पत्र क्रमांक 2075 दिनांक 05/10/2026
छत्तीसगढ़ गृह निर्माण एवं अधोसंरचना विकास मण्डल के 87वें 405वें सम्मिलन
दिनांक 22.09.2026 में लिए गये निर्णय के संबंध में क्र. 07 संकल्प क्र. 2223/07/87/09/20
के निर्णयानुसार संचालक मण्डल द्वारा निविदा प्रपत्र एवं लायसेंस अनुबंध प्रारूप अनुमोदित

Chhattisgarh Housing and Infrastructure Development Board
Government of Chhattisgarh

Request for Proposal

for

Selection of an Agency for Development, Operation & Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queens Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer(LDOT) basis on PPP Mode

(Instructions to Bidders)

Volume I

XX2026

Tender Advertisement No:

The Executive Engineer

Division 3, Moulshree Vihar

VIP Road Puraina Raipur

Email ID:-cghbdiv03@gmail.com

Chhattisgarh Housing & Infrastructure Development Board, Head Office, Paryawas Bhavan Sector - 19, North Block Nava Raipur, Atal Nagar, Distt. Raipur - 492002

Notice Inviting Tender

Disclaimer

TheinformationcontainedinthisRequestforProposaldocument(the“**RFP**”) or subsequentlyprovidedtoBidder(s), whetherindocumentaryformbyoronbehalfoftheAuthorityoranyofitsemployees, oradvisors,isprovidedtoBidder(s)onthetermsandconditionssetoutinthisRFPandsuchotherterm sandconditionssubjecttowhichsuchinformationisprovided.

This RFP is not an agreement and is neither an offer nor invitation by the Authority to prospective bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their offers pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments made by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in the Bidding Documents, especially in RFP, Draft LicenseAgreement, Draft Lease Agreement and Schedules, 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 Applicant or 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 bidding document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the bidding document and any assessment, assumption, statement or information contained therein or deemed to form part of this document or arising in any way for participation in this Bid Stage.

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 document.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the Project and the Authority reserves the right to reject all or any of the Bidders or Bids without assigning any reason whatsoever.

TheBiddershallbearallitscostsassociatedwithorrelatingtothepreparationand submissionofitsBidincludingbutnotlimitedtopreparation,copying,postage,deliveryfees, expensesassociatedwithanydemonstrationsorpresentationswhichmayberequiredbythe Authority,oranyothercostsincurredinconnectionwithorrelatingtoitsBid.Allsuchcosts andexpenseswillremainwiththeBidderandtheAuthorityshallnotbeliableinanymanner whatsoeverforthesameorforanyothercostsorotherexpensesincurredbyaBidderin preparationorsubmissionoftheBid,regardlessoftheconductoroutcomeoftheBiddingProcess.

Request for Proposal Document		
Contents		
Volume I	**:**	**Instructions to Bidders**
Volume II	**:**	**Project Information Memorandum (PIM)**
Volume III	**:**	**Draft License Agreement**

Bid Data Sheet:

#	Items	Details
1.	**Projectname**	RFP for 'Selection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basison PPP Mode
2.	**Tender issuing authority**	Chhattisgarh Housing and Infrastructure Development Board (CGHIDB)
3.	**Mode of bidding**	Online, through E-Procurement portal https://eproc.cgstate.gov.in. Also, the hard copy of the bid documents are to be submitted at the designated address mentioned in this RFP document.
4.	**Tenure**	The License Period would be of 30 years which is further extendable by 10 (Ten) years based on satisfactory performance.
5.	**Reserve Price (Upfront Premium)**	INR 7,50,00,000/- (Rupees Seven Crores and Fifty Lakhs only) (non-refundable). This is minimum Reserve Price, the bidder shall be required to quote over and above Reserve Price.
6.	**Cost of RFP documents (Non-refundable)**	INR 10,000 + 1,800 (Rs.Eleven Thousand Eight Hundred Only), to be paid through demand draft in favour of" The Executive Engineer, Division-3, Chhattisgarh Housing Board" payable at 'Raipur'.
7.	**EarnestMoneyDeposit/Bid Security (Refundable)**	**INR54Lakhs**. (Rupee Fifty-Four lakhs) The amount to be paid in the form of demand draft, in the favour of "The Executive Engineer, Division-3, Chhattisgarh Housing and Infrastructure Development Board" payable at 'Raipur'. EMD to be submitted along with the Bid documents.
8.	**Performance Security**	**INR 1.34 Crore (**5% of estimated project cost through Bank Guarantee/Demand Draft).
9.	**Date of pre-bid meeting and last date for receiving pre-bid queries**	**16/10/2026 at 12:00PM**atBoard Room, CGHIDB Head Office, Sector-19,Nava Raipur Atal Nagar, Chhattisgarh. **Last Date for Receiving Pre-bid queries: on or before 16/10/2026 till 12:00 PM**
10	**Last date and time of submission of bid (Bid Due Date)**	**Till 03:00 PM on or before 30/10/2026 (online)**. For hard copies, last date of submission is on or before 02/11/2026up to 03:00 PM through registered post only at Executive Officer, Chhattisgarh Housing & Infrastructure Development Board, Division-3.
11	**Opening of Technical Bid**	**03:00 PM on 02/11/2026**
12	**Opening of FinancialBid**	Time & Date will be announced only after the evaluation of Technical Bids.
13	**Place of obtaining RFP documents**	The tender can be downloaded from Chhattisgarh e-Procurement website: https://eproc.cgstate.gov.in.
14	**Address for correspondence**	The Executive Engineer, Division-3, Raipur, Chhattisgarh Housing& Infrastructure Development Board,Moulshree Vihar, Raipur. Phone: 9753266721 Email:cghbdiv03@gmail.com

06.10.2026
Addl. Commissioner
Chhattisgarh Housing &
Infrastructure Development Board
Zone-Raipur

Note: In case any above mentioned date lies on public holiday, the next working day shall be considered as such date.

The Authority will endeavour to adhere to the dates indicated above. However, it reserves the right to make changes to the above dates, if the need arises. Any such change will be uploaded to the Authority's website as well as https://eproc.cgstate.gov.in. from time to time.

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Instructions to Bidders

1 Introduction

1.1 Project Background

1.1.1 Chhattisgarh Housing and Infrastructure Development Board (CGHIDB) is a public sector undertaking of the Government of Chhattisgarh. It is a Board, constituted in terms of Chhattisgarh Housing Board Act, 1972 (No. 3 of 1973). After formation of the State of Chhattisgarh in November 2000, Housing Board was one among the several Boards and Corporations liquidated by the Government. Later, however, the Government in 2004 revised its earlier decision and formed Chhattisgarh Housing Board vide Notification No. 177/3236/32/2003 dated 12-02-2004. Chhattisgarh Housing and Infrastructure Development Board is the main arm of the Government of Chhattisgarh for implementing its Housing sector projects and polices.

1.1.2 The mission of CGHIDB is to guarantee universal access to quality housing, complete with essential support infrastructure, by harnessing resources and fostering substantial investment in the housing sector. This is achieved through fostering robust collaborations among public entities, private sector partners, cooperative bodies, self-help groups, and local government institutions. The CGHIDB is dedicated to advocating for cohesive housing projects that not only provide safe and sustainable living spaces but also contribute to the creation of vibrant communities. These communities are strategically located to offer residents easy access to economic prospects and essential services, including healthcare, education, and social amenities, thereby promoting a well-integrated social and economic environment.

1.1.3 The hospitality industry has undergone a significant transformation, shifting from its traditional role of offering basic boarding and lodging to becoming a hub of memorable experiences for travelers. In today's competitive lodging landscape, guests' expectations are continually rising, prompting hotels and resorts to innovate and enhance their offerings. Modern travelers seek not just accommodation but world-class amenities and exceptional services that contribute to an unforgettable stay. As such, properties must constantly adapt and evolve to cater to the desires of guests who wish to create cherished moments with their loved ones during their travels.

1.1.4 With this RFP, the Authority invites proposals for the selection of a reputable agency or firm to develop, operate and maintain“the Queens Club of India, VIP Road, Raipur” for the duration of the term as stated in the RFP. The selected entity will be responsible not only for the day-to-day operations and management of the clubhouse but also for actively promoting the establishment to enhance its market presence. Additionally, the agency or firm will be tasked with the diligent upkeep of the property, ensuring it remains in excellent condition throughout the license period. At the conclusion of the term, the property must be returned to the Authority in a state that meets or exceeds the agreed-upon standards.

1.1.5 CGHIDB has initiated a competitive bidding process to identify and select a qualified agency to which the project will be awarded. The following are concise details of the project:

Name of the “Project”
RFP for ‘Selection of an Agency for Development, Operation & Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on license, development, operation and transfer basis on PPP mode”

1.1.6 The CGHIDB, Government of Chhattisgarh (hereinafter referred to as "the Authority"), intends to appoint an agency for the Development, Operation and Management of the Queens Club of India, situated in Raipur, Chhattisgarh. The engagement will be on the basis of an Annual License Fee in addition to an Upfront Premium for a primary term of thirty (30) years. The project may be eligible for renewal for one subsequent term of ten (10) years, subject to a total potential duration of thirty (30) years (30+10 years). Notwithstanding the foregoing, the Authority reserves the exclusive right to evaluate the performance and suitability of the agency for extension after the initial term. The Authority also retains the prerogative to issue a new bidding process for the premises at its sole discretion, should it be deemed necessary following the first Thirty-year period.

1.1.7 Sealed bids are invited for Project. The summary of premises is as follows:

A top-end cosmopolitan Social and health clubhouse "Queen's Club of India" situated at VIP Road Raipur, Chhattisgarh having Land Area: 1.911 Acre (approx. 7733 sqm)

The project details are as follows:

S. No	Project Sites	Scope	Plot Area (sqm)	Geo-coordinates	EstimatedProject Cost
i.	Existing Facilities on Project Site*	Renovation, refurbishment, Operation and Maintenance	7733.7	21.235784 81.682258	INR 26.80 Crore
ii.	Vacant area on Project Site	Design, Built,Operation and Maintenance	1120 (included in total area)	21.235875, 81.683085	

** Developer can utilise the existing structure to construct proposed built up area, as per the conditions laid in this document and agreement.*

1.1.8 Consortium or Joint Venture with a maximum of 2 agencies/firms (including lead member)is allowed to participate in this bid.

1.1.9 The Selected Bidder (the "**Agency**")shall be responsible for Development, Operation and Maintenance of the Queen's Club of India on License, Development, Operation and Transfer (LDOT) basis in accordance with the provisions of the Agreement (the "**License Agreement**"),to be entered into between the Agency and the Authority. The selected agency will have to pay a one-time Upfront Premium and Annual License Fee for the development and operation rights provided on the premises of the property.

1.1.10 The scope of work shall essentially include development of additional rooms, operation and maintenance, management of Queens club of India. The key scope includes following components.

1. Renovation, refurbishment, Operation, Maintenance, management and transfer of existing club facilities.
2. Development, operation, maintenance, management and transfer of new rooms, banquet and sport facilities as specified in the bid documents.

The key terms are provided insection 4 of this document and detailed scope of work along with Mandatory Development Obligations are specified in theLicense Agreement. In consideration of undertaking the Agreement obligations of the project and other related payment obligations towards Authority, the Agencyshall be entitled

to undertake the activities permitted as per the details therein the License Agreement. The Scope of Work and related obligations of the selected bidder shall be governed by the terms of these Bidding Documents and the License Agreement.

The License Agreement and the Schedules set forth the detailed terms and conditions for grant of the License to the Agency, including the scope of the services and obligations of the Agency.

1.2 Definitions

1.2.1 The term "Agency" shall mean and include the person or persons, firm or company who has been appointed as Licensee for Queen's Club of India, by the CGHIDB.

1.2.2 The term "**Upfront Premium**" shall mean the premium quoted by the bidder in its offer which is more than Reserve Price (Upfront Premium)decided by the authority. Additionally, the annual license fee of 7% of the upfront premium quoted by the successful bidder, has to be paid by the bidder to the Authority from the date of execution of agreement for the Queens Club of India. The annual license fee will attract an escalation rate of 5% per annum throughout the Agreement Period.

1.2.3 The term "**Contract**" or "**Agreement**" shall mean and include: All the tender documents but not limited to Tender Notice, RFP, License Agreement or any corrigendum/Addendums.

1.2.4 A "**Day**" shall mean a day of 24 hours from 00:00:00AM to 23:59:59 PM irrespective of the number of hours worked in that day, unless otherwise specified.

1.2.5 The term "**Designated Officer**" shall mean the officer appointed or designated by CGHIDB to monitor the project.

1.2.6 The"Area" means the area which shall only be used for providing for services defined by the Authority in the scope of work.

1.2.7 The term "**Agency**" and "**Bidder**" are used synonymously in this document.

1.2.8 The term "**Reserve Price**" is the minimum amount over and above of which the Agency shall quote the Upfront Premium to be paid to CGHIDB for the Development, Operation & Maintenance and Management of the Queens Club of India. The applicable GST shall be paid by the agency, which is over and above the quoted upfront premium.

1.2.9 **Development Rights**: The Developer shall be granted the exclusive rights to design, construct, and develop additional rooms over the identified area as stated in the License Agreement within the Project Land. Such Development Rights shall include the entitlement to undertake construction as per the approved plans, obtain necessary statutory clearances, and integrate the additional rooms with the overall project facilities. The Developer shall also have the right to commercially utilize, operate, maintain the developed rooms in accordance with the provisions of this Agreement and applicable laws, subject to compliance with prescribed standards, regulations, and approvals of the Competent Authority.

1.2.10 **Club**: The Club shall mean the physical structure or place where members of the club meet for shared interests such as sports, restaurants, hospitality, social activities, hobbies, etc.

1.2.11 The terms and conditions based on which the Bidder is selected for allotment of project shall be an integral part of the RFP/Agreement.

1.2.12 The Agency shall be responsible for obtaining on their own cost all the statutory approvals/ permits/ License/ permission as required for the Development, Operation & Maintenance and Management of the club at its own cost as required under the applicable laws.

1.2.13 Agency shall during the period of Agreement, pay all rates, taxes and all other charges due and becoming due in respect of the project thereupon.

1.2.14 The Development, Operation & Maintenance and Management of the clubhouse will be governed by the terms and condition of the Agreement.

1.2.15 The statements and explanations contained in this Request for Proposal (the "RFP" document)are intended to provide a better understanding to the Bidders about the subject matter of this RFP and should not be construed or interpreted as limiting in any way or manner the scope of services and obligations of the Agency or the Authority's rights to - amend, alter, change, supplement or clarify the - scope of work, the contract to be awarded pursuant to this RFPor the terms thereof or herein contained. Consequently, any omissions, conflicts or contradictions in the Bidding Documents including this RFPare to be noted, interpreted and applied appropriately to give effect to this intent, and the Authority shall entertain no claims on that account.

1.2.16 The Authority invites single stage two envelope bid ("**Bid**")comprising of technical and financial offers pursuant to this RFP and in accordance with the terms set forth in this RFP as modified, altered, amended and clarified from time to time by the Authority (collectively the "**BiddingDocuments**"). All Bids shall be prepared and submitted in accordance with such terms on or before the date specified in Data Sheetfor submission of Bid (the "**Bid Due Date**").

1.2.17 The Selected Bidder shallundertake Development, Operation & Maintenance and Management of the Queens Club of India at Raipurin accordance with the Guidelines and Policies,if any issued by the concerned Government (Government of Chhattisgarh) through contract initially for30 years which may be extended by 10 yearsbased on the satisfactory performance[1] of the Agency and at the sole discretion of CGHIDB.

1.2.18 Period for licenseis for 30 years (the "**LicensePeriod**") which may be extended for additional 1 term of 10years based on the satisfactory performance and at the sole discretion of CGHIDB.The Authority reserves the right to undertake the performance review every five (05) years or at shorter interval as and when the Authority find it necessary to identify improvement in the overall facility. In case the authority finds any concerns regarding the development or operation of the asset, the Authority may seek details from the selected bidder.

1.3 Brief description of BiddingProcess

1.3.1 The Authority has adopted a single stage two envelopebidding process(the "**Bidding Process**") for selection of the Bidder for award of the Projectand invites Bids fromeligible parties (**the**"**Bidders**").

(i) The Bidder shall submit in separate envelopes,the Qualification Proposal (the **"Technical Proposal"**) andthe bid fees as part of the Bid. The Qualification Proposal involves qualification of interested parties based on their Technical Capacity and Financial Capacity in accordance with the provisions of Clause 3.

[1]*Satisfactory performance will mean that licensee is using the premises for the permissible activities and services as per the terms and conditions mentioned in this document without causing any damage to existing building, structure and infrastructure which are handed overat the time of agreement signing. Additionally, licensee shall not conduct any activity whichcan result in deteriorating brand value of the Queens Club of India and / or CGHIDB. The Licensee shall follow all its obligations including related to payments due to the Authority and shall not be at default.*

Based upon the Qualification Proposal submitted by the Bidders, the Authority shall shortlistBidders whose Financial Offersare eligible for opening in next step in accordance with the terms specified in the Bidding Documents. The financial offers for all the bidders are to be submitted online only. Any hard copy submission by the bidders for financial proposal will lead to disqualification of the bidder. The Bid shall be valid for a period of not less than 180 days (one hundred and eighty days) from the Bid Due Date.

(ii) Interested parties may download the RFPdocuments from the website https://eproc.cgstate.gov.in. ThisRFPcontains information about the Project, bidding process, Bidsubmission, qualification and Financial Proposal requirements.

1.3.2 As part of the Qualification Proposal,Bidder(s) would be required to furnish all the information as specified in this RFPand any other documents provided by the Authority. The criteria of pass/fail for the Qualification Proposal of the Bidders shall depend upon the Bids being responsive in terms of this RFPdocument and upon their meeting in entirety the minimum eligibility and qualification criteria as laid down in this RFPdocument.

1.3.3 The Financial Proposal (submitted online), of only those Bidders who are found to be eligible as per the evaluation of their Qualification Proposal shall be openedand evaluated.

1.3.4 In terms of the RFP, a Bidder is required to deposit, along with its Bid, a bid security of equivalent to the amount of **Rs 54.00 Lakhs**(the "**BidSecurity**")in favorof Executive Engineer, Division 3, CGHIDBthrough Demand Draft.

1.3.5 Bidders are invited to examine the Project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their respective Bids for award of the project for Development, Operation & Maintenance and Management of the clubhouse on license basis.

Bids are invited on the basis of the Upfront Premiumto be paid by the bidder (the "**Upfront Premium[2]")**(Should be greater than Reserve Price) to the Authority as per the provisions hereof and particularly the LicenseAgreement. The Agreement period is pre-determined and fixed as specified in Clause 1.2.18. After evaluation of Qualification Proposal and subject to requirements of the RFP, the aforesaid Upfront Premium shall constitute the sole criteria (the **"Bid Parameter"**) for evaluation of Bids and the selection of the Successful Bidder.

In this RFP, the term "**Highest Bidder**" shall mean the Bidder who is offering the highest Upfront Premium to the Authority.

1.3.6 The Highest Bidder shall not be allowed to participate, in the fresh bids invited by the Authority, in case the Highest Bidder is rejected due to non-acceptance of Letter of Award issued by the Authority or due to misrepresentation made by the Highest Bidder in the first round of bidding for this Project.

1.3.7 Any queries or request for additional information concerning this RFPshall be submitted in writing and by e-mail so as to reach the officer designated in Data Sheetby the specified date. The envelopes/ communication shall clearly bear the following identification/ title:

[2]excluding provision for GST and other applicable taxes

Queries/ Request for Additional Information:RFP Document **"Selection of an Agency for Development, Operation & Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queens Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basis on PPP Mode".**

2 Instructions to Bidders

2A. General

2.1 Scope of Bids

2.1.1 The Authorityinvites Bidsfrom experienced and capable Bidders in the format and within the specified date and time as described in this RFP.

2.1.2 Notwithstanding anything to the contrary contained in this RFP, the detailed terms specified in the LicenseAgreement shall have overriding effect; provided, however, that any conditions or obligations imposed on the Bidder hereunder shall continue to have effect in addition to its obligations under the LicenseAgreement.

2.1.3 The Bidder shall furnish a Bid Security as specified in the clauseno. 1.3.4 of this RFPin accordance with the provisions of this RFP. No other form of Bid security is allowed except Demand Draft as mentioned in the Data sheet.

2.1.4 The validity period of the Demand Draft shall not be less than 180 (one hundred and eighty) days from the Bid Due Date.The Bid Security shall be refundable no later than 60 (sixty) days from the Bid Due Date except in the case of the Selected Bidder whose Bid Security shall be retained till it has provided aPerformancesecurity under the LicenseAgreement.

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

2.2 Eligibility of Bidders

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

a) The Bidder may be a single entity or a group of entities (the “Consortium”) or a Joint Venture. However, no Bidder, applying individually or as a member of a Consortium, as the case may be, can be member of another Consortium. The term Bidder used herein would apply to both single entity and a Consortium including each Member of the Consortium. A Bidder shall be eligible to bid subject to the conditions set out in clause below.

b) A Bidder may bid in a consortium/JV maximum up to 02 (two) members (including lead member) with a formal intent to enter into an agreement or under an existing agreement to form a Consortium/JV.

c) A Bidder can be

(i) a company incorporated under the Indian Companies Act, or

(ii) a trust registered under the Indian Trusts Act, 1882 or the Bombay Public Trusts Act, 1950 (or other applicable laws), or

(iii) a society registered under the Societies Registration Act, 1860 (or other applicable laws), or

(iv) a Partnership firm registered under The Partnership act, 1932 or the Limited Liability Partnership (LLP) incorporated under Limited Liability Partnership Act 2008 Government of India, or

(v) a sole proprietorship firm.

d) A Bidder is eligible to submit only one bid under thisRFP.

e) A bidder must submit a separate bid along with the tender fee, EMD and all other technical and financial criteria as mentioned in the RFP.

f) The Bidder should have an average annual **turnover equivalent toamount of Rs 10 Cr** or more in the last three financial years before the bid due date.

- To substantiate eligibility as per the aforementioned clause, a bidder may furnish financial statements along with a certificate duly certified by a Chartered Accountant.

g) The bidder should have **positive Net worth** in the last financial year as on Bid Due Date.In case the consortium/JV, all the members of consortium/JV shall have the positive Net worth in the last financial year.

h) The bid must be accompanied by the Audited Annual Reports of the Bidder for the last three (03) financial years preceding the proposal due date.

i) The financial documents that are turnover certificate, net worth, audited annual reports etc. shall be duly signed by statutory auditor or the Chartered Accountant registered with ICAI.

j) Bidder Firm (All the members of consortium / JV (if applicable) should not have suffered any financial loss for more than one year during the last three financial years, ending on bid due date.

k) State registration of the GST certificate is a mandatory requirement. Should the bidder not possess the GST certificate of Chhattisgarh by the bid due date, they are obligated to submit an undertaking as per the format given in Annexure XI. This undertaking confirms that within 30 days of receiving the LoA, the successful bidder will provide the GST certificate of Chhattisgarh to the Authority.

l) Bidder firm (Any or all the members of consortium / JV (if applicable) must not have been terminated by the Government entities in any of the similar work due to non-performance or non-compliance of the agreement conditions in past five financial years.

m) A Bidder shall not have a conflict of interest (the "**Conflict of Interest**") that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified. In the event of disqualification, the Authority shall be entitled to forfeit and appropriate the Bid Security or Performance Security, as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by the Authority and not by way of penalty for, inter alia, the time, cost and effort of the Authority, including consideration of such Bidder's proposal (the "Damages"), without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/ or the LicenseAgreement or otherwise. Without limiting the generality of the above,A Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:

(i) the Bidder, its Associate or a consortium or a JV (or any constituent thereof) and any other Bidder, or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of an Bidder, its Associate or a consortium or a JV thereof (or any shareholder thereof having a shareholding of more than 5 per cent of the paid up and subscribed share capital of such Bidder, or Associate, as the case may be) in the other Bidder, its Associate is less than 5 per cent of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, insurance company, pension fund or a public financial institution referred to in sub-section (72) of section 2 of the Companies Act, 2013. For the purposes of this Clause 2.2.1, indirect shareholding held through one or more intermediate persons shall be computed as follows: (aa) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the "**Subject Person**") shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (bb)

subject always to sub-clause (aa) above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause (bb) if the shareholding of such person in the intermediary is less than 26% of the subscribed and paid up equity shareholding of such intermediary; or

(ii) a constituent of such Bidder is also a constituent of another Bidder; or

(iii) such Bidder, 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, it'sany Associate thereof; or

(iv) such Bidder has the same legal representative for purposes of this Bid as any other Bidder; or

(v) such Bidder, or anyAssociate thereof has a relationship with another Bidder, or anyAssociate thereof, directly or through common third party/ parties, that puts either or both of them in a position to have access to each other's' information about, or to influence the Bid of either or each other; or

(vi) SuchBidderor anyAssociate thereofhas participated as a consultant to the Authority in the preparation of any documents, design or technical specifications of the Project.

Explanation:

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

For purposes of this RFP, Associate means, in relation to the BidderMember, 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 per cent) 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.

n) A Bidder shall be liable for disqualification and forfeiture of Bid Security if any legal, financial or technical adviser of the Authority in relation to the Project is engaged by the Bidder, it's any Associate thereof, as the case may be, in any manner for matters related to or incidental to such Project during the Bidding Process or subsequent to the (i) issue of the LOA or (ii) execution of the LicenseAgreement. In the event any such adviser is engaged by the Selected Bidder, as the case may be, after issue of the LOA or execution of the LicenseAgreement for matters related or incidental to the Project, then notwithstanding anything to the contrary contained herein or in the LOA or the LicenseAgreement and without prejudice to any other right or remedy of the Authority, including the forfeiture and appropriation of the Bid Security orPerformance Security, as the case may be, which the Authority may have thereunder or otherwise, the LOA or the LicenseAgreement, as the case may be, shall be liable to be terminated without the Authority being liable in any manner whatsoever to the Selected Bidder for the same.

o) For the avoidance of doubt, this disqualification shall not apply where such adviser was engaged by the Bidder, its Associate in the past but its assignment expired or was terminated prior to the Bid Due Date. Nor will this disqualification apply where such adviser was engaged after a period of 3(Three) yearsfrom the date of commercial operation of the Project.

p) This RFP is not transferable.

q) Any award of license pursuant to this RFP shall be subject to the terms of Bidding Documents.

2.2.2 To be eligible to fulfill the passing criteria of the Qualification Proposal and being short-listed for opening and evaluation of Financial Proposal, a Bidder shall fulfil the following conditions of eligibility:

a) **Technical Capacity:** For demonstrating technical capacity and experience (the "**Technical Capacity**"), the Bidder shall have experience in Eligible Project(s) as per Clause 3.2.1.

b) **Financial Capacity**:For demonstrating the financial capacity (the **"Financial Capacity"**), the bidder shall over the past 3 (three) financial years preceding the Bid Due Date, shall have an average annual turnover as per Clause 3.3.

2.2.3 The Technical and Financial Capacitymentioned in clause 2.2.2shall be fulfilledby the Bidder subject to terms of this RFP.

2.2.4 The Bidder shall enclose with its Bid, to be submitted as per the format at Appendix-I, complete with its Annexures, the following:

a) Certificate(s) from statutory auditors of the Bidder or its Associates specifying the Annual Turnover of the Bidder, as atclose of the preceding financial year, and also specifying that the methodology adopted for calculating such AnnualTurnover conforms to the provisions of this Clause 2.2.4(a). For the purposes of this RFP, Annual Turnover (the "**Turnover**") shall mean **the net sales generated by a business** in that particular financial year.

2.2.5 The Bidder should submit a Power of Attorney along with Board resolution in favour of executants as per the format at Annexure-IV, authorizing the signatory of the Bid to commit the Bidder.

2.2.6 In case the Bidder is a Consortium, the Members thereof must furnish a Power of Attorney in favor of the Lead Member in the format at Appendix-V.

2.2.7 Any entity which has been barred by the Central/ State Government, or any entity controlled by it,from participating in any project and the bar subsists as on the date of Bid, would not be eligible to submit a Bid.

2.2.8 A Bidder should, in the last 3 (Three) years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, nor has 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. Provided, however, that where Bidder claims that its disqualification arising on account of any cause or event specified in this Clause 2.2.78is such that it does not reflect (a) any malfeasance on its part in relation to such cause or event; (b) any wilful default or patent 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 implementation of the Project.

2.2.9 In computing the Technical Capacity and Financial Capacity of the Bidder under Clauses 2.2.1,2.2.2, 2.2.4and 3.2, the Technical Capacity andFinancial Capacityof their respective Associate would also be eligible hereunder;

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

a) Bidders should attach clearly marked and referenced continuation sheets in the event that the space provided in the prescribed forms in the Annexures is insufficient. Alternatively, Bidders may format the prescribed forms makingprovision for incorporation of the requested information.

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

c) in responding to the qualification, Bidders should demonstrate their capabilities in accordance with Clause 3.1, 3.2 and3.3.

2.2.11 While Qualification is open to persons from any country, the following provisions shall apply:

a) Where, on the date of the Bid, not less than 25% (twenty five percent) of the aggregate issued, subscribed and paid-up equity share capital in a Bidder is held by persons resident outside India or where a Bidder is controlled by persons resident outside India; or

b) if at any subsequent stage after the date of the Bid, there is an acquisition of not less than 25% (twenty five percent) of the aggregate issued, subscribed and paid-up equity share capital or control, by persons resident outside India, in or of the Bidder.

(i) then the Qualification of such Bidder or in the event described in sub clause (b) of 2.2.11 above, the continued Qualification of the Bidder shall be subject to approval of the Authority from national security and public interest perspective. The decision of the Authority in this behalf shall be final, conclusive and binding on the Bidder.

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

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

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

2.3 Change in composition of Consortium

2.3.1 Where the Bidder is a Consortium, change in composition of the Consortium shall not be allowed under any circumstances.

2.4 Number of Bids and costs thereof

2.4.1 Only one bid is allowed per bidder and no biddershall submit the multiple bids for the Queens Club of India.

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

2.4.3 A Bidder applying individually or as a member of a Consortium shall not be entitled to submit another Bid either individually or as a member of any Consortium, as the case may be.

2.5 Site visit and verification of information

2.5.1 Bidders are advised to submit their respective Bids after visiting the Project site and before attending Pre-Bid meeting ascertaining for themselves the site conditions, traffic, location, surroundings, Market(footfall), climate, availability of power, water and other utilities, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them. Irrespective of whether the bidder carries out such studies as required, submission of proposal by a prospective bidder would imply that the bidder has carried out such studies as required for submission of proposals and no claim whatsoever shall be entertained at a later stage on account of deviation.

2.6 Acknowledgement by Bidder

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

a) made a complete and careful examination of this RFP.

b) received all relevant information requested from the Authority.

c) agreed to be bound by the undertakings provided by it under and in terms hereof.

d) satisfied itself about all matters, things and information including matters referred to in Clause 2.45 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 as stated in this document 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,oragroundforterminationofthe LicenseAgreement by the Bidder.

f) acknowledged that it does not have a Conflict of Interest; and

g) agreed to be bound by the undertakings provided by it under and in terms hereof

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

2.7 Right to accept or reject any or all Bids

2.7.1 Notwithstanding anything contained in this RFP, the Authorityreserves the right to accept or reject any Bid and to annul the Bidding Process and reject all Bids, at any

time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof.In the event that the Authority rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

2.7.2 The Authority reserves the right to verify all statements, information and documents submitted by the Bidder in response to the RFPor the Bidding Documents 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.

2.7.3 The Authorityreserves the right to reject any Bidand appropriate the Bid Security if.

a) at any time, a material misrepresentation is made or uncovered, or

b) theBidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid.

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

a) invite the remaining Bidders to match the financial Bid of disqualified bidder in accordance with RFP; or

b) take any such measure as may be deemed fit in the sole discretion of the Authority, including annulment of the Bidding Process.

2.7.5 In case it is found during the evaluation or at any time before signing of the LicenseAgreement or after its execution and during the period of subsistence thereof, including the Licensethereby granted by the Authority, that one or more of the qualification conditions 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 Agency either by issue of the LOA or entering into of the LicenseAgreement, and if the Selected Bidder has already been issued the LOA or has entered into the LicenseAgreement, 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 Agency, as the case may be, without the Authority being liable in any manner whatsoever to the Selected Bidder. In such an event, the Authority shall be entitled to forfeit and appropriate the Bid Security or Performance Security, as the case may be, as Damages, without prejudice to any other right or remedy that may be available to the Authority under the Bidding Documents and/ or the LicenseAgreement, or otherwise.

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

2.7.7 The documents including this RFPand all attached documents, provided by the Authority are and shall remain or become the property of the Authority and are transmitted to 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 2.7.77 shall also apply mutatis mutandis to Bids and all other documents submitted by the Bidders, and the Authority willnotreturntotheBiddersanyBid, document or any information provided along therewith.

2B Documents

2.8 Contents of the RFP

2.8.1 This RFPcomprises the disclaimer set forth hereinabove, the contents as listed below andwill additionally include any Addenda issued in accordance with Clause 2.10.1

Invitation for Bids

Section 1. Introduction
Section 2. Instructions to Bidders
Section 3. Criteria for Evaluation and Evaluation of Bids
Section 4. Terms and Conditions
Section 5. Fraud & Corrupt Practices
Section 6. Pre-BidConference
Section 7. Miscellaneous

Appendices

Appendix I Letter Comprising the Bid
Annexure I Particulars of the Bidder
Annexure II Statement of Legal Capacity
Annexure III Statement of Financial Capacity
Annexure IV Power of Attorney
Annexure V Power of Attorney for Lead Member of Consortium
Annexure VI Bank Guarantee for Performance Security
Annexure VII Joint Bidding Agreement
Annexure VIII Details of Existing Experience / Property / Project
Annexure IX Guidelines of the Department of Disinvestment
Annexure X Format of Financial Bid
Annexure XI Format for Undertaking

2.9 Clarifications

2.9.1 Bidders requiring any clarification on the RFPmay notify the Authority in writing in accordance with Clause 1.3.77 They should send in their queries before the date specified in the schedule of Bidding Processcontained in Data sheet. The Authority shallendeavor to respond to the queries at the earliest.The Authority will upload all the queries and its responses on the website: https://eproc.cgstate.gov.inwithout identifying the source of queries.

2.9.2 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 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.

2.9.3 The Authority may alsoon 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 theRFP. Verbal clarifications and information given by the Authority,or its employees or representatives shall not in any way or manner be binding on the Authority.

2.10 Amendment of RFP

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

2.10.2 Any Addendum thus issued will be uploaded on the https://eproc.cgstate.gov.inonly. The Bidders must submit their Bids in compliance of the latest updates, addendums, modifications or amendments issued by the Authority. The Authority does not assume any responsibility to bidders, who fails to submit their bids in accordance with latest updates, addendums, modifications or amendments issued by the Authority

before Bid Due Date. In such case the Authority may reject any bid for the non-compliance of hereunder.

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

2C Preparation and Submission of Bid

2.11 Language

2.11.1 The Bid and all related correspondence and documents in relation to the BiddingProcess 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 true translations of it in the English language, duly authenticated and certified by the Bidder. 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.

2.12 Format and signing of Bid

2.12.1 The Bidder shall provide all the information sought under this RFP. The Authority will evaluate only those Bids that arereceived in the required formats and complete in all respects. Incomplete and /or conditional Bids shall be liable to rejection.

2.12.2 The Bid shall be typed or written in indelible ink and signed by the authorised signatory of the Bidder who shall also initial each page in blue ink. 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 be initialed by the person(s) signing the Bid. The Bid shall contain page numbers and shall be bound together in hard cover.

2.13 Sealing and Marking of Bids

2.13.1 The Bidder shall submit the Qualification Proposal in the format specified in Annexure I-IX, together with the documents specified in Clause 2.13.2The Bidder shall submit the Financial Proposal online in the format specified in Annexure-Xon the https://eproc.cgstate.gov.in/portal only. Both the envelopes of the Qualification Proposal and the Demand Drafts shall then be sealed in an outer envelope and mark the envelope while submitting hard copied in accordance with Clause 2.13.3, 2.13.4 and 2.13.5.

2.13.2 Each Qualification Proposal envelope shall contain:

a) Qualification Proposal in the prescribed format (Appendix-I) along with Appendices as stated in clause 2.8along with supporting documents.

b) Copy of Memorandum and Articles of Association, if the Bidder is a body corporate.

c) Copies of Bidder's duly audited balance sheet and profit and loss account for thepreceding 3 (three) financial years.

d) Bid Security to be paid through Demand Draft.

e) Bid Document cost to be paid through Demand Draft.

2.13.3 The envelopes having the Qualification Proposal and Demand Draftsshall clearly bear the following identification:

Bid for: **'Selection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basis on PPP mode'**, and shall clearly indicate the name and

address of the Bidder. In addition, the Bid Due Date shall be indicated on the right-hand corner of each of the envelopes.

2.13.4 Address for corresponding:

Attn. To:	**The Executive Engineer**
Authority:	Chhattisgarh Housing and Infrastructure Development Board
Address:	Division-3, Moulshree Vihar, RAIPUR (C.G.)
E-mail address:	cghbdiv03@gmail.com
Phone no.:	97532 66721
Website	https://cghb.gov.in/

2.13.5 If the envelopes are not sealed and marked as instructed above, the Authority assumes no responsibility for the misplacement or premature opening of the contents of the Bid and consequent losses, if any, suffered by the Bidder.

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

2.14 Bid Due Date

2.14.1 Bids should be submitted upuntilas per schedule and the Bid Due Date specified in Data Sheet.

2.14.2 The Authority may, in its sole discretion, extend the Bid Due Date by issuing an Addendum in accordance with Clause 2.10uniformly for all Bidders.

2.15 Late Bids

2.15.1 Bids received by the Authority after the specified time on the Bid Due Date shall not be eligible for consideration and shall be summarily rejected.

2.16 Modifications/ substitution/ withdrawal of Bids

2.16.1 The Bidder may modify, substitute or withdraw its Bid after submission, provided that written notice of the modification, substitution or withdrawal is received by the Authority prior to the Bid Due Date. No Bid shall be modified, substituted or withdrawn by the Bidder on or after the Bid Due Date.

2.16.2 The modification, substitution or withdrawal notice shall be prepared, sealed, marked, and delivered in accordance with Clause 2.13, with the envelopes being additionally marked “Modification”, “Substitution” Or “Withdrawal”, as appropriate.

2.16.3 Any alteration/ modification in the Bid or additional information supplied subsequent to the Bid Due Date, unless the same has been expressly sought for by the Authority, shall be disregarded.

2D. Evaluation Process

2.17 Opening and Evaluation of Bids

2.17.1 The Authority shall open the Qualification Bids as per the schedule and the Date mentioned in Data Sheet, at the place specified in Clause 2.13.4 and in the presence of the Bidderswho choose to attend.

2.17.2 Applications for which a notice of withdrawal has been submitted in accordance with Clause 2.16shall not be opened.

2.17.3 The Authority will subsequently examine and evaluate Qualification Bids in accordance with the provisions set out in clause 3.6.

2.17.4 Bidders are advised that qualification ofBidders will be entirely at discretion of 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.

2.17.5 Any information contained in the Bid shall not in any way be construed as binding on the Authority, its agents, successors or assigns, but shall be binding against the Bidder if the Project is subsequently awarded to it on the basis of such information.

2.17.6 The Authority reserves the right not to proceed with the Bidding Process at any time without notice or liability and to reject any or all Bid(s) without assigning any reasons.

2.17.7 If any information furnished by the Bidder is found to be incomplete, or contained in formats other than those specified herein, the Authority may, in its sole discretion, exclude the relevant project forevaluating the Technical and Financial Capacity of the Bidder.

2.17.8 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 for evaluating the Technical and Financial Capacity. Where any information is found to be patently false or amounting to material misrepresentation, the Authority reserves the right to reject the Bid in accordance with the provisions of Clauses 2.7.

2.17.9 The Bidders who meet the eligibility criteria set forth in Clauses 2.2.1 and 2.2.2will be shortlisted and eligible for opening the Financial Proposal.

2.17.10 Generally, the Project will be awarded to the Highest Bidder whose bid is more than the reserve price.

2.17.11 The opening of Bids and acceptance thereof shall be substantially in accordance with this RFP.

2.17.12 The proposed LicenseAgreement shall be deemed to be part of the Bid.

2.18 Validity of Bids

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

2.19 Confidentiality

2.19.1 Information relating to the examination, clarification, evaluation and recommendation for the Bidders shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the Authority in relation toor 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 Authorityor as may be required by law or in connection with any legal process.

2.20 Tests of Responsiveness

2.20.1 Prior to evaluation of Qualification Proposal, the Authority shall determine whether each Qualification Proposal is responsive to the requirements of the RFP. A Qualification Proposal shall be considered responsive onlyif:

a) it is received as per format at Appendix-I

b) it is received by the Bid Due Date including any extension thereof pursuant to Clause 2.14.2;

c) it is accompanied by the Power of Attorney for signing the Bid.

d) it contains all the information and documents (complete in all respects) as requested in thisRFP.

e) it contains information in formats same as those specified in thisRFP.

f) It contains signed & sealed copy of all volume of RFP & corrigendum (if any)

g) it contains certificate from its statutory auditors/Charted accountant (as per requirements of RFP) in the format specified at Annexure-III of theRFP.

h) it is accompanied by Bid Document cost and Bid Security.

i) it doesnot contain any condition or qualification;and

j) it is not non-responsive in terms hereof.

2.20.2 The Authority reserves the right to reject any Bid which is non-responsive and no request for alteration, modification, substitution or withdrawal shall be entertained by the Authorityin respect of such Bid.

2.21 Clarifications

2.21.1 To facilitate evaluation of Bids, the Authoritymay seek clarifications from any Bidder regarding its Bid. Such clarification(s) shall be provided within the time specified by the Authority for this purpose. Any request for clarification(s) and all clarification(s) in response thereto shall be in writing.

2.21.2 If a Bidder does not provide clarifications sought under Clause 2.21.1above within the prescribed time, its Bid shall be liable to be rejected. In case the Bid is not rejected, the Authority may 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.

2E. Qualification and Bidding

2.22 Short-Listing and Notification

2.22.1 After the evaluation of Bidsfor Qualification, the Authority would announce a list of short-listed qualified Bidderswhose Financial Proposals shall be liable to be opened. At the same time, the Authority would notify the other Bidders that they have not been shortlisted. The Authority will not entertain any query or clarification fromBidders who fail to qualify.

2.23 Submission of Bids

2.23.1 The Bidders are requested to submit a Bid in the form and manner set out in the Bidding Documents.

2.24 Proprietary Data

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

2.25 Correspondence with the Bidder

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

2F. Bid Security

2.26 Bid Security

2.26.1 The Bidder shall furnish as part of its Bid, a Bid Security referred to in Clauses 2.1.3and 2.1.4hereinabove.

2.26.2 The Authority shall not be liable to pay any interest on the Bid Security deposit so made and the same shall be interest free

2.26.3 Save and except as provided in Clauses 2.1.3 and 2.1.4above, 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 60 (sixty) days from the Bid Due Date. Bidders may by specific instructions in writing to the Authority give the name and address and account details of the person in whose account the refund to be processed. failing which it shall be refundedin the account from where the Bid security was deposited initially.

2.26.4 The Selected Bidder's Bid Security will be returned, withoutanyinterest,uponthe AgencysigningtheLicenseAgreementandfurnishingthePerformance Security in accordance with the provisions thereof. The Authority may, at the Selected Bidder's option, adjust the amount of Bid Security in the amount of Performance Security to be provided by him in accordance with the provisions of the LicenseAgreement.

2.26.5 The Authority shall be entitled to forfeit the Bid Security as Damages inter alia in any of the events specified in Clause2.26.6herein 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 period of Bid validity as specified in this RFP, no relaxation of any kind on Bid Security shall be given to any Bidder.

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

a) a Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice as specified in thisRFP.
b) a Bidder withdraws its Bid during the period of Bid validity as specified in this RFPand as extended by mutual consent of the respective Bidder(s) and the Authority.
c) the Selected Bidder fails within the specified time limit -
   i. to sign and return the duplicate copy of LOA; or
   ii. to sign the LicenseAgreement; or
   iii. to furnish the Performance Security within the period prescribed in thisRFP or LicenseAgreement.
d) the Selected Bidder, having signed the LicenseAgreement, commits any breach thereof.

3 Criteria for Evaluation of Bids

3A. Qualification Proposal

3.1 Evaluation Parameters

3.1.1 Biddershave tomeet the eligibility criteria specified in Clauses 2.2.1and 2.2.2and as per this Section 3. Bids of Bidders who do not meet these criteria shall be rejected.

3.1.2 The Bidder's competence and capability is proposed to be established by the following parameters:

a) Technical Capacity; and

b) Financial Capacity

3.2 Technical Capacity for purposes of Evaluation

3.2.1 Subject to the provisions of Clause 2.2 the following categories of experience would qualify as Technical Capacity and eligible experience (the **"Eligible Experience**") in relation to eligible projects as stipulated under this clause3.2.1(the "**Eligible Projects**"):

For demonstrating technical capacity or experience (the "Technical Capacity"), the Bidder shall, over the past 10 (Ten) years preceding the Bid Due Date, have:

(a) Operated, maintained, and managed OR Developed, operated, maintained and managed, one (01) "**Eligible Project"** for at least three (03) consecutive yearswith minimum Build Up Area of (BUA) at least 6400 sq mt in that Eligible Project,

OR

(b) Operated, maintained, and managed OR Developed, operated, maintained and managed, two (02) "**Eligible Project(s)**" for at least three (03) consecutive years with minimum financial years with each of such Eligible Project having a minimum Build Up Area of at least 4000sq mt in that Eligible Project.

OR

(c) Operated, maintained, and managed OR Developed, operated, maintained and managed three (03) "**Eligible Project(s)**" for at least three (03) consecutive years with minimum financial years with each of such Eligible Project having a minimum Build Up Area of at least 3200sq mt in that Eligible Project.

Note:

i. In case of consortium, cumulative experience of both members of the consortium shall be eligible for evaluation.

ii. For the purpose of TechnicalCapacity, "**Developed**" shall mean:

In case the Eligible Project is developed under a separate legal entity, the Bidder should have held a minimum of 26% (twenty-six per cent) of the paid up and subscribed equity of such legal entity under which that Eligible Project has been developed for the entire period for which "Developed" experience is being claimed,

OR

In case the Eligible Project is not developed under a separated legal entity but under the Bidder itself, the Bidder should have paid more than 50% (fifty per cent) of the capital cost of the Eligible Project(s). The same shall have to be certified by a Statutory Auditor. In case the Bidder does not have a Statutory Auditor (e.g., when the Bidder is an individual entity), the same is to be certified by a CAG-empaneled Chartered Accountant.

iii. **Eligible Project – Club, Club house,Hotel,Resort, anyother Hospitality sector project.**

iv. If the Bidder (either individually or along with a member of the Consortium) may have played multiple roles in a specific Eligible Project, the experience of that Eligible Project, for the purpose of Technical Capacity, will not be taken into account more than once.

v. It is be noted that the bidder if selected, no later than 3 (three) months afterAppointed Date (Appointed Date as defined under the License Agreement), shall be required to enter into an agreement for Construction and Development of the Project, in accordance with the requirements of the License Agreement, with an entity having experience in construction and development for area as mentioned in Eligible Project(s), as provided in 3,2,1 (a) or (b) or (c) above, for at least three (03) financial years during the last Ten (10) years. In case the Bidder fails to execute such Agreement within the specified time period, the Concession Agreement shall be liable for termination.

vi. The claim for Build Up Area (BUA) shall be accompanied by a certificate either “self-certified by the bidder duly enclosing the building plan (clearly indicating the plinth area and built-up areas) approved by any local competent authority” or “issued by a Chartered Engineer”. The certificate shall include all the facilities in the project for which experience is being claimed.

vii. The Bidder shall provide with its Bid, to be submitted the following:

(a) certificate(s) from its statutory auditors[3] or its respective client(s) stating the Eligible Projects Developed (payments made) or Eligible Projects operated, maintained, and managed (Operation and Maintenance undertaken), as the case may be, during the past 10 (ten) years in respect of the projects submitted for evaluation of Technical Capacity as per Clause 3.2.1; In case a particular job/ 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 job/ contract by producing a certificate from its statutory auditor or from the respective client.

3.3 Financial Information for purposes of evaluation

[3]In case the Bidder does not have a Statutory Auditor (e.g., when the Bidder is an individual entity), then the same shall have to be certified by a CAG-empanelled Chartered Accountant

Subject to the provisions of Clause 2.2and eligible experience (the **"Eligible Experience**") in relation to eligible projects as stipulated under this clause3.2.1 (the "**Eligible Projects**"), the following categories would qualify as Financial Capacity:

3.3.1 To showcase the financial capacity of bidder, the Bid must be accompanied by the Audited Financial Statement of the Bidder for the last 3 (three) preceding the year in which the Bid is made.

3.3.2 In case the annual accounts for the latest financial year are not audited and therefore not available, the Bidder shall give an undertaking to the same effect and the statutory auditor shall certify the same. In any case, except in the case of Individuals, the Audited Annual Reports for three years preceding the latest financial year have to be provided, failing which the Bid may be rejected as non-responsive.

3.3.3 The Bidder must establish the minimum Annual Turnover equivalent to the amount of **Rs 10 Cras specified in Clause 2.2.2(b)**as the case may be and provide details as per format at Annexure-III Format of Statement of Financial Capacity of the Bidder of

3.3.4 S. No.	Enclosures to the RFP	Status (Submitted/ Not Submitted)	Page number
1	Envelop A& B – All put it in outer Envelope.		
Envelope A1			
2	Document fee INR 10,000 + 1,800 (Rs. Eleven Thousand Eight Hundred Only), to be paid through demand draft in favour of "The Executive Engineer, Division-3, Chhattisgarh Housing Board" payable at 'Raipur		
3	Equivalent to the amount of **Rs 54 Lakhs** to be paid by the bidder as Earnest Money Deposit. The amount to be paid in the form of demand draft, in the favour of "The Executive Engineer, Division-3, Chhattisgarh Housing and Infrastructure Development Board" payable at 'Raipur'. EMD to be submitted along with the Bid documents.		
Envelope A2			
4	Checklist for submission of RFP		
5	Letter comprising the Bid **(Appendix – 1)**		
6	Particulars of the Bidder **(Annexure I)**		
7	EMD in the prescribed format		
8	Statement of Legal Capacity **(Annexure II)**		
9	Statement of Financial Capacity **(Annexure III)**		
10	Power of Attorney for signing of Proposal **(Appendix – IV)**		
11	Power of Attorney for Lead Member of Consortium **(Annexure V)**		
12	Bank Guarantee for Performance Security (**Annexure VI)**		
13	Joint Bidding Agreement **(Annexure VII)**		
14	Details of Existing Experience / Property / Project**(Annexure VIII)**		
15	**Guidelines of the Department of Disinvestment (Annexure IX)**		
16	Applicants' duly audited balance sheet and profit and loss account for the preceding three years; 2022-23, 2023-24, 2024-25.		

17	A copy of complete tender document & addendum if any along with Draft Agreement with each page initialed by the person signing the proposal inpursuance of the Power of Attorney		
18	A self-certification from authorized signatory that the applicant has not been blacklisted		
19	Any other information as required in RFP		
Envelope B			
20	Financial Proposal **(Annexure – X) to be submitted online**		

3.3.5 Appendix I – .

Note: In case of consortium, turnover of only thelead member shall be evaluated.

3.4 Bid Evaluation Scoring Parameter

S. No.	Criteria	TotalMarks	Marking System
1	A bidder has experience of operating and maintaining Eligible project **like hotel/clubhouse/Resortsproperties for consecutive three years over the past 10 (Ten)** financial years, having minimum built-up area of 3200Sqm.	30	• Experience of property with up to30 rooms: 10 marks • Experience of property with 30 to 50 rooms: 20 marks • Experience of property with more than 50 rooms: 30 marks
2	A bidder has experience of **development of** Eligible project like **hotel/clubhouse/resorts properties** having minimum built-up area of **3200 Sqmand project cost (construction cost) of Rs 16 Cr**over the past 10 (Ten) financial years.	30	• Up to 2 properties: 10 marks • 3 properties: 20 marks • More than 3 properties: 30 marks
3	A bidder shall have an Average Annual Turnover of **at least INR 10crores** over the three financialyears preceding the bid due date.	25	• Up to INR 20 crore: 5 marks • Greater than INR 20 up to INR30 crore: 10 marks • Greater than INR 30 and up to INR 40 crore: 15 marks • Greater than INR 40 and up to INR 50 crore: 20 marks • Greater than INR 50 crore: 25 marks
4	A bidder has experience of operating and maintaining star category hospitality property. (The recognition of star category shall be as per guidelines of Ministry of Tourism, Govt. of India)	15	• 3-starproperty:5 marks • 4-star property: 10 marks • 5-star property: 15 marks
Total		100	

Note:

- The bidder must score minimum 60 marks to qualify the technical evaluation.
- Certificate(s) from its statutory auditors or its respective client(s) stating the Projects Developed (payments made) or Projects operated, maintained, and managed (Operation and Maintenance undertaken with number of rooms), as the case may be, during the past 10 (ten) years in respect of the projects submitted for evaluation of scoring parameters.

3.4.1 The Bidder should furnish the details of Eligible Experience as mentioned in the technical criteria 3.2.1.

3.4.2 The Bidders must provide the necessary information relating to Technical Capacity as per format at Annexure-VIII of Appendix-I.

3.4.3 The Bidder should furnish the required Project-specific information and evidence in support of its claim of Technical Capacity, as per format at Annexure-I and Annexure-VIII of Appendix-I.

3.5 Short-listing of Bidders

3.5.1 The credentials of eligible Bidders shall be measured in terms of their Technical Capacity and Financial Capacity.

3.5.2 TheBidders who meet the eligibility criteria set forth in Clauses 2.2.1,2.2.2, 3.2, 3.3, 3.4 and the bid is responsive as per clause 2.20 will be shortlisted and eligible for opening the Financial Proposal.

3B. Financial Proposal

3.6 Opening and Evaluation of Financial Proposal

3.6.1 The Bidders who are shortlisted as per Clause 3.5will be informed about the opening date of the Financial Proposal in writing and the Financial Proposal shall be openedin the presence of the shortlisted Bidders who choose to attend.

3.7 Selection of Bidder

3.7.1 Subject to the provisions of Clause 2.17, the technically qualified Bidder whose Bid is adjudged as responsive in terms of Clause 2.20and who quotes the highest Upfront Premium(Which is more than Reserve Price) to the Authority for the property, shall ordinarily be declared as the selected Bidder (the "**Selected Bidder**"). In the event that the Authority rejects or annuls all the Bids, it may,in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.

3.7.2 In the eventthattwoormoreBiddersquotethesameamountof Upfront Premium(the "**Tie Bidders**") for the property, the Authority shall declare the selected bidder to the bidder whose technical score is higher. If the tie still persists, the Authority shallidentify the Selected Bidder by draw of lots, which shall be conducted, on the date of financial bid opening, in the presence of the Tie Bidderswhochoosetoattend.

3.7.3 In the event that the Highest Applicant withdraws or is not selected for any reason in the first instance (the "first round of bidding") for theproperty, the Authority may invite all the remaining Applicantsto match the Bid of the aforesaid Highest Bidder (the "second round of bidding"). If in the second round of bidding, only one Bidder matches the Highest Bidder, it shall be the Selected Bidder.

In the second round of bidding, if two or more Bidders match the said Highest Bidder then the Bidder whose Bid was higher in the first round of bidding shall be the Selected Bidder. For example, in the second round of bidding, if the H3 and H5 bidders in the first round of bidding offer to match the value of H1 Bidder thenthe H3Bidder shall be the selected as successful Bidder.

3.7.4 In the event that no Bidder offers to match the Highest Bidder in the second round of bidding as specified above, the Authority may, in its discretion, invite fresh Bids (the "**third round of bidding**") from all Biddersexcept the Highest Bidder of the first round of bidding, or annul the Bidding Process, as the case may be. In case the Bidders are invited in the third round of bidding to offer fresh Bids, they shall be eligible for submission of fresh Bids provided, however, that in such third round of bidding only such Bids shall be eligible for consideration which are higher than the Bid of the second highest Bidder in the first round of bidding.

3.7.5 After selection, a Letter of Award(the "**LOA**") shall beissued,induplicate,bythe AuthoritytotheSelectedBidderandtheSelectedBiddershall,within7(Seven)days of the issuanceoftheLOA,signandreturntheduplicatecopyoftheLOAin acknowledgementthereof.In the event the duplicate copy of the LOAduly signed by the SelectedBidderisnotreceivedbythestipulateddate,the Authoritymay,unlessit

consentstoextensionoftimeforsubmissionthereof,forfeittheBidSecurityof suchBidderasDamagesonaccountoffailureoftheSelectedBiddertoacknowledge theLOA.

3.7.6 After acknowledgement of the LOAas aforesaidbytheSelected Bidder,itshallcause theSelected Bidder toexecutetheLicenseAgreementwithintheperiodprescribed in Data Sheet. The Selected Bidder shall not be entitled to seek any deviation, modification or amendment in the LicenseAgreement.

3.8 Contacts during Bid Evaluation

3.8.1 Bids shall be deemed to be under consideration immediately after they are opened and untilsuchtimetheAuthoritymakesofficialintimationofaward/rejectiontotheBidders. While the Bids are under consideration, Bidders and/ or their representatives or other interested parties are advised to refrain, save and except as required under the Bidding Documents, from contacting by any means, the Authority and/ or their employees/ representatives on matters related to the Bids under consideration.

3.9 Bid Parameter

3.9.1 The Bid shall comprise of Upfront Premium, to be quoted by the Bidderin accordance with the provisions of this RFP and Agreement. The Bidder who offers the highest Upfront Premium shall ordinarily be the Selected Bidder for the Development, Operation & Maintenance and Management ofclub.

a) The Quoted Upfront Premiumshall be paid in two installments as per the provisions of License Agreement.

b) Additionally, 7% of the quoted upfront premium will be the annual license fee to be paid by the Selected bidder. The Annual License Fee is to be paid quarterly i.e. by 30thApril, 31stJuly, 31stOctober and 31st January of the financial year. The bidder is bound to pay the first instalment of the License Fee within 30 days of Appointed Date. For e.g. if the Appointed Date happened on from 31st March 2026, the bidder needs to pay the License Fee for April to June 2025 by 30th April 2025 and thereafter following the same process as defined above.

c) The Annual License Fee as arrived from the quoted upfront premium by the Bidder shall be over and above the upfront premium to be paid by the Licensee.

d) The annual license fee will increase by 5% every year till the license period from the Appointed Date.

e) Bidder's obligation to operate & manage as per the details set out in the LicenseAgreement.

f) If the agency fails to pay the Annual LicenseFee by the due date as mentioned above, then it shall attract a penalty in accordance with provisions of License Agreement.

3.9.2 The Licenseeshall deliver to the Authority within 30 days of issuance of the LOA a Performance Security equal to 5% of estimated projectcost through Bank Guarantee/Demand Draft.

4 Terms & Conditions

4.1 General

1. ThepropertywillbehandedovertotheLicenseeon“**AsIsWhereIsBasis**”.The property shall be used as per purpose mentioned in Bid documents.
2. The licensee should abide by the building byelaws of the area and no such structure should be developed which is not allowed by the byelaws and other applicable laws prevalent in the area and the type of work being carried.
3. New built-up area may be developed on vacant land or existing structures or combination of both.
4. The licensee can carry out structural strengthening andalteration within the existing assets with prior approval of authority.
    a. Structural Stability: Concessionaire shall be allowed for enhancement of structural strengthening based on the stability test of the existing structure.
    b. Liability - If any damage or structural deficiency arises from alterations/additional construction of the existing structure, Concessionaire shall be liable for rectification of the damaged part on its own cost.
    c. Transit Arrangement: If existing facilities become non-operational during redevelopment, the Concessionaire shall provide equivalent alternate facilities to Special members at its own cost. Site handover shall be subject to approval of the Transit Plan.
    d. Statutory Approvals: The Concessionaire shall obtain all requisite approvals at its own cost prior to commencement of works.
5. The Licensee shall be given the rights to develop, operate and maintain the property. The Licensee shall be allowed to run the propertyon thename of Queens Club of India, Licensee may suggest and use different name for branding of the club, only after approval from CGHIDB. Authority’s Logo and name i.e. **“The Property of Chhattisgarh Housing and Infrastructure Development Board”** shall be placed along with the Property’s name in all the banners / Name Tag and Signages as a part of promotion. Alternatively, the Authority may also direct the Licensee to incorporate such promotional materials on the requisite locations/platforms.
6. The Licensee should ensure that 75% of the unskilled jobs arising from the hotel shall be given to the local population of Chhattisgarh.A nodal officer appointed by CGHIDB will verify the details of employment everysix (06) months. Licensee is required to produce the employment proof documents like EPF document, monthly remuneration payment document and attendance register, etc.
7. The license Agreement is for a period of 30 (Thirty) years extendable by 1 term of 10 (Ten) years based on satisfactory performance, mutual agreement and first right of refusal. After operating the property for a period of minimum 3(Three) years, if the bidder is willing to withdraw from operation of the property, the bidder may quit and surrender the license after giving 3 months’ notice in writing. In such cases the performance security as submitted by the licensee may be forfeited.The Licensee shall not be required to pay fresh upfront premium at the time of extension. The Annual License Fee shall continue at the compounding rate of 5% after 30thyear.
8. The Licensee shall submit a performance Security equal to 5% of Estimated project cost as performance Security for entire duration of license period.The performance

Security may be in the form of Fixed Deposit or in the form of an irrevocable Bank Guarantee from any scheduled nationalized bank payable at Raipur.

9. If, Performance Security is in the form of Fixed Deposit, then it should be duly discharged in favour of the Authority.
10. Performance security shall be forfeited in the following case
    a. for non-performance or non-compliance of any term or condition as specified in the license Agreement.
    b. Should any unlawful activities be detected on the premises that are prohibited by law,
    c. Should any conduct occur, that could potentially tarnish the reputation of the Chhattisgarh Housing and Infrastructure Development Boardor bring it into disrepute.
    d. Any other reasons which are not allowed by CGHIDB.
    e. The other reasons as per the provision of License Agreement
11. TheBankGuarantee/FDRwillbeencashedbytheAuthorityincaseofnon- payment of annual licensefee amount or any other dues payable to the Authority or forrecoveryofpenaltyimposedoranyotherstatutorypaymentspayableto respective authorities. Upon such encashment and appropriation, the Licensee shall, within 30 (thirty) days thereof, replenish the Bank Guarantee/FDR to its original levelorprovideafreshBankGuarantee/FDRasthecasemaybe,failingwhich the Authority shall have the right to terminate this Agreement with Immediate effect.
12. Incaseofdefault inpaymentoflicensefeeorfurnishing/replenishingBank Guarantee,AuthorityshallhavetherighttoterminatethisAgreement,re-enterthe premises and resume possession & operation of the property as per the terms and conditions of License Agreement.
13. All rates, taxes as applicable on the licensefee, Property tax, Urban land tax, assessments, charges, claims, consent fee levied by the Pollution Control Board, electricity charges, demands and other statutory liabilities arising with respect to Development, Operation & Maintenance and Management of properties shall be borne by the licensee. However, this will not include the pending utility charges/fee, penalties levies on property before handover to the licensee.
14. The licensee should obtain Licence under Food Safety & Standards Act (FSSA) 2006, from the Local Health Authority. The Licensee will be responsible for all requisite approvals, License, and permissions etc. to develop, operate and maintain the property.
15. Serving of liquor at the property is allowed subject to the approvals for concerned department. The Licenseehas to arrange for the license at its own cost or as directed by the Authority.
16. Authority will assist in a timely manner all such administrative, approvals, permissions, and authorisations which the licensee may require or is obliged to seek from in connection with execution of the work and the performance of the bidder obligations.

17. After the expiry of license Period/premature termination, the Licensee shall surrender possession of the property back to the authority in “As is Where is” basis” as on date of handover to authority as per the provisions of License Agreement.
18. Any and all electrical fittings, bathroom fittings, flooring etc. shall not be removed at the time of handing over. The Authority shall not be liable to pay any claims against the same to the Licensee.
19. The Authority or its nominated representative shall have the right to inspect the property at any time.
20. The authority will not be responsible or liable for the activities which may create the public nuisance or disturbance, the licensee shall be liable for not to create any such scenario within the premises or nearby the premises.
21. The building, furniture and property shall be insured by licenseeas per the provisions of License Agreement on behalf of CGHIDB against natural and non- natural hazards/perils and the premium for such insurance will be paid by the licensee during the license period and no such claims will be reimbursed by CGHIDB during the license period.
22. The Licenseehas to confine their activities only within the specified area handed over to them.
23. In case the Licensee commits breach of any of the terms and conditions and stipulation herein contained on the part of the Licensee to be observed and performed, the Authority reserves the right to take appropriate action which may include imposition of penalty or termination of contract or both. Performance security in case of termination may be forfeited and licensee shall have to vacate the property without claiming any rights to any of the investments made towards renovation, development and furniture/fixtures installed at the property during the time of the License Agreement.
24. In case of any dispute, difference or controversy of whatever nature howsoever arising under, out of or in the relation to this license Agreement including non-completion of the project, between the parties and so notified in writing by either party to the other (the "Dispute") in the first instance shall be attempted to be resolved in accordance with the procedure set forth in the license Agreement.
25. The operation of Restaurant including the kitchen, stores and other food handling areas should be as per the Food Safety Act Food Safety and Standards Rules 2010 and various Food Safety and Standards regulations or any other relevant rules/regulations/norms as applicable from time to time. The Licensee shall solely be liable for any damages/criminal liability consequent to violation of any of the provisions of FSSA, 2006 or any issue arising out of food contamination, poisoning and related issues and Licensee from solely be liable to all third-party claims.
26. If the authority discovers any criminal activities occurring within the premises, it reserves the right to terminate the agreement with the licensee and initiate appropriate legal proceedings.
27. Thelicenseeshallhavetomaintainhighstandardsofcleanliness,courtesyand manners by his staff and shall set high standards of quality of food and hygiene, serving standards.
28. The Licensee shall make payment of electricity and water charges.
29. TheLicenseeshalldeployadequatenumberofqualifiedandexperiencedpersons likeSupervisors,Cooks,Waiters,Attendants,etc.toensureefficientandhigh standards of services. All staff members should be provided with uniforms.
30. TheLicenseemustemployadultandskilledlabouronly.Employmentofchild labour would amount to breach of the terms of this Agreement. The Licensee shall engage

onlysuchworkers,whoseantecedentsandcharacterhavebeenthoroughlyverifiedandotherformalitieshavebeencompleted.TheLicenseeshallbe responsibletoobtainallrequisiteapprovals&permissionsfromtheconcerned authorities as may be necessary or required under various acts & laws for Hotels /Restaurants.

31. Licenseeisallowedtochargemarketdrivenrates/tariffsandotherrevenuesfrom the facilities as per terms and conditions of License Agreement.
32. TheLicenseeshallundertakeclearingofanychokinginthedrainages,manholes, etc.,removalofbeehivesandcobwebs/honeywebsfromthepropertyanditspremises, cleaningandsweepingofrooftopswith brooms/mechanized sweeping,cleaningofsignagealldustbinsshallbeproperlycleanedfrominside and outside and should be emptied at the end of the shifts on regular basis.
33. TheLicenseeshallensurecollection,screeningandsegregationofdryandwet garbage area. The Licensee shall also ensure the segregation of bio-degradable, non-bio-degradableandhazardouswaste.Appropriatedisposalasapprovedby applicableauthorityshallbetheresponsibilityoftheLicensee.Licenseeshallinno way harm the environment of the place.
34. Roomsandtoilets,publicareas,stafftoilets,terrace,back-yardand premises,etc.usedbytheguests/employeesshallbekeptcleanandhygienic round the clock.
35. The sub-letting/sub-licensing/sub-contracting of the whole premises or any services / componentsunder the Development, Operation & Maintenance and Management obligation as stated in the agreement is not allowed as per the provisions of Agreement.
36. The Licensee is prohibited from facilitating or being complicit in allowing any unauthorized activity within the premises and outside the premises within 3(three) meters of the radial boundary of the external periphery of the clubhouse. Provided further, in the event of any such activity taking place the Licensee or its representative shall be duty bound to report such incident immediately to the local police authorities and cooperate with such authorities in preventing such activities.
37. To obtain all statutory clearances from the State / Central Govt. authority required for operation and maintenance of the Clubhouse.
38. All construction and development shall be carried out strictly in accordance with building bye-laws, CGHIDB guidelines, and approvals from competent authorities.
39. The Licensee shall take all the necessary approvals for constructions& developments from the competent Authority.
40. The Licensee shall take the approval of design, drawings etc. from the CGHIDB prior to submission to the competent Authority.
41. The cost of construction, furnishing, and operation of project facilities shall be borne entirely by the Licensee.
42. The Licensee shall follow all the terms and conditions of License Agreement with respect to Development, Operation and Management of the project.
43. The Licensee shall be responsible for designing the external façade and carrying out renovation and refurbishment of the existing structure in accordance with state-of-the-art standards and specifications.

4.2 Dispute Resolution

Any dispute, difference or controversy of whatever nature howsoever arising under or out of or in relation to this Agreement (including its interpretation) between the Parties and so notified in writing by either Party to the other Party (the "Dispute") shall, in the first instance, be attempted to be resolved amicably in accordance with the conciliation procedure set forth in Article 30.2.

The Parties agree to use their best efforts for resolving all Disputes arising under or in respect of this Agreement promptly, equitably and in good faith, and further agree to provide each other with reasonable access during normal business hours to all non-privileged records, information and data pertaining to any Dispute.

4.2.1 Arbitration

Any difference or dispute arising out of or relating to this agreement will be referred to the Commissioner, CGHIDB for appointment of an Arbitrator. The Sole Arbitrator so appointed shall not have any direct or indirect of any past or present relationship or interest in any of the parties. If the above approach fails to resolve the dispute, the same will be referred to Secretary, Government of Chhattisgarh, Department of Housing & Environment for Arbitration and his decision will be final. The arbitration proceedings will be regulated in accordance with the provisions of the Arbitration and Conciliation Act 1996 (as amended from time to time). The arbitral proceedings shall be held in Raipur.

The laws of India shall govern this agreement. The courts in Chhattisgarh shall have exclusive jurisdiction.

This Agreement and the rights and obligations of the Parties shall remain in full force and effect, pending the Award in any arbitration proceedings hereunder.

5 Fraud and Corrupt Practices

5.1 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 theLOAandduringthesubsistenceofthe Agreement. Notwithstanding anything to the contrary contained herein, or in the LOAor the LicenseAgreement, theAuthoritymay reject a Bid, withdrawthe LOA, or terminatetheLicenseAgreement,asthecasemaybe,withoutbeingliableinanymannerwhatsoevertothe Bidder,asthecasemaybe,ifitdeterminesthattheBidder,asthecasemaybe,has,directlyorindirectlyorthroughanagent, engagedincorruptpractice,fraudulentpractice,coercivepractice,undesirablepractice orrestrictivepracticeintheBiddingProcess.In such an event, the Authority shall be entitled to forfeit 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 AuthorityundertheBiddingDocumentsand/ortheLicenseAgreement, or otherwise.

5.2 WithoutprejudicetotherightsoftheAuthorityunderClausehereinaboveandthe rightsandremedieswhichtheAuthoritymayhaveundertheLOAortheAgreement,orotherwiseifaBidder,asthecasemaybe,isfound by the Authority to have directly or indirectly or through an agent, engaged or indulged inanycorruptpractice,fraudulentpractice,coercivepractice,undesirablepracticeor restrictivepracticeduringtheBiddingProcess,oraftertheissueoftheLOAorthe executionoftheContractAgreement,then the same Biddershallnotbe eligibletoparticipateinanytenderorRFPissuedbythe Authorityduringaperiodof2(two)yearsfromthedatesuchBidder,asthecasemaybe,is foundbythe Authoritytohavedirectlyorindirectlyorthroughanagent,engagedor indulgedinanycorruptpractice,fraudulentpractice,coercivepractice,undesirable practiceorrestrictivepractices,asthecasemaybe.

5.3 For the purposes of this Section5 the following terms shall have the meaning hereinafter respectively assigned to them:

a) "**corrupt practice**" means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for example, 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 LOAor has dealt with matters concerning the License Agreementor arising therefrom, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or (ii) save and except as permitted under sub clause (d) ofClause 2.2.1, engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOAor after the execution of the ContractAgreement and till the period of 1 (one) years from the date of signing of the ContractAgreement, as the case may be, any person in respect of any matter relating to the Project or the LOAor the LicenseAgreement,who at any time has been or is a legal, financial or technical adviser of the Authority in relation to any matter concerning the Project;

b) **"Fraudulent practice"** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, 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.

6 Pre-Bid Conference

6.1 A Pre-Bid conference of the interested parties shall be convened at the designated dateand place as per Data Sheet.A maximum of two representatives of each Bidder shall be allowed to participate on production of authority letter from the Bidder.

6.2 During the course ofPre-Bid conference, the Bidders will be free to seek clarifications and make suggestions for consideration of the Authority. The Authority shall endeavour to provide clarifications and such further information as it may consider appropriate for facilitating a fair, transparent and competitive Bidding Process.

7 Miscellaneous

7.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Raipur shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process.

7.2 The Authority 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 Bidderin order to receive clarification or further information;

c) pre-qualify or not to pre-qualify any Bidder and/ or to consult with any Bidderin 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; and/ 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.

7.3 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 and the Bidding Documents, pursuant hereto, and/ or in connection with the Bidding Process, to the fullest extent permitted by applicable law, and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or in future.

Appendix& Annexure

Checklist for Submission of RFP

S. No.	Enclosures to the RFP	Status (Submitted/ Not Submitted)	Page number
1	Envelop A& B – All put it in outer Envelope.		
Envelope A1			
2	Document fee INR 10,000 + 1,800 (Rs. Eleven Thousand Eight Hundred Only), to be paid through demand draft in favour of "The Executive Engineer, Division-3, Chhattisgarh Housing Board" payable at 'Raipur		
3	Equivalent to the amount of **Rs 54 Lakhs** to be paid by the bidder as Earnest Money Deposit. The amount to be paid in the form of demand draft, in the favour of "The Executive Engineer, Division-3, Chhattisgarh Housing and Infrastructure Development Board" payable at 'Raipur'. EMD to be submitted along with the Bid documents.		
Envelope A2			
4	Checklist for submission of RFP		
5	Letter comprising the Bid **(Appendix – 1)**		
6	Particulars of the Bidder **(Annexure I)**		
7	EMD in the prescribed format		
8	Statement of Legal Capacity **(Annexure II)**		
9	Statement of Financial Capacity **(Annexure III)**		
10	Power of Attorney for signing of Proposal **(Appendix – IV)**		
11	Power of Attorney for Lead Member of Consortium **(Annexure V)**		
12	Bank Guarantee for Performance Security (**Annexure VI)**		
13	Joint Bidding Agreement **(Annexure VII)**		
14	Details of Existing Experience / Property / Project**(Annexure VIII)**		
15	**Guidelines of the Department of Disinvestment (Annexure IX)**		
16	Applicants' duly audited balance sheet and profit and loss account for the preceding three years; 2022-23, 2023-24, 2024-25.		
17	A copy of complete tender document & addendum if any along with Draft Agreement with each page initialed by the person signing the proposal inpursuance of the Power of Attorney		
18	A self-certification from authorized signatory that the applicant has not been blacklisted		
19	Any other information as required in RFP		
Envelope B			
20	Financial Proposal **(Annexure – X) to be submitted online**		

Appendix I – Letter Comprising the Bid

Ref.
Date:
To,
The Executive Engineer,
Chhattisgarh Housing and Infrastructure Development Board
Division-3, Moulshree Vihar,
RAIPUR (C.G.)

Sub: - ***"Request for Proposal (RFP) forSelection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basis on PPP mode"***

Dear Sir,

*Being dulybiddertorepresentandactonbehalfof _____(hereinafterreferredasthe**"Bidder"**),andhavingreviewedandfully understoodall of the qualification requirements and information provided, the undersignedhereby expresses its interest and apply for qualification for undertakingthe-* ***"RFP for Selection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basis on PPP mode".***

We are enclosing our Bid, in conformity with the terms of the RFP, and furnishingthedetailsaspertherequirementsoftheBidDocument,foryour evaluation.

Theundersignedherebyalsodeclaresthatthestatementsmadeandthe information provided in the Proposal is complete, true and correct in every detail.Weconfirmthattheapplicationisvalidforaperiodof180daysfromthedue date of submission of application and isunconditional.

We hereby also confirmthe following:

1. TheProposalisbeing submittedbyM/s*...+(*nameoftheBidder*, in accordance with the conditions stipulated in theRFP.
2. Wehaveexaminedindetailandhaveunderstoodthetermsandconditions stipulated in the RFPDocument issued byChhattisgarhHousing and Infrastructure Development Board (hereinafter referred as the "**Authority"**) and in anysubsequent communication sent by Authority.
3. We agreeand undertake to abide by all these termsand conditions.Our Proposalisconsistentwithalltherequirementsofsubmissionasstatedinthe RFP or in anyof the subsequent communications from Authority)
4. TheinformationsubmittedinourProposaliscomplete,isstrictlyasperthe requirementsstipulatedintheRFP andiscorrecttothebestofourknowledge and understanding. We would be solely responsible for any errors or omissions in our Proposal.
5. WeconfirmthatwehavestudiedtheprovisionsoftherelevantIndianlaws andregulationsrequiredtoenableustoprepareandsubmitthisProposalfor undertaking the Project, in the event that we are selected as the Selected Bidder.
6. We certify that in the last three years, we have neither failed to perform on anycontract,asevidencedbyimpositionofapenaltybyanarbitrationtribunalorajudicialauthorityorjudicialpronouncementorarbitrationaward,norbeenexpelledfromanyprojectorcon

tractbyanypublicauthoritynorhavehadanycontract terminated byany public authority for breach on our part.

7. I/We declare that:
   a. I/WehaveexaminedandhavenoreservationstotheBiddingDocuments, including any Addendum issued bythe Authority;and
   b. I/Wedonothaveanyconflictofinterestinaccordancewiththe RFP document; and
   c. I/Wehavenotdirectlyorindirectlyorthroughanagentengagedorindulgedinanycorruptpractice,fraudulentpractice,coercivepractice,undesirablepracticeorrestrictivepractice,asdefinedintheRFPdocument,inrespectofanyRFPissuedbyoranyagreemententeredintowiththeAuthorityoranyotherpublicsectorenterpriseoranygovernment,Central or State; and
8. IherebycertifythatwehavetakenstepstoensurethatinconformitywiththeRFP, no person acting for us or on our behalf has engagedorwillengageinanycorruptpractice,fraudulentpractice,coercivepractice,undesirable practice or restrictive practice.
9. I/We understand that you may cancel the Bidding Process at any time and thatyouareneitherinvitethe Bidders to Bid for the Project nor boundtoacceptanyBidthatyoumayreceive.
10. I further certify thatin regard to matters relating to security and integrity ofthecountry,we,havenotbeenconvictedbyanyCourtofLaworindictedoradverse orders passed by the regulatory authority which could cast a doubt on ourability to undertake theProject or which relatesto agrave offence that outragesthe moral sense of community.
11. Ifurthercertifythatinregardtomattersrelatingtosecurityandintegrityofthecountry,wehavenotbeencharge-sheetedbyanyagencyofthe Government or convicted by the Court of Law.
12. Ifurthercertifythatnoinvestigationbyaregulatoryauthorityispending eitheragainstusoragainstourAssociatesoragainstourCEOoranyofour Directors/ Managers/ employees.
13. I hereby irrevocably waive any right which we may have at anystage at laworhowsoeverotherwisearisingtochallengeorquestionanydecisiontakenbytheAuthorityinconnectionwiththeselectionoftheBidders,orinconnectionwith the Bidding Process itself, in respect of the above-mentioned Project and theterms and implementation thereof.
14. IntheeventofmebeingdeclaredastheSelectedBidder,Iagreetoenter intoanLicenseAgreementinaccordancewiththedraftthathasbeen provided to me prior to the Bid Due Date. We agree not to seek any changes in the aforesaid draft and agree to abide by the same.
15. IhavestudiedalltheBiddingDocumentscarefullyandalsosurveyedthe projectdetails.WeunderstandthatexcepttotheextentasexpresslysetforthintheLicenseAgreement,weshallhavenoclaim,rightortitlearisingoutofanydocumentsorinformationprovidedtousbytheAuthorityorinrespectofanymatterarisingoutoforconcerningorrelatingtotheBiddingProcessincludingthe award of License.
16. Theamounthasbeenquotedbyme/aftertakingintoconsiderationallthetermsandconditionsstatedintheRFP,ourownestimatesofcostsandafteracarefulassessmentofthepropertyandallthe conditionsthat may affect the Bid.
17. IagreeandunderstandthattheBidissubjecttotheprovisionsofthe BiddingDocuments.Innocase,Ishallhaveanyclaimorrightofwhatsoever natureiftheProject/License isnotawardedtomeorourBidisnot opened or rejected.
18. IagreeandundertaketoabidebyallthetermsandconditionsoftheRFP documentwhichinteraliaincludespaymentofUpfront Premium and Annual LicenseFee

and furnishing of the Performance Securityto the Authority in the manner provided in respect thereof in theRFP.

19. WeconfirmthatallthetermsandconditionsoftheProposalarefirmand valid for acceptance for a period of 180 days from the Proposal Due Date.
20. I/weofferanEarnestMoneyDeposit(EMD)of**INR _____-(in words - _____Only)**
21. Iagreeandundertaketoabidebyallthetermsandconditionsofthe RFP document.Inwitnessthereof,IsubmitthisBidunderandinaccordancewith the terms of the RFP document.

Thanking You,

Yours

Sincerely,

Date:__

Place:_

For and on behalf of: (name of the Bidder and the Company Seal)
Signature: (Bidder Representative &Signatory)

Name of the Person:

Designation

Annexure I - Particulars of the Bidder

1. Summary
    a. Name:
    b. Country of incorporation:
    c. Address of the Corporate headquarters and its branch office(s), if any, in India:
    d. Date of incorporation and/orcommencement of business:
2. Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project:
3. Details of individual(s) who will serve as the point of contract/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. In case of a Consortium:
    a. The information above (1-4) should be provided for all the Members of the Consortium.
    b. A copy of the Jt. Bidding Agreement, should be attached to the Bid
    c. Information regarding the role of each Member should be provided as per table below:

S.No.	Name of the Member	Role	Percentage of equity in the Consortium
1			
2			
3			

    d. The following information shall also be provided for each Member of the Consortium:

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

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

Instructions:

1. The Biddershall attach copies of the balance sheets, financial statements and Annual Reports for last three years preceding the Bid Due Date. The financial statements shall:
   a) reflect the financial situation of the Bidderwhere the Bidder is relying on its Associate's financials.
   b) be audited by a statutory auditor/charted accountant.
   c) be complete, including all notes to the financial statements; and
   d) correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).
2. In case the Bid Due Date falls within 3 (three) months of the close of the latest financial year, refer to Clause 2.2.12.

Annexure II- Statement of Legal Capacity

(To be forwarded on theletterhead of the Bidder)

Ref. Date: To,

The Executive Engineer,

Chhattisgarh Housing and Infrastructure Development Board

Division-3, Moulshree Vihar,

RAIPUR (C.G.)

*Sub:-**RFP for'Selection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basison PPP mode'***

Dear Sir,

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

We have agreed that(insert individual's name) will act as ourrepresentative and hasbeen dulyauthorised to submit the bid.

Further,thebiddersignatoryisvestedwithrequisitepowerstofurnishsuch letter and authenticate the same.

Thankingyou,

Yours faithfully,

For and on behalf of Bidder signatory

Annexure III- Statement of Financial Capacity

Format for the Statement of the Financial Capacity

Bidder type	Year	Name of Bidder	Turnover
Consortium Group or Single Entity	2022-23		
	2023-24		
	2024-25		
Average Annual Turnover			

Name & address of Applicant's Bankers:

€The Applicant should provide details of its own Financial Capability. If the applicant is applying for the bid in a consortium, only lead member should meet the financial criteria set forth in the RFP.

Signature of the Bidder

On The Letter Head of The Chartered Accountant Annual Turnover Certificate (As On 31st March 2025)

We statutory auditor of M/s/Mr/Mrs…….. Hereby certify that theAverage Annual TurnoverofM/s/Mr./Mrs……S/o/D/o…… ……..Shri …… (Address) ……as on 31st March ……is Rs. ……..(Rs…….. only).

Above Annual TurnoverCertificate is issued on the basis of books of account and documents produced before us.

Place:

Date:

Signature and seal of the
Chartered Accountant
Registration No.

Annexure IV- Power of Attorney

Know all men by these presents, We_____ (nameof the firmand addressof the registered office)do hereby irrevocably constitute,nominate,appointbidderMr./Ms(name),son/daughter/wife ofand presently residingat,whois[presentlyemployedwithus andholdingthepositionof],asourtrueand lawfulattorney(hereinafterreferredtoasthe“Attorney”)todoinourname andonourbehalf,allsuchacts,Agreementsandthingsasarenecessaryorrequired in connection with or incidental to submission of our Bid forthe*****Project’sproposedorbeingdevelopedbythe*****(the“Authority”)includingbutnot limited to signing and submission of all applications, bids and other documents and writings,participateinPre-Applicationsandotherconferencesandprovidinginformation/responsestoCGHIDB and its affiliated board, representing us in all matters before CGHIDB and its affiliated board, signing and execution of all contractsincluding the AuthorizationAgreementandundertakingsconsequenttoacceptanceofour bid, and generally dealing with CGHIDB and its affiliated board in all matters in connection with or relating to or arisingoutof our bid for the said Project and/ or upon award thereof to us and/or till the entering into of theLicense Agreement with CGHIDB and its affiliated board.

AND we hereby agree to ratify and confirm and do hereby ratify and confirm all acts, Agreements and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of thepowers conferred by this Power of Attorney and that all acts, Agreements and things done by our said Attorneyinexerciseofthepowersherebyconferredshallandshallalwaysbedeemedtohavebeen done by us.

INWITNESSWHEREOFWE,__,THEABOVENAMED PRINCIPALHAVEEXECUTEDTHISPOWEROFATTORNEYONTHISDAYOF _, 20**

For ---------- (Signature)

(Name, Title and Address) Witnesses:

1 [Notarized]

2 Accepted

(Signature)

(Name, Title and Addressof the Attorney)

Notes:

ThemodeofexecutionofthePowerofAttorneyshouldbeinaccordancewith theprocedure,ifany,laiddownby theapplicablelawandthecharter documents of the executant(s)and when it is so required, the same should be under common seal affixed in accordance with therequired procedure.

Also,whereverrequired,theBiddershouldsubmitforverificationtheextractofthecharterdocuments anddocumentssuchasaresolution/powerofattorneyinfavorofthepersonexecuting this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.ForaPower of Attorneyexecutedandissuedoverseas, the document will alsohavetobe legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued.

Annexure V- Power of Attorney for Lead Member of Consortium

Whereas the Chhattisgarh Housing and Infrastructure Development Board("the Authority") has invited Proposals from interested parties forDevelopment, Operation and MaintenanceOF QUEENS CLUB OF INDIAOWNED BY CGHIDBand its affiliated board on LICENSE.

Whereas, ……., ……., ……..and …….. (collectively the"Consortium") being Members of theConsortium are interested in bidding for the Project in accordancewiththetermsandconditionsoftheRequestforProposal(RFP)andotherconnecteddocumentsinrespect of the Project, and Whereas, it is necessary for the Members of the Consortium to designate oneofthemastheLeadMemberwithallnecessarypowerandauthoritytodoforandonbehalfoftheConsortium, all acts, Agreements and things as may be necessary in connection with the Consortium's Proposalfor the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We,……..havingourregisteredofficeat……..,and M/s……..havingour registeredofficeat……..,(hereinafter collectively referred to asthe"Principals")doherebyirrevocablydesignate,nominate,constitute,appointandauthoriseM/S……..havingitsregisteredofficeat……..,beingoneoftheMembersoftheConsortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred toasthe"Attorney").WeherebyirrevocablyauthorisetheAttorney(withpowertosub-delegate)toconductallbusinessforandonbehalfoftheConsortiumandany oneofusduringthebiddingprocessand, in the event the Consortium is awarded the concession/contract, during the execution of the Projectand in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, Agreements orthingsasarenecessaryorrequiredorincidentaltothesubmissionofitsProposalfortheProject,includingbutnotlimitedtosigningandsubmissionofallProposalsandotherdocumentsandwritings,participateinbiddingprocessandotherconferences,respondtoqueries,submitinformation/documents, sign and execute contracts and undertakings consequent to acceptance of the Proposalof theConsortium and generally to represent the Consortium in all its dealings with the Authority, and/ or anyother Government Agency or any person, in all matters in connection with or relating to or arising out oftheConsortium'sProposalfor the Projectand/oruponaward thereof tilltheLicenseAgreementisentered into with the Authority.

ANDherebyagreetoratifyandconfirmanddoherebyratifyandconfirmallacts,Agreementsandthingslawfullydoneorcausedtobedonebyoursaid Attorneypursuanttoandinexerciseofthepowersconferredbythis PowerofAttorneyandthatallacts,AgreementsandthingsdonebyoursaidAttorneyinexerciseofthepowersherebyconferredshallandshallalwaysbedeemedtohavebeendonebyus/Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS ……. DAY OF ……. 2..…

For……..

(Signature)

……..

(Name & Title)

For……..

(Signature)

……..

(Name & Title)

Witnesses:

1.

2.

……

(Executants)

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

Notes:

1. *The mode of execution of the Power of Attorneyshould be in accordance with the procedure, if any,laiddownbytheapplicablelawandthecharterdocumentsoftheexecutant(s)and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
2. *Also,whereverrequired,theBiddershouldsubmitforverificationtheextractofthecharterdocuments anddocumentssuchasaresolution/powerofattorneyinfavouroftheperson executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.*

   Note: For a Power of Attorney executed and issued overseas, the document will also have to be legalized by the Indian Embassy and notarized in the jurisdiction where the Power of Attorney is being issued.

Annexure VI- Bank Guarantee for Performance Security

To
The Executive Engineer,
Chhattisgarh Housing and Infrastructure Development Board
Division-3, Moulshree Vihar,
RAIPUR (C.G.)

In consideration of The Executive Engineer, Division-3, CGHIDBactingonbehalfoftheChhattisgarh Housing and Infrastructure Development Board(hereinafterreferredasthe"Authority", which expression shall, unless repugnant to the context or meaning thereof, includeitssuccessors,administratorsandassigns)havingawardedtoM/s……..,havingit sofficeat……..(hereinafterreferredasthe"agency"whichexpressionshall,unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns), vide the Authority's Agreement no. …….. dated …….. valued at INR…….. (Rupees ……..), (hereinafterreferred toas the"Agreement")RFP FORLICENSE,DEVELOPMENT, OPERATION AND MAINTENANCEOF QUEENS CLUB OF INDIAOWNED BY GOCGand its affiliated board and the Agency representative having agreedto furnish aBank Guarantee amounting to INR. …….. (Rupees ……..) to the Authority forperformance of the said Agreement.

1. We,……..(hereinafterreferredtoasthe"Bank")attherequestoftheAgency representativedoherebyundertaketopaytotheAuthorityanamountnotexceedingINR.…… ……(Rupees……)againstanylossordamagecausedtoor suffered or would be caused to or suffered by the Authority by reason of any breach by the saidAgencyrepresentativeofanyofthetermsorconditionscontainedinthesaid Agreement.

2.We,……..(indicatethenameoftheBank)doherebyundertaketopaythe amountsdueandpayableunderthisGuaranteewithoutanydemur,merelyonademand from the Authority stating that the amount/claimed is due by way of loss or damage caused toorwouldbecausedtoorsufferedbytheAuthoritybyreasonofbreachbythesaid Agency representative of any of the terms or conditions contained in the said Agreement or by reason of the Agency representative's failure to perform the said Agreement. Any such demand made on the bank shall be conclusive as regards the amount due and payable by theBankunderthisGuarantee.However,ourliabilityunderthisGuaranteeshallbe restricted to an amount not exceeding INR …….. (Rupees ……..).

3. We,……..(indicatethenameoftheBank)doherebyundertaketopaytothe Authorityanymoneysodemandednotwithstandinganydisputeordisputesraisedbythe Agencyrepresentativeinanysuitorproceedingpendingbeforeanycourtortribunal relatingthereto,ourliabilityunderthispresentbeingabsoluteandunequivocal.The paymentsomadebyusunderthisbondshallbeavaliddischargeofourliabilityfor paymentthereunderandtheAgencyrepresentativeshallhavenoclaimagainstusfor making such payment.

4. We,……..(indicatethenameofBank)furtheragreethattheGuaranteeherein contained shall remain in full force and effect during the period that would be taken for the

performance of the said Agreement and that it shall continue to be enforceable till all the dues of the Authority under or by virtue of the said Agreement have been fully paid and its claims satisfied or discharged or till the Authority certifies that the terms and conditions of thesaidAgreementhavebeenfullyandproperlycarriedoutbythesaidAgency representative and accordingly discharges this Guarantee. Unless a demand or claim under this Guarantee is made on us in writing on or before a period of one year from the date of this Guarantee, we shall be discharged from all liability under this Guarantee thereafter.

5. We, …… (indicate the name of Bank) further agree with the Authority that the Authorityshallhavethefullestlibertywithoutourconsentandwithoutaffectinginany mannerourobligationshereundertovaryanyofthetermsandconditionsofthesaid Agreement or to extend time of performance by the said Agency representative from time to time or to postpone for any time or from time to time any of the powers exercisable by the Authorityagainst the said Agencyrepresentative and to forbear or enforceany of the terms and conditions relating to the said Agreement and we shall not be relieved from our liabilitybyreasonofanysuchvariation,orextensionbeinggrantedtothesaidAgency representative or for any forbearance, act or omission on the part of the Authority or any indulgence by the Authority to the said Consultant or any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have the effect of so relieving us.

6.This Guarantee will not be discharged due to the change in the constitution of the Bank or the Agency representative (s)

7. We,……..(indicatethenameofBank)lastlyundertakenottorevokethisGuarantee during its currency except with the previous consent of the Authority in writing. 8.For the avoidance of doubt, the Bank's liability under this Guarantee shall be restricted toRs. *** (Rupees *****) only. The Bank shall be liable to pay the said amount or any part thereofonlyiftheAuthorityservesawrittenclaimontheBankinaccordancewith paragraph 2 hereof, on or before [*** (indicate date falling 180 days after the date of this Guarantee)].

For .....

Name of Bank:

Seal of the Bank:

Dated, the ……. day of ……., 20**

(Signature, name and designation of the authorised signatory)

NOTES:

(i) TheBankGuaranteeshouldcontainthename,designationandcodenumberof the officer(s) signing the Guarantee.

The address, telephone no. and other details of the Head Office of the Bank as well as of issuing Branch should be mentioned on the covering letter of issuing Branch.

Annexure VII-Joint Bidding Agreement

(To be executed on Stamp paper of appropriate value)

THIS JOINT BIDDING AGREEMENT is entered into on this the…….Day of ……20…...for the project RFP for 'Selection of an Agency for Development, Operation and Maintenance of "Queens Club of India", located at VIP Road, Raipur, Chhattisgarh, on license basis for 30 years and further extendable by 10 years'

AMONGST

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

A N D

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

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

WHEREAS

(A)(THE Chhattisgarh Housing and Infrastructure Development Boardhaving its registered office at Paryawas Bhawan,Naya Raipur(hereinafter referred to as the "Authority" whichexpressionshall, unless repugnant to the context or meaning thereof, include itsadministrators, successors andassigns)has invited Bids (the "Bids") by its Request for Proposal No…….. dated ……...(the "RFP") for providing property _____at _____ on License to private Investors for Development, Operation and Maintenancefor 20 Years whichis extendable by one term of 10 years.

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

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

NOW IT IS HEREBY AGREED as follows:

1. Definitions and interpretations

Inthisagreement,thecapitalizedtermsshall,unlessthecontextotherwiserequires,havethe meaning ascribed thereto under the RFP.

2. Consortium

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

2.2 The Partieshereby undertaketo participate in the BiddingProcess only though this Consortium andnotindividuallyand\/orthroughanyotherconsortiumconstitutedforthisProject,either directly or indirectly or through any of their Associates.

3. Covenants

The Parties hereby undertake that in the event the Consortium is declared the selected Bidder and awarded the Project, it shall incorporate the Special Purpose Vehicle (SPV) under Indian Companies Act 1956/2013for entering into anLicense Agreement with the Authority and for performing all its obligations as the selected bidder in terms of the Agreement for the Project.

4. Role of the Parties

The Parties hereby undertake to perform the roles and responsibilities as described below:

a) Party of the First Part shall be the Lead member of the Consortium and shall have the power of attorney from all Parties for conducting all business for and on behalf of the Consortium during the Bidding Process and until the Appointed Date under the Agreement when all the obligations of the Consortium shall become effective.

b) Party of the Second Part shall be _____(Consortium member, shall be responsible for obligations as per this joint bidding agreement under this RFP.)

5. Joint and Several Liabilities

ThePartiesdoherebyundertaketobejointlyandseverallyresponsibleforallobligationsand liabilities relating to the Project and in accordance with the terms of the RFP andthe License Agreement.

6. Representation of the Parties

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

(a)SuchPartyisdulyorganized,validlyexistingandgoodstandingunderthelawsofits incorporation and has all requisite power and authority to enter into this agreement.

(b)Theexecution,deliveryandperformancebysuchPartyofthisAgreementhasbeen authorized by all necessary and appropriate corporate or governmental action and a copy of theextractofthecharterdocumentsandboard resolution/powerofattorneyinfavourof the person executing this Agreement for the delegation of power and authority to execute this Agreement on behalf of the Consortium Member is annexed to this Agreement, and will not, to the best of its knowledge:

(i) require any consent or approval not already obtained;

(ii) violate any Applicable Law presently in effect and having applicability to it;

(iii) violate thememorandum and articles of association, by-laws orother applicable Organizational documents thereof;

(iv) violate any clearance, permit, grant, license or other governmental authorization,approval,judgment,orderor decreeoranymortgageagreement,indentureor any other instrument to which such Party is a party or by which such Party or any of its properties or assets are bound or that is otherwise applicable to such Party; or

(v) create or impose any liens, mortgages, pledges, claims, security interests, charges or Encumbrances or obligations to create a lien, charge, pledge, security interest, encumbrancesormortgageinorontheppropertyofsuchParty,exceptfor encumbrancesthatwouldnot,individuallyorintheaggregate,haveamaterial adverse effect on the financial condition or prospects or business of such Party so as to prevent such Party from fulfilling its obligations under this Agreement;

(c)thisAgreementisthelegalandbindingobligationofsuchParty,enforceablein accordance with its terms against it; and

(d) there is no litigation pending or, to the best of such Party's knowledge, threatened to which it or any of its Affiliates is a party that presently affects or which would have a materialadverseeffectonthefinancialconditionorprospectsorbusinessofsuch Party in thefulfilment of its obligations under this Agreement.

7. Termination

This Agreement shall be effective from the date hereof and shall continue in full force and effect until the completion of the project in accordance with the Agreement, in case the Project is awarded to the Consortium. However, in case the Consortium is either not qualified for the Project or does not get selected for award of the Project, the Agreement will stand terminated in case the Bidder is not qualified or upon return of the Bid Security by the Authority to the Bidder, as the case may be.

8. Miscellaneous

(a)This Joint Bidding Agreement shall be governed by laws of (India).

(b)ThePartiesacknowledgeandacceptthatthisAgreementshallnotbeamendedbythe Parties without the priorwritten consent of the Authority.

INWITNESSWHEREOFTHEPARTIESHAVEEXECUTEDANDDELIVEREDTHISAGREEMENT AS OFTHE DATE FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

For and on behalfof	For and on behalfof
PARTY OF THE FIRST PART	**PARTY OF THE SECOND PART**
By:	By:
(Signature)	(Signature)
(Name)	(Name)
(Designation)	(Designation)
_____	_____
For and on behalfof	

Notes:

The mode of the execution of the Joint Bidding Agreement should be in accordance with theprocedure,ifany,laiddownbytheApplicableLawandthecharterdocumentsofthe executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.

EachJointBiddingAgreementshouldattachacopyoftheextractofthecharter documentsanddocumentssuchasresolution/powerofattorneyinfavouroftheperson executingthisAgreementforthedelegationofpowerandauthoritytoexecutethis Agreement on behalf ofthe Consortium Member.

ForaJointBiddingAgreementexecutedandissuedoverseas,thedocumentshallbe legalizedbytheIndianEmbassyandnotarizedinthejurisdictionwherethePowerof Attorney has been executed.

Annexure VIII - Details of Existing Experience / Property / Project

(Use separate sheet for each eligible project)

S.no.	Particulars	Details
1.	Name of the Project	
2.	Project owning entity (Lead or consortium member)	
3.	Equity shareholding in case of consortium	
4.	Is proposed project, an 'Eligible Project'as per the clause 3.2.1 (iii) (Yes / No)	
5.	Category (Club / Club House / Hotel / Resort / other hospitality sector project)	
6.	Project developing entity name	
7.	Project Operation, maintenance and management entity	
8.	Details of amenities in the project to qualify as eligible project. Activities like rooms, outdoor sports facility, indoor sports, gym, spa, pool, meeting rooms, banquet hall, parking, restaurant, café, bar, etc.(attach supporting document)	
9.	Does the project allow for membership	
10.	Number of operational rooms	
11.	Operation duration (in terms of number of months)	
12.	Operation start month/ year	
13.	Operation end month/ year	
14.	Currently Operational (Yes/No)	
15.	Built up area as per the supporting documents (in sqm)	
16.	Star rating (if any, along with supporting document)	

Note:

1. In case of consortium/JV, please mention ownership of the experience / project / assets, whether Lead member or consortium member.
2. For built up area and rooms, submit layout approval / building plan approval / occupancy certificate / project completion certificateissue by ULB / T&CP or any other concerned govt department.
3. For operation duration, submit relevant document (Business Registration /FSSAI Food Business License / GST Registration / Bar License etc. as applicable) against each of the properties shown above.
4. Submit CA certificate for development, operation, maintenance and management for each project.
5. For star rating, submit HRACC document issued by Ministry of Tourism.
6. Please fill in the complete format, use separate sheet for each project and add all the relevant supporting documents to substantiate the information mentioned. If required, CGHIDB can inquire for clarification or supporting documents or information for the share eligible projects.

AnnexureIX - Guidelines of the Department of Disinvestment

(Refer Clause1.3.1)

No. 6/4/2001-DD-II
Government of India
Department of Disinvestment

Block 14, CGO Complex
New Delhi.
Dated 13th July 2001.

OFFICE MEMORANDUM

Sub: Guidelines for qualification of Bidders seeking to acquire stakes in Public Sector Enterprises through the process of disinvestment

Government has examined the issue of framing comprehensive and transparent guidelines defining the criteria for bidders interested in PSE-disinvestment so that the parties selected through competitive bidding could inspire public confidence. Earlier, criteria like net worth, experience etc. used to be prescribed. Based on experience and in consultation with concerned departments, Government has decided to prescribe the following additional criteria for the qualification/ disqualification of the parties seeking to acquire stakes in public sector enterprises through disinvestment:

(a) In regard to matters other than the security and integrity of the country, any conviction by a Court of Law or indictment/ adverse order by a regulatory authority that casts a doubt on the ability of the bidder to manage the public sector unit when it is disinvested, or which relates to a grave offence would constitute disqualification. Grave offence is defined to be of such a nature that it outrages the moral sense of the community. The decision in regard to the nature of the offence would be taken on case to case basis after considering the facts of the case and relevant legal principles, by the Government of India.

(b) In regard to matters relating to the security and integrity of the country, any charge-sheet by an agency of the Government/ conviction by a Court of Law for an offence committed by the bidding party or by any sister concern of the bidding party would result in disqualification. The decision in regard to the relationship between the sister concerns would be taken, based on the relevant facts and after examining whether the two concerns are substantially controlled by the same person/ persons.

(c) In both (a) and (b), disqualification shall continue for a period that Government deems appropriate.

(d) Any entity, which is disqualified from participating in the disinvestment process, would not be allowed to remain associated with it or get associated merely because it has preferred an appeal against the order based on which it has been disqualified. The mere pendency of appeal will have no effect on the disqualification.

(e) The disqualification criteria would come into effect immediately and would apply to all bidders for various disinvestment transactions, which have not been completed as yet.

(f) Before disqualifying a concern, a Show Cause Notice why it should not be disqualified would be issued to it and it would be given an opportunity to explain its position.

(g) Henceforth, these criteria will be prescribed in the advertisements seeking Expression of Interest (EOI) from the interested parties. The interested parties would be required to provide the information on the above criteria, along with their Expressions of Interest (EOI). The bidders shall be required to provide with their EOI an undertaking to the effect that no investigation by a regulatory authority is pending against them. In case any investigation is pending against the concern or its sister concern or against its CEO or any of its Directors/ Managers/ employees, full details of such investigation including the name of the investigating agency, the charge/ offence for which the investigation has been launched, name and designation of persons against whom the investigation has been launched and other relevant information should be disclosed, to the satisfaction of the Government. For other criteria also, a similar undertaking shall be obtained along with EOI.

(SD/-)

(A.K. Tewari)

Under Secretary to the Government of India

Annexure X - Format of Financial Bid

(to be submitted online Only)

NOT TO BE SUBMITTED WITH THE TECHNICAL BID

ONLY TO BE SUBMITTED ONLINE

FINANCIAL QUOTE (The Financial Proposal template must not be modified/replaced by the bidder and same should be uploaded after filling in the relevant columns; else the Bidder is liable to be rejected for this tender.) The financial quote template is provided along with this bid document at https://eproc.cgstate.gov.in

Having gone through thisRFP document and having fully understood the scope ofwork for theProject as set out in this RFP document, we are pleased to quote following **Upfront Premium** online in our financial proposal.

Name of Project	**Reserve Price (in numbers)**	**Upfront Premium Amount to be Quoted by the Applicant / Bidder (in numbers)**	**Upfront Premium Amount to be Quoted by the Applicant / Bidder (in numbers)**
Selection of an Agency for Operation and Maintenance of a top-end cosmopolitan Social and Health clubhouse "Queen's Club of India", located at VIP Road, Raipur, Chhattisgarh, on License, Development, Operation and Transfer (LDOT) basis on PPP mode	**7,50,00,000/-** **(INR Seven Crore and Fifty Lakhs only)**		

Note:

1. The Premium amount to be quoted by Bidder under financial Proposal shall include Reserve Price.
2. Premium amount shall be in accordance with the clause **Error! Reference source not found.** hereinabove.
3. In case of any discrepancy/difference in the rate indicated in figures and words the rate in words will prevail and will be considered.
4. CGHIDB reserves the right to forth with cancel any supplies under this quote if the bidder is blacklisted by the GST authorities.
5. CGHIDB reserves the right to claim from the bidder any amount of tax, interest, penalty and litigation cost, if any, that may be incurred in future due to GST reporting/compliance mistake(s) on part of the bidder.
6. **The format given herein is for the understanding of the Bidder only. The financial Proposal to be submitted online. If CGHIDB finds any financial quote in Technical Proposal, such bids shall be summarily rejected**.

ANNEXURE XI –Format for Undertaking

Date:

To,
The Executive Engineer,
Chhattisgarh Housing and Infrastructure Development Board
Division-3, Moulshree Vihar,
RAIPUR (C.G.)

Subject: Undertaking for Submission of GST Certificate of Chhattisgarh

Dear Sir/Madam,

I/We, [Name of the Bidder/Company], having our registered office at [Address], hereby declare and undertake that:

1. I/We do not possess the GST registration certificate of the State of Chhattisgarh as on the bid due date for the tender/contract titled [Tender/Contract Name and Reference Number].
2. I/We understand that possession of the GST certificate of Chhattisgarh is a mandatory requirement for this bid.
3. I/We undertake to obtain and submit the GST registration certificate of Chhattisgarh to the Authority within 30 (thirty) days from the date of issuance of the Letter of Award (LoA).
4. I/We acknowledge that failure to submit the GST certificate of Chhattisgarh within the stipulated time may lead to cancellation of the contract and forfeiture of any bid security as per the terms and conditions of the tender.

Thanking you,
Yours faithfully,
Forand on behalf of
[Name of the Bidder/Company]
Signature:
Name:
Designation
Seal/Stamp