3								
<b>TOTAL</b>								

**Name  
&addressofBidder'sBankers:**

<sup>†</sup> For conversion of US Dollars to Rupees, the rate of conversion shall be Rupees 70(Seventy) to a US Dollar..

<sup>‡</sup> ABidderconsisting of asingle entityshould fillin detailsas pertherow titledSingle entityBidderandignore therows titledConsortiumMembers.IncaseofaConsortium, row titled SingleentityBiddermaybeignored.

<sup>§</sup> Member Code shall indicate NA for Not Applicable in case of a single entity Bidder. For other Members, the following abbreviations are suggested viz. LM means Lead Member, TM means Technical Member, FM means Financial Member, OMM means Operation & Maintenance Member; and OM means Other Member.

\*\* TheBiddershouldprovidedetailsofitsown FinancialCapacityor ofanAssociate.

**List of eligible projects is as follows:**

- 1 Projects related to Hospitality/Tourism Sector
- 2 Other core infrastructure sector projects including power, telecom, ports, airports, railways, metro rail, industrial parks/ estates, logistic parks, pipelines, irrigation, water supply, sewerage.

**PACHMARHI AT A GLANCE**

Pachmarhi is a quaint hill station in the Indian state of Madhya Pradesh. It is an idyllic escapade from the din of the modern city life and provides the much-needed break from the killer workload. A tour to Pachmarhi will remain etched in your memories all your life simply because of the photographic beauty that Pachmarhi showcases. Pachmarhi is situated in the Piparia tehsil & Narmadapuram district of the Madhya Pradesh.

**By Road**-Nearest bus stand is Pipariabus stand which takes 2hrs drive and almost 51 km apart from Pachmarhi whereas from capital city Bhopal Pachmarhi is almost 210 km.

**By Train**- The nearest railway station from Pachmarhi is at Piparia (around 47 kms). There are direct trains from Howrah, Mumbai, and Chennai to Piparia. If you are coming from Delhi to Bhopal, you can take a train to Itarsi Railway Station, and from there you may change trains to reach Piparia. Piparia Railway Station is on the way to Jabalpur from Itarsi Junction.

**By Air** - The nearest airport is at Bhopal, 195 km from Pachmarhi. Direct flights to Bhopal are available from Delhi and Mumbai.

**SITE APPRECIATION**

The location of the golf course land parcels is one of the finest measuring 47.490 Hectare (474955.23 Sqmt) with plot sizes of different areas. It is in the vicinity of landmark locations of Pachmarhi. It is presently a Nazul land.

Additionally, land area 6,11,414 sqft (22.452345, 78.415259) is also available nearby Champak Lake which can be allocated for potential use.



## LAND AREA & PLOT SIZE BIFURCATION

942  
216

है :-

क्र.	जिला	तहसील	शीट क्र.	प्लॉट क्र.	रकबा वर्गमीटर में
1	होशंगाबाद	पिपरिया	6	18	34357.12
2			5	2	40923.79
3			6	1	12330.37
4			6	20	10132.93
5			7	4	25036.81
6			7	6	2747.42
7			10	18	25378.23
8			10	17	6209.36
9			11	8	14944.94
10			11	10	831.48
11			11	17/1	3362.07
12			11	19/1	38610.32
13			11	21	39453.69
14			12	2	18450.36
15			12	4	81424.03

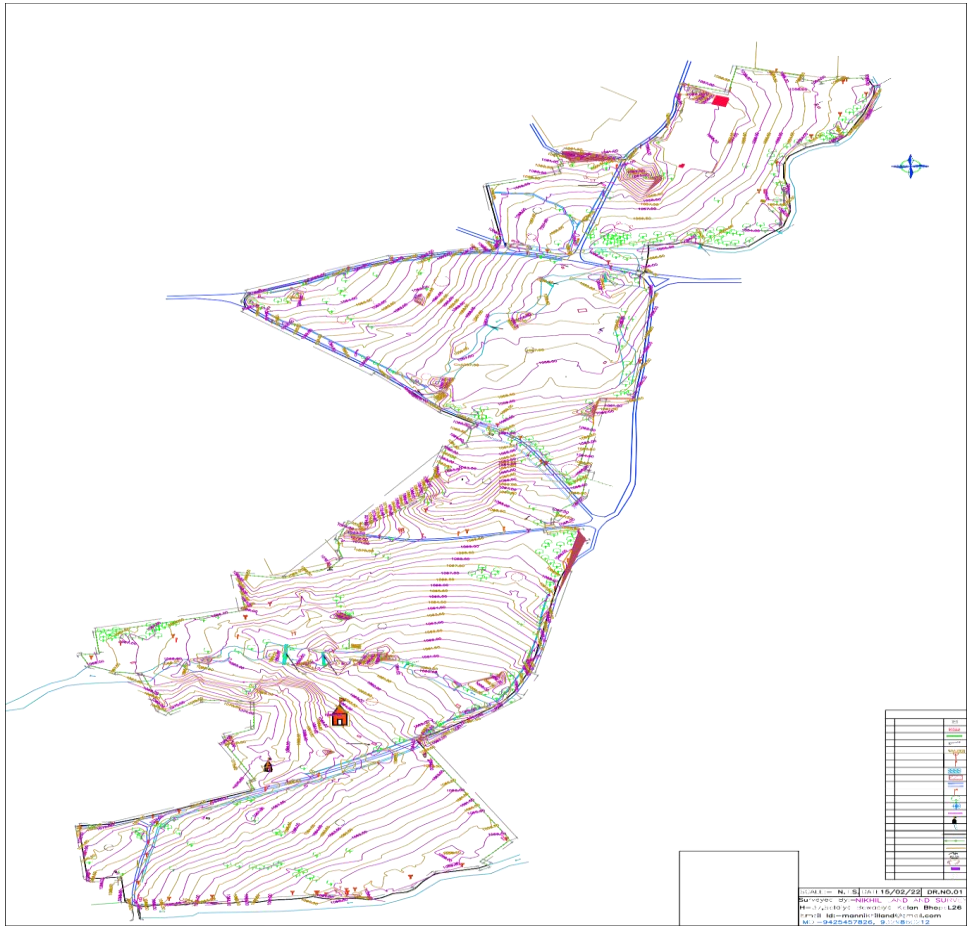
Lily Trade Wing 6<sup>th</sup> Floor, Jhangirabad, Bhopal (M.P.) - 462003  
Tel : + 91 755-2780600, www.mptourism.com/www.tourism.mp.gov.in

11211

क्र.	जिला	तहसील	शीट क्र.	प्लॉट क्र.	रकबा वर्गमीटर में
16			12	7	5981.75
17			12	9	5131.31
18			13	1	36122.35
19			13	5/1	61259.89
20			14	1	1770.45
21			18	1	10496.56
				कुल क्षेत्रफल	47.490 हेक्टेयर 474955.230 व.मी. 5112376 वर्गफिट



# SURVEY DRAWING



Available open land behind champak lake – 6,11,414 sqft

SITE PHOTOGRAPHS



Private construction at one corner of the site



Road intersecting the site



Pachmarhi club (approx 25000 sqft)  
 Developed facilities (approx 10,000 sqft)- Badminton Court, Bar, Billiards, Table Tennis, Sitting area, Small dining area and kitchen etc.



Champak Lake Parking Area



Small Surya Namaskar Facility at the Site ( approx 0.5 acres)



Existing Air Strip which is 2.5 KM from Golf course site