



**JHARKHAND TOURISM DEVELOPMENT CORPORATION LIMITED**

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**CORRIGENDUM 2**

**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**

All bidders are hereby informed that the following clauses of the Bidding Documents stand amended as below:

No	Reference	Existing Clause	Revised Clause
1.	RFP Clause 1.2.7	Financial Proposal is invited for the Project on the basis of the annual fee (“Annual Fee”) exclusive of GST to be offered by a Bidder for implementing the Project. As part of the Financial Proposal, the Bidder is required to quote the Annual Fee offered by them to the Authority for the <b>1<sup>st</sup> anniversary</b> of execution of the Project Development and Management Agreement (“Annual Fee”) in the format provided at Appendix I. The Financial Proposal shall clearly indicate the amount in both figures and words, in Indian Rupees	Financial Proposal is invited for the Project on the basis of the annual fee (“Annual Fee”) exclusive of GST to be offered by a Bidder for implementing the Project. As part of the Financial Proposal, the Bidder is required to quote the Annual Fee offered by them to the Authority for the <b>2<sup>nd</sup> anniversary</b> of execution of the Project Development and Management Agreement (“Annual Fee”) in the format provided at Appendix I. The Financial Proposal shall clearly indicate the amount in both figures and words, in Indian Rupees
2.	RFP Clause 1.2.7 i.	The Annual Fee offered by the Successful Bidder shall be payable to the Authority from the <b>1<sup>st</sup> (first)</b> anniversary of execution of the Project Development and Management Agreement i.e. for the <b>2<sup>nd</sup> year</b> from the date of execution of Project Development and Management Agreement and shall be escalated by 5% (five percent) compounding annually throughout the Agreement Period as per the Project Development and Management Agreement.	The Annual Fee offered by the Successful Bidder shall be payable to the Authority from the <b>2<sup>nd</sup> (second)</b> anniversary of execution of the Project Development and Management Agreement i.e. for the <b>3<sup>rd</sup> (third) year</b> from the date of execution of Project Development and Management Agreement and shall be escalated by 5% (five percent) compounding annually throughout the Agreement Period as per the Project Development and Management Agreement.
3.	RFP Clause 3.4.1	The Financial Proposals of only the Qualified Bidders would be opened in the presence of the Bidders(s) representatives who choose to attend	The Financial Proposals of only the Qualified Bidders would be opened in the presence of the Bidders(s) representatives who choose to

		on the date and time as may be intimated to the Qualified Bidders. The Financial Proposal shall consist of Annual Fee per annum for the <b>first year</b> payable by the Successful Bidder to the Authority for undertaking the Project.	attend on the date and time as may be intimated to the Qualified Bidders. The Financial Proposal shall consist of Annual Fee per annum for the <b>third year</b> payable by the Successful Bidder to the Authority for undertaking the Project.
4.	RFP Appendix 1	Format for Financial Proposal	Kindly refer to updated <b>Appendix I: Format for Financial Proposal</b> in Annexure 1.
5.	PDMA Clause 3.2.1	The tenure of the Agreement shall be for a period of <b>10 (ten)</b> years commencing from the Appointed Date and ending on the Expiry Date (the "Agreement Period").	The tenure of the Agreement shall be for a period of <b>15 (fifteen)</b> years commencing from the Appointed Date and ending on the Expiry Date (the "Agreement Period").
6.	PDMA Clause 7.1.1	In consideration of the Rights hereby granted, the Developer shall pay to the Authority an annual fee of Rs. _____/- (Rupees _____ only) ("Fee") commencing from the 1st (first) anniversary of Appointed Date. The Fee is exclusive of GST and all other applicable taxes and shall be payable by the Developer at actual over and above the Fee. The Fee is payable to the Authority on or before 30 (thirty) days prior to the start of every year in advance as set out in Schedule 1 throughout the Agreement Period. During the Agreement Period the Fee shall be increased by 5% (five percent) every year over the previous year's Fee on compounded basis	In consideration of the Rights hereby granted, the Developer shall pay to the Authority an annual fee of Rs. _____/- (Rupees _____ only) ("Fee") commencing from the <b>2<sup>nd</sup> (second) anniversary</b> of Appointed Date. The Fee is exclusive of GST and all other applicable taxes and shall be payable by the Developer at actual over and above the Fee. The Fee is payable to the Authority on or before 30 (thirty) days prior to the start of every year in advance as set out in Schedule 1 throughout the Agreement Period. During the Agreement Period the Fee shall be increased by 5% (five percent) every year over the previous year's Fee on compounded basis
7.	PDMA Schedule 1	Payment Schedule	Kindly refer to updated <b>Schedule 1 – Payment Schedule</b> in Annexure.
8.	PIM	As part of this endeavour, the Authority with a view to enhance the hospitality infrastructure, tourists' experience and attract more footfalls into the region intends to entrust the management of the Tourist Complex at Tilaiya in Koderma (the " <b>Project Site</b> ") to competent entity who would undertake the development, operation and maintenance of the existing tourism property at the Project Site on Public Private Partnership (PPP)	As a part of this endeavour, the Authority with a view to enhance the hospitality infrastructure, tourists' experience and attract more footfalls into the region intends to entrust the management of the Tourist Complex at Tilaiya in Koderma (the " <b>Project Site</b> ") to competent entity who would undertake the development, operation and maintenance of the existing tourism property at the Project Site on Public Private

		("PPP") under Renovate, Operate, Maintain and Transfer (ROMT) basis for a period of 15 (fifteen) years ("Project").	Partnership (PPP) ("PPP") under Renovate, Operate, Maintain and Transfer (ROMT) basis for a period of 15 (fifteen) years ("Project"). <b>The Estimated Project Cost is Rs. 15 Crore.</b>
<p>Sd/- Managing Director JTDC</p>			

**APPENDIX I: FORMAT FOR FINANCIAL PROPOSAL**

*(To be submitted on the letterhead of the Bidder / Lead Member of Consortium)*

[Location, Date]

From,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To,

Managing Director  
Jharkhand Tourism Development Corporation Limited  
5, Mahatma Gandhi Marg, Ranchi - 834001

Dear Sir,

**Subject: Selection of Developer for Tourist Complex, Urwan, Koderma - Financial Proposal**

We, the undersigned, offer to undertake the Project in accordance with your Request for Proposal dated <Date of NIT Publication>, and our Proposal (Technical Proposal and Financial Proposal).

1. I / we hereby offer and agree to pay the following amount as Annual Fee (exclusive of GST) for the 3<sup>rd</sup> (third) year to the Authority for the aforementioned Project in terms of the PDMA as provided below:

Annual Fee (in Rs)	In Words

2. In case of a discrepancy between the amount expressed in figures vis-à-vis the amount expressed in words, the higher of the two shall prevail.
3. The Annual Fee has been quoted by me/us after taking into consideration all the terms and conditions stated in the RFP, draft PDMA, our own estimates of costs and after a careful assessment of the site and all the conditions that may affect the Proposal.
4. The Annual Fee has been quoted by me/us is above the Minimum Annual Fee specified in the Bidding Documents.
5. I / we understand that the Authority is not bound to accept any Proposal(s) received.
6. I/ we agree that my / our Financial Proposal shall remain valid for a period of 180 (One Hundred and Eighty) days from the Proposal Due Date prescribed for submission of Proposal.

7. I / we confirm that our Financial Proposal is unconditional and that we accept all terms and conditions specified in the Bidding Documents.
8. I / we agree to be bound by this offer if we are the Successful Bidder for the Project.

Thanking you,

Yours Faithfully,

Authorized Signature:

Name and Title of Signatory:

Name of the Bidder:

**Note:**

- i. The Annual Fee offered by the Successful Bidder shall be payable to the Authority from the **2<sup>nd</sup> (second) anniversary** of execution of the Project Development and Management Agreement and shall be escalated by 5% (five per cent) compounding annually throughout the Agreement Period as per the Project Development and Management Agreement.
- ii. The Annual Fee is exclusive of GST and GST shall be payable by the Developer at actual over and above the Annual Fee.
- iii. The Annual Fee shall be payable to the Authority, on or before 30 (thirty) days prior to the anniversary of execution of the Project Development and Management Agreement.

### SCHEDULE 1 - PAYMENT SCHEDULE

Developer shall pay to the Authority an annual fee of Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_ only) (“**Fee**”) commencing from the **2<sup>nd</sup> (second) anniversary** of Appointed Date. The Fee is exclusive of GST and all other applicable taxes and shall be payable by the Developer at actual over and above the Fee. The Fee is payable to the Authority on or before 30 (thirty) days prior to the anniversary of the Appointed Date in advance as set out in this Schedule throughout the Agreement Period. During the Agreement Period the Fee shall be increased by 5% (five percent) every year over the previous year’s Fee on compounded basis.

<b>Annual Escalation (in Percentage)</b>	<b>Anniversary commencing from the Appointed Date</b>	<b>Amount of Fee Payable to the Authority (in Rs)</b>	<b>Due Date</b>
-	First	-	-
-	Second		
5%	Third		
5%	Fourth		
5%	Fifth		
5%	Sixth		
5%	Seventh		
5%	Eighth		
5%	Ninth		
5%	Tenth		
5%	Eleventh		
5%	Twelfth		
5%	Thirteenth		
5%	Fourteenth		