



JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED

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Ref. No.: 825/2018

Date : 14/09/2018

RESPONSE TO PRE-BID QUERIES

DEVELOPMENT OF TOURIST COMPLEX, URWAN, KODERMA UNDER PPP FRAMEWORK ON RENOVATE, OPERATE, MAINTAIN AND TRANSFER (ROMT) BASIS

RFP invited through NIT NO. PR190520 (Tourism) 18-19 and Ref. No.: 712 /2018 Dated 16.08.2018

| No | Reference | Queries | Response |
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| 1. | RFP Clause 1.1.1 | The agreement Period be extended for the Period of 30 (Thirty) years | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 2. | RFP Clause 1.2.7 | The minimum annual fee be reduced to Rs. 15,00,000/- (Rupees Fifteen Lakh only) | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 3. | RFP Clause 1.2.7 (i) | The annual fee offered by the successful bidder be escalated by 5% (Five Percent)with Simple Interest every 3 rd year throughout the Agreement Period | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 4. | RFP Clause 3.7 & 3.8 | The success fee for Rs. 1,77,000/- (Rs. One Lakh and Seventy-seven Thousand only) inclusive of GST and Project Development Expenses for 26,55,000/- (Rs. Twenty-Six Lakh and Fifty-Five Thousand only) inclusive of GST be adjusted with annual fee offered by successful bidder. | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 5. | General | The expenses for the development of the project site made by the successful bidder be adjusted annually with the offered Annual Fee | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 6. | RFP Clause 1.2.4 | In this regard we would like to say that the corporation should relax the EMD norms and bring it down to the tune of Rupees Ten Lakhs only. | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 7. | RFP Clause 1.2.7 | The reserve price should not be higher than Twelve Lakhs Per annum | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| 8. | RFP Clause 1.2.7 | Investor should be given first year operational holiday and rent be started from the second year of the operation and so the lease period be calculated. | Please refer to Corrigendum 2. |

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| 9. | RFP Clause 1.1.1 | Further since the project will take longer break even period, the investor be given a long lease period of around thirty years as it was in the earlier bid documents for the same property. | Not Agreed. The terms and conditions of the RFP remain unchanged. |
| <p>Sd/- Managing Director JTDC</p> | | | |