

AMARAVATI DEVELOPMENT CORPORATION LIMITED

Government of Andhra Pradesh



EXPRESSION OF INTEREST (EOI)

**Development of “Tourism Infrastructure Projects” at
‘Amaravati Central Park’ in ‘Amaravati Capital City’ on PPP Mode**

NOVEMBER 2017

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TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	Background.....	4
1.2	Objective.....	5
2	PROJECT INFORMATION	5
2.1	Site Location	5
2.2	Site Connectivity	6
2.3	Site Context	8
2.4	'Master Plan' for 'Amaravati Central Park' - 300 Acres	9
2.5	Site Ownership	9
3	PROPOSED 'TOURISM INFRASTRUCTURE PROJECTS'	10
3.1	Project Components	10
4	CRITERIA FOR BID EVALUATION	11
4.1	Mandatory Criteria	11
4.2	Technical / Development Experience	11
4.3	Financial Criteria	11
4.4	Proposed Project Sizes and Proposed Project Cost Projections	12
5	PROJECT IMPLEMENTATION STRUCTURE	13
5.1	Proposed Implementation Structure	13
5.2	Applicable Tourism Policy	13
5.3	Special Purpose Company (SPC)	13
5.4	Role of Developer	13
5.5	'ADCL' Responsibility	13
5.6	Concession Period	14
5.7	Concession Agreement	14
5.8	Project Structure	14
6	INSTRUCTIONS FOR EOI SUBMISSION	15
6.1	Introduction	15
6.2	Eligible Applicants	15
6.3	Submission of EOI	16
6.4	Developer Selection Process	16
	FORMATS FOR SUBMISSION OF EXPRESSION OF INTEREST	17

DISCLAIMER

The information contained in this 'Expression of Interest' document (the "EOI") or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Government of Andhra Pradesh and/or Amaravati Development Corporation Limited (the "ADCL") or any of their employees or advisors, is provided to Applicant(s) on the terms and conditions set out in this EOI and such other terms and conditions subject to which such information is provided.

This EOI is not an agreement and is neither an offer nor invitation by the ADCL to the prospective Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their application for pre-qualification pursuant to this EOI (the "Application"). This EOI includes statements, which reflect various assumptions and assessments arrived at by the ADCL in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This EOI may not be appropriate for all persons, and it is not possible for the ADCL, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI may not be complete, accurate, adequate or correct. Each Applicant 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 EOI and obtain independent advice from appropriate sources.

Information provided in this EOI to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The ADCL accepts no responsibility of the accuracy or otherwise for any interpretation or opinion on law expressed herein.

The ADCL, 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 EOI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in any way with pre-qualification of Applicants for participation in the Bidding Process.

The ADCL also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EOI.

1 INTRODUCTION

1.1 BACKGROUND

- 1.1.1** The Government of Andhra Pradesh has a vision to develop the entire Capital City with infrastructure of international standards. As per the 'Master Plan', a 'Central Park' has been proposed at the heart of the Capital City. The Amravati Central Park, being one of the first to be implemented on priority basis, is the showcase of this vision of development.
- 1.1.2** The Central Park is the most significant feature of the Capital City, with an area of **300 Acres** approximately. This is an environmental and eco-friendly Park, which will include activities for carnival and celebration, children and family outings, nature lovers and health conscious, culturally rooted and intellectually inclined as well as leisure and hospitality project components. 'ADCL' intends to develop various 'Tourism Infrastructure Projects' at the site through Public Private Partnership, and has decided to invite the EOIs from interested parties.
- 1.1.3** Government of Andhra Pradesh after consideration of the immediate need for efficient infrastructure development in the Capital City, through G.O.Ms.No.109, MA&UD (M2) Dept. Dated 02.05.2015, has established Amravati Development Corporation Limited- ADCL (earlier known as Capital City Development and Management Company (CCDMC)) – a Special Purpose Company (SPC) under Companies Act, 2013, for the development, implementation, operation and management of Amravati, the new Capital City of Andhra Pradesh – with an area of 217 sq. km.
- 1.1.4** 'ADCL' proposes to identify 'Private Partners' for development of 'Tourism Infrastructure Projects' in Hospitality, Leisure, Recreation, Adventure, Amusement & Entertainment Sectors at the site identified by 'ADCL' admeasuring about **300 Acres**, the details of which are mentioned below. 'ADCL' invites Expressions of Interest ("EOI") from interested parties for the purpose of assessing the interest among the 'Developers' from the respective 'Sectors'.
- 1.1.5** The project is structured in such a way that Private Sector Participation is anticipated for developing the land parcels. The project will be developed and established under pre-specified performance standards.
- 1.1.6** The present project is proposed to be implemented on Public Private Partnership (PPP) format. Under this format, the private sector shall be responsible for financing, executing, operating, maintaining and transferring the facility to 'ADCL' after the Concession period. 'ADCL' shall define 'Minimum Development Obligations' for the private sector, yet leave adequate flexibility for the developer to build the project in response to the market demand and hence optimize collective returns.

1.2 OBJECTIVE

The objective of the proposed project is to develop 'Tourism Infrastructure Projects' on PPP Mode for the Tourists visiting Amaravati Capital City from all over India and Worldwide for Hospitality, Leisure, Recreation, Adventure, Amusement & Entertainment facilities and activities.

2 PROJECT INFORMATION

2.1 SITE LOCATION



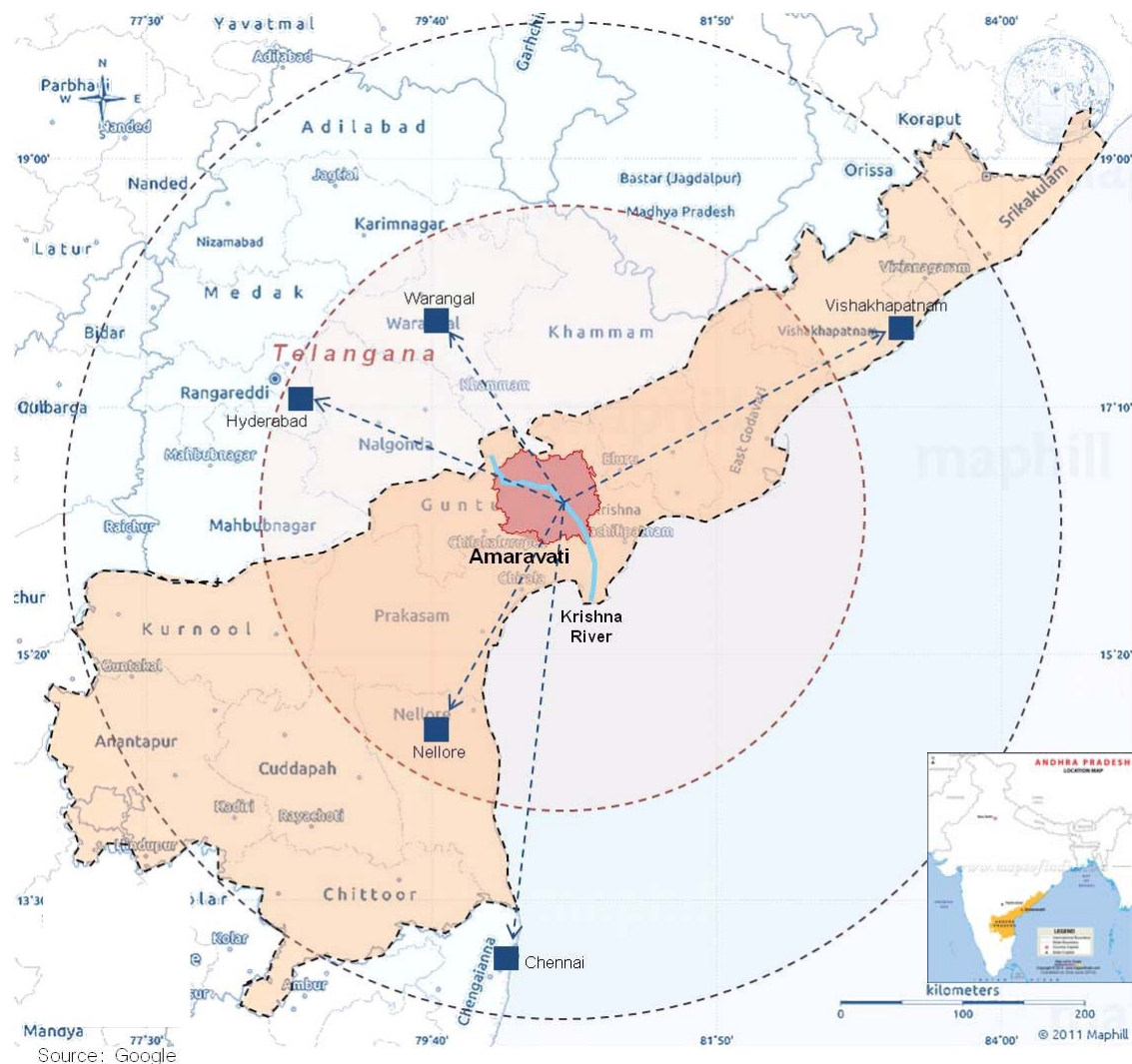
Andhra Pradesh State Map

Amaravati is the Capital City of Andhra Pradesh State in India. The planned city is located on the southern banks of the Krishna River in Guntur district, within the Andhra Pradesh Capital Region. The word "Amaravati" derives its name from the historical "Amaravathi" Temple

Town, the ancient Capital of the Telugu Rulers of the Satavahana Dynasty. The foundation stone was laid on 22nd October 2015, at "Uddandarayunipalem" area by the Hon'ble Prime Minister, Shri Narendra Modi Ji.

The Project site is located in Sakhamuru in Amaravati Capital City. It is located adjacent to the Seed Access Road, admeasuring 300 Acres for the development of proposed 'Amaravati Central Park' project.

2.2 SITE CONNECTIVITY



Distances from various cities to Amravati Capital City

If we look at the 500 km & 250 km radius map, the 'Amaravati Capital City' can be approached from/via Hyderabad, Visakhapatnam, Warangal, Nellore, Chennai, Vijayawada & Guntur.

2.2.1 Distances from various Cities to Amaravati Capital City:

- i. From Hyderabad – 300 km (Population* - 6.81 million)
- ii. From Visakhapatnam – 387 km (Population* - 2.036 million)
- iii. From Warangal – 285 km (Population* - 0.81 million)

- iv. From Nellore – 290 km (Population* – 0.60 million)
- v. From Chennai – 460 km (Population* – 7.088 million)
- vi. From Vijayawada – 30 km (Population* – 1.04 million)
- vii. From Guntur – (Population* – 0.74 million)

**Note - Population data is as per census 2011*



Amaravati Capital City Geographical Location Map

The Metropolitan areas of Guntur and Vijayawada are the major conurbations of Amaravati. The New Amaravati Capital City, Vijayawada and Guntur will grow as 'Tri Cities' in the future due to their close proximity. The diverse economy of these three Cities will complement each other and ultimately emerge as a Mega City. Currently the Capital City is connected or can be reached by the 'Prakasam Barrage' on the Krishna River that connects Amravati with Vijayawada. The nearest Airport is at Vijayawada City, Andhra Pradesh.

The seed access road of the Capital is being developed along with the other priority roads to connect the city in its initial development phase as per the 'Master Plan' of the city proposed by the Surbana Jurong, Singapore.

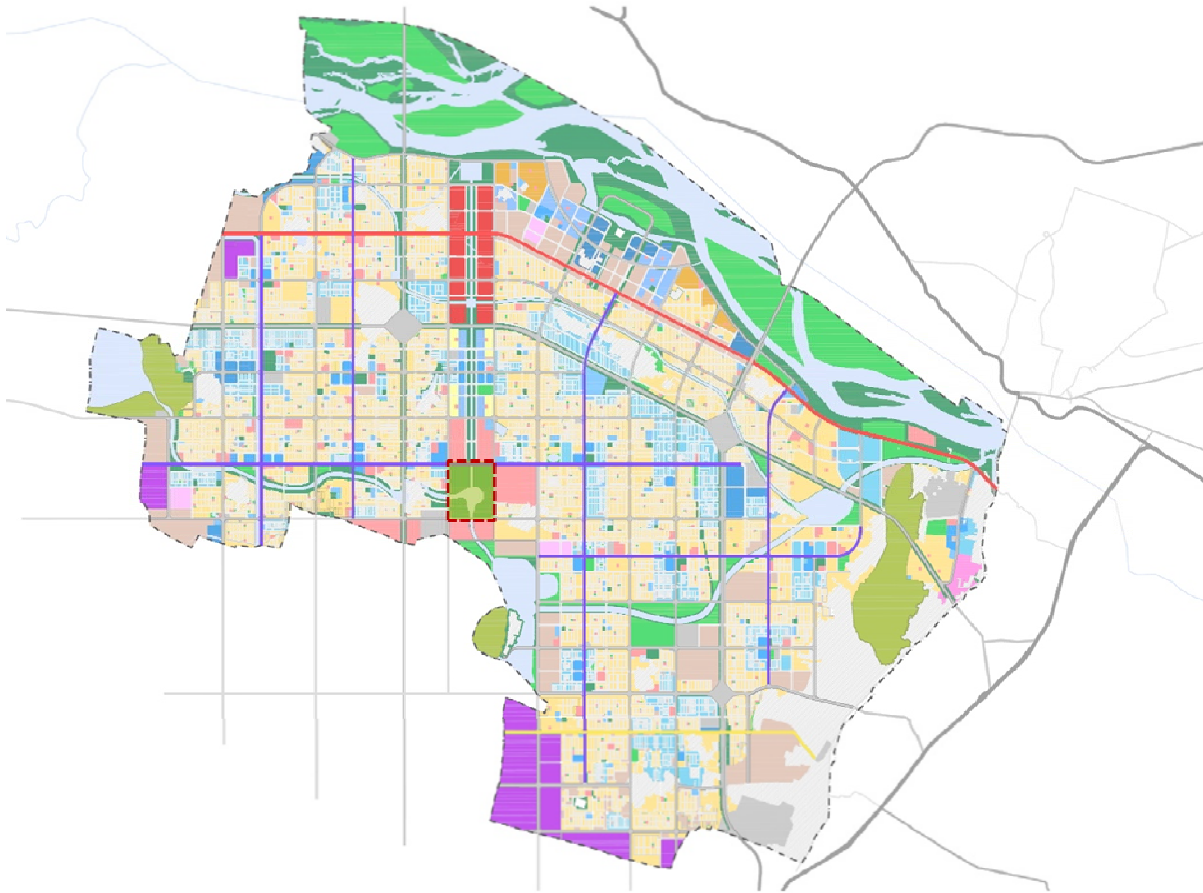
2.2.2 Estimated Population by 2050:

Scenario 1 - 3.93 Million
Scenario 3 - 3.61 Million

Scenario 2 - 3.43 Million
Scenario 4- 3.55 Million

2.3 SITE CONTEXT

Master Plan of Amravati Capital City:



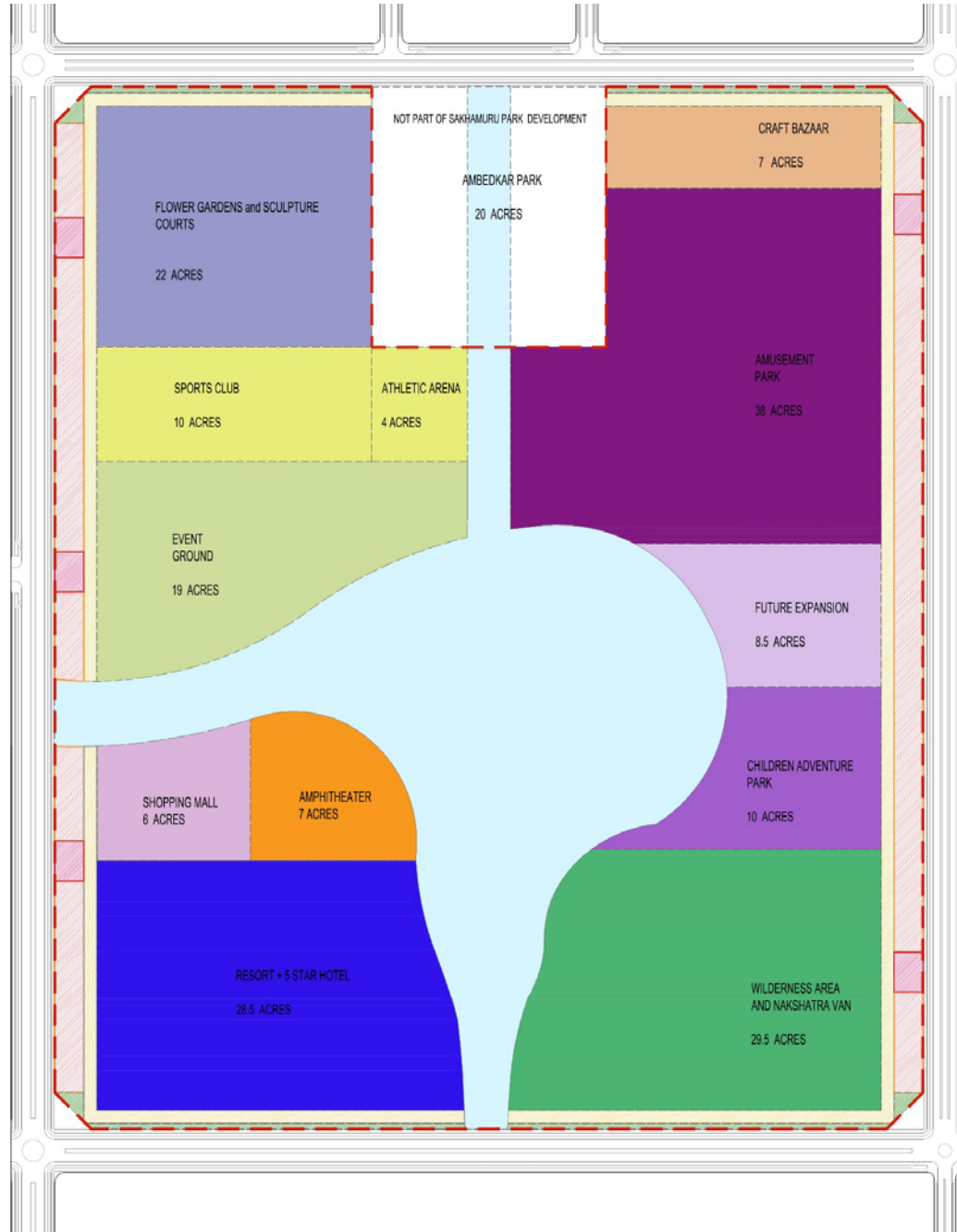
Master Plan of Amravati Capital City

The 'Amaravati Central Park' will be one of the World's largest 'Central Park' built till date and hence will provide the boost to the development of the city and also as per the estimated Population by 2050 for the City the Park is going to have a huge footfall.

'Amaravati Central Park' is the most important landmark in the Capital City and only one of the Parks of its type, as seen from the above 'Master Plan'. The Park lies at the bottom of the Central Government Complex, hosts a reservoir, also is in direct access connectivity with priority roads.

On the 'Master Plan', the site is of strategic importance as the culminating point of important Government axis, housing important State buildings. It is surrounded by various land uses ranging from commercial, residential, institutional as well as other active and passive greens. 'ADCL' has put forth this area under the category of active recreational land use for development.

2.4 'MASTER PLAN' FOR 'AMARAVATI CENTRAL PARK' - 300 ACRES



Master Plan of Amaravati Central Park

'Master Plan' illustrates various zones in the 'Amaravati Central Park' that host different type of activities along with the corresponding areas for the same.

2.5 SITE OWNERSHIP

The site admeasuring 300 Acres is under the ownership of Government of Andhra Pradesh.

3 PROPOSED 'TOURISM INFRASTRUCTURE PROJECTS'

3.1 PROJECT COMPONENTS

The 'Amaravati Central Park' envisioned at in Amaravati Capital Region shall have the following proposed Project Components to be developed on PPP Mode.

S.No.	Project Components (Indicative*)
1	Wilderness Park with 'Nakshatra Vanam'; 'Raashi Vanam'; 'Navagraha Vanam'; 'Bird Park'; and 'Ethnic Food Court' etc. - 20 Acres.
2	Amusement & Entertainment Park with an array of innovative & unique Amusement and Entertainment concepts; 'Aqua Park' such as Water World, Wet & Wild etc.; World-class Dry Rides & Adventure Zones; Animated Shows; Multi-Dimensional Simulations & VR Games; Fairy Tales & Action Shows such as Disney, Universal, Warner's Theme Parks etc. - 30 Acres.
3	Children's Adventure Park with Fun & Entertainment Zones along with Snow World; Dry (Rock) Skiing Activities; Camping with World-class Tented Accommodations; and 'Pets Park' etc. - 15 Acres.
4	Family Entertainment Center** (FEC) with Mall, Multiplex & Food Court etc., along with Multi-level Parking Complex - 2 Acres.
5	Family Entertainment Center** (FEC) with 'Indian Cinema Pavilion' with Themes of Bollywood, Tollywood.... etc.; Mall & Food Court along with Multi-level Parking Complex - 2 Acres.
6	Sports & Recreation Arena** with Indoor & Outdoor Gymnasium; Wellness Center with Nature-cure, Yoga & Meditation Centers; 'Organic Food Court' etc. - 6 Acres
7	An Eco-Resort** with Wellness Center & Health Spa with Nature-cure, Yoga & Meditation Centers etc. - 10 Acres
8	Five Star Eco-Hotel** with applicable specifications and guest facilities & amenities etc. - 4 Acres
9	Four Star Eco-Hotel** with applicable specifications and guest facilities & amenities etc. - 2 Acres
10	Three Star Eco-Hotel** with applicable specifications and guest facilities & amenities etc.-1Acre
11	Boating & Water Sports with World-class Water Fleet, Floating Restaurant etc., as part of 52-Acre Lake.
12	Amphitheatre with Mega LED Wall for Digital Experience etc. - 5 acres

**The developers shall be free to implement their own concept & design taking into consideration all the applicable Bylaws/Norms & Regulations as applicable on the project site.*

*** All Civil Constructions shall be Green Rated Buildings.*

4 CRITERIA FOR BID EVALUATION

4.1 MANDATORY CRITERIA

- 4.1.1 The 'Applicants' competence and capability is proposed to be evaluated by the following parameters:
- (a) Technical / Development Experience of the Applicant; and
 - (b) Financial Capability Criteria
- 4.1.2 On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section. The evaluation shall be carried out in terms of Pass / Fail of the Applicants for both the above mentioned parameters separately. Applicant(s) meeting all the criteria, subject to the terms of the Bid Documents, will be qualified to issue the RFP (Bid) Documents for the respective projects.
- 4.1.3 The Applicant fulfilling the following conditions will be eligible to submit their EOI

4.2 TECHNICAL / DEVELOPMENT EXPERIENCE

- 4.2.1 The Applicant / Consortium (Members in Consortium limited to 3) should have minimum 3 years experience in at least one project of same type with same size and capacity of that of the proposed 'Tourism Infrastructure Project' i.e., Development / Construction (or) Operations & Management of similar 'Tourism Infrastructure Project' / 'Tourism Services Project', during last 10 years, which is completed and which is into the commercial operations as on the date of issue of this EOI.

OR

- 4.2.2 Development / Construction of 'Core Infrastructure Development Projects', such as Shopping Malls, Multiplexes, Commercial / Office Complexes, Residential Development Projects, Highways, Expressways, Bridges, Tunnels, Power Plants, Ports, Airports, Auto Malls, Metro Rail, IT Parks, Super Specialty Hospitals, Industrial Parks etc., having a 'Project Cost' of not less than 200% of the proposed 'Project Cost', which was commissioned during last 10 years.

4.3 FINANCIAL CRITERIA

S.No.	Minimum Eligibility	Documentary Proof
1	Applicant / Consortium should have a minimum Net-worth of 25% of the proposed 'Project Cost' for each proposed 'Project', as per their latest Audited Balance Sheet. (2016-17).	Net-worth Statement as per their latest Audited Balance Sheet Certified by the Auditor. (2016-17).
2	Applicant / Consortium should have a minimum Average Annual Turnovers of 25% of the proposed 'Project Cost' for each proposed 'Project' in last three financial years. (2014-15, 2015-16 & 2016-17).	Turnover Statements for the last three financial years Certified by the Auditor. (2014-15, 2015-16 & 2016-17).

4.4 PROPOSED PROJECT SIZES AND PROPOSED PROJECT COST PROJECTIONS

S.No.	Project Components (Indicative*)	Proposed Minimum Project Size	Proposed Minimum Project Cost Rs. Cr.
1	Wilderness Park	20 Acres	40.00 Cr.
2	Amusement & Entertainment Park	30 Acres	150.00 Cr.
3	Children's Adventure Park	15 Acres	30.00 Cr.
4	Family Entertainment Center (FEC) with Mall, Multiplex & Food Court	2.00 Lakh Sft.	80.00 Cr.
5	Family Entertainment Center (FEC) with Indian Cinema Pavilions, Mall & Food Court	2.00 Lakh Sft.	80.00 Cr.
6	Sports & Recreation Arena	6 Acres	50.00 Cr.
7	An Eco-Resort	60 Rooms	30.00 Cr.
8	Five Star Eco-Hotel	150 Rooms	150.00 Cr.
9	Four Star Eco-Hotel	100 Rooms	75.00 Cr.
10	Three Star Eco-Hotel	80 Rooms	40.00 Cr.
11	Boating & Water Sports	50 Acre Lake	10.00 Cr.
12	Amphitheatre with Mega LED Wall.	5 Acres	10.00 Cr.

5 PROJECT IMPLEMENTATION STRUCTURE

5.1 PROPOSED IMPLEMENTATION STRUCTURE

The projects are proposed to be implemented through Public Private Partnership (PPP) Model. The implementation will be through a Special Purpose Company (SPC) wherein the Developer selected through a competitive bidding process would enter into a Concession Agreement with 'ADCL' to Design, Build, Operate and Maintain the Facilities over the Concession period and Transfer the same to the 'ADCL' at the end of the Concession period.

5.2 APPLICABLE TOURISM POLICY

The applicable policy for the development of 'Tourism Infrastructure Projects' is prevailing 'Tourism Policy 2015-20' of Govt. of Andhra Pradesh. The applicable 'Concession / Lease Agreement' and 'Incentives & Benefits' for the proposed 'Tourism Infrastructure Projects' and 'Tourism Services' shall be as per this prevailing 'Tourism Policy' of Govt. of Andhra Pradesh.

5.3 SPECIAL PURPOSE COMPANY (SPC)

The project would be implemented through a Special Purpose Company (SPC). The SPC would be established by the selected private developer/consortium, wherein the selected Developer/Consortium would hold minimum of 51% of Share Capital of the SPC. 'ADCL' would provide land to the SPC on a long lease of 33 years (including development period), through a Concession / Lease Agreement. The developer shall pay Lease Amount / Concession Fee / Revenue Share, in lieu of the development rights.

5.4 ROLE OF DEVELOPER

The successful developer shall plan activities for component/components in 'Amaravati Central Park', in tune with the 'Master Plan' given by Master Architect, Land-use of the Project Land, Applicable Development Control Regulations, Environmental Regulations and / or any other regulation that shall come into force regarding the development of 'Tourism Infrastructure Projects' on the said land. The developer shall be responsible to take all the permits and approval as required for the development of the project and the commercial operations.

It would be the responsibility of the Developer to undertake planning, design, construction, commissioning, marketing, operation and maintenance of the Project facilities including the Minimum Development Obligations. The Developer would be encouraged to use environmental-friendly technology and design for creation of the project facilities as per the market demand and subject to the design, fulfilling the requirements and performance criteria stipulated by 'ADCL'.

5.5 'ADCL' RESPONSIBILITY

'ADCL' shall be responsible to provide land with 'clear title' free of encumbrance to the Developer for developing the Project components. The land required for creating the Project Facilities will be leased to the Preferred Bidder/Developer over the Concession Period in terms of the Concession Agreement.

5.6 CONCESSION PERIOD

As per the APIDE Act and prevailing 'Tourism Policy', a Concession period of 33 years is considered, which shall include the Construction / Development period.

5.7 CONCESSION AGREEMENT

'ADCL' shall enter into a Concession Agreement with the Preferred Bidder/Developer, giving the requisite rights for construction, operation and maintenance of the project facilities throughout the Concession period. The responsibility for regulating as per the Concession Agreement will rest with 'ADCL'. At the end of the Concession Period, the Project Facilities, which are to be in a fully operational and satisfactorily maintained condition, is to be transferred to 'ADCL'.

5.8 PROJECT STRUCTURE

The project structure for the proposed 'Tourism Infrastructure Project' is as given below:

S. No.	Particulars	Details
1	Project Title	Development of 'Amaravati Central Park' at Sakhamuru in Amaravati Capital City.
2	Location	Adjacent to Seelam access road as per attached location map.
3	Total Site Area	300 Acres.
4	Site Ownership	Government of Andhra Pradesh
5	Implementation Format	Public Private Partnership.
6	Concession Format	Design Build Finance Operate Transfer (DBFOT).
7	Concession Period	33 Years without any Viability Gap Funding (VGF) from the Government.
8	Lease Amount	2% of the Basic Market Value of the Land as per the SRO Records as per the Tourism Policy.
9	Annual Escalation of Lease Amount	5% Escalation per Annum as per the Tourism Policy.
10	Revenue Share	Applicable for the 'Tourism Services' without Land requirement

6 INSTRUCTIONS FOR EOI SUBMISSION

6.1 INTRODUCTION

- 6.1.1 Amaravati Development Corporation ('ADCL') intends to develop the proposed 'Tourism Infrastructure Projects' on Public-Private-Partnership basis.
- 6.1.2 'ADCL' invites Expression of Interest (EOI) from Developers / Investors / Operators to plan, design, finance, construct, operate, maintain and transfer the proposed 'Tourism Infrastructure Projects'. *EOI Document should be submitted for each Project separately.*
- 6.1.3 Joint Venture / Consortium shall be permitted for the proposed 'Tourism Infrastructure Projects'.
- 6.1.4 Pre-Qualified Bidder / Consortium will be informed by the ADCL through Registered Post / Fax / E-mail.

6.2 ELIGIBLE APPLICANTS

- 6.2.1 The Applicant for Pre-Qualification may be a single entity or a group of entities (the "Consortium"), coming together to implement the Project. However, no applicant applying individually or as a member of a Consortium, as the case may be, can be member of another Applicant Consortium. The term Applicant used herein would apply to both a single entity and a Consortium.
- 6.2.2 An Applicant shall not have a conflict of interest (the "Conflict of Interest") that affects the Bidding Process. Any Applicant found to have a Conflict of Interest shall be disqualified. An Applicant shall be deemed to have a Conflict of Interest that affects the Bidding Process, if a constituent of such Applicant is also a constituent of another Applicant;
- 6.2.3 Where the Applicant is a single entity, it may be required to incorporate a company under the Companies Act, 2013 as a Special Purpose Vehicle (SPV) to execute the Concession Agreement and implement the Project. In case the Applicant is a Consortium, it should comply with the following additional requirements:
 - i. Number of members in a consortium should be limited to 3 (three);
 - ii. The Application should contain the information required for each member of the Consortium;
 - iii. Members of the Consortium shall nominate one member as the lead member (the "Lead Member"), who shall have a minimum equity share of at least 26% in the Consortium and also shall have highest equity share in the Consortium than any other Member.
 - iv. Members of the Consortium shall enter into formal understanding vide a Memorandum of Association (MoA), for the purpose of submitting the EOI for the proposed 'Tourism Infrastructure Project' at 'Amaravati Central Park' in 'Amravati Capital City'.

6.3 SUBMISSION OF EOI

The EOI shall include:

- 6.3.1 Company / Organization Profile giving details of current activities, background of promoters and management structure etc.
- 6.3.2 Details of similar & other projects of similar magnitude successfully implemented in the past 10 (Ten) years including period of implementation, cost and project features.
- 6.3.3 The financial standing of the firm in respect of turn over for the last 3 financial years (ending 2016-17) and Net-worth as specified above in Section 4.3, duly certified by the Statutory Auditor with Name & Membership No. of the Auditors.
- 6.3.4 The firms are expected to make a presentation to 'ADCL', if required by ADCL, on the following aspects of project development.
 - i. *Details of Project type to be taken up in the site.*
 - ii. *Conceptual Plan*
 - iii. *Proposed Activity Mix*
 - iv. *The estimated Project Cost (Broad Costs)*
 - v. *The proposed revenue generation strategy for the project.*
- 6.3.5 The EOI document can be downloaded from the Web site www.ccdmc.co.in from **Monday, 13.11.2017** onwards. The Applicant should enclose 'EOI Processing Fee' of **Rs.10,000/- (Rupees Ten Thousands Only)**, **for each Project separately**, in the form of Demand Draft/Bankers Cheque, in favour of 'Amaravati Development Corporation Ltd.', payable at Vijayawada, along with separate 'EOI Document', **for each Project separately**, while submitting your 'EOI'.
- 6.3.6 EOI shall be received on or before **Monday, 20.11.2017 up to 3.00 PM** and submissions beyond the specified time shall neither be received nor entertained.
- 6.3.7 EOI applications shall be opened on **Monday, 20.11.2017 at 4.00 PM**. Applicant or their Authorized Representative will be permitted to be present at the time of opening of EOIs.

6.4 DEVELOPER SELECTION PROCESS

- 6.4.1 Selection of Developer will be on the basis of Bid Process (Technical and Financial Criteria) in response to 'Request for EOI' (RFP) to be issued by 'ADCL'.
- 6.4.2 'ADCL' reserves the right to Invite bids from those firms, who expressed their interest in response to this invitation and meet the above pre-eligibility criteria.
- 6.4.3 'ADCL' reserves the right to call for fresh EOIs comprising of technical and financial bid and open the financial bid of those who qualified in technical bid along with those who qualified in the EOI.
- 6.4.4 'ADCL' reserves the right to reject any or all EOIs received without assigning any reasons, thereof.

FORMATS FOR SUBMISSION OF EXPRESSION OF INTEREST

Annexure 1

CHECKLIST OF SUBMISSIONS

(Separate EOI Document should be submitted for each Project)

S.No.	Enclosures to the EOI	Status Submitted/Not Submitted	Remarks
1.	Signed EOI Document (Annexure 1)		
2.	Covering Letter (Annexure 2)		
3.	Particulars of The Applicant (Annexure 3)		
4.	Experience Details (Annexure 3)		
5.	Consortium Details (Annexure 4)		
6.	Financial Information (Annexure 5)		

Annexure 2

COVERING LETTER FOR EXPRESSION OF INTEREST

(On Applicant's Letter Head – EOI Document should be submitted for each Project separately.)

To
The Chairperson & Managing Director,
Amaravati Development Corporation Limited (ADCL)
20-4-15, Plot No.1G, Anand Heights,
Kedareswararaopet, Beside Prabhas College,
Vijayawada-520003. Andhra Pradesh.

Date:

Sub: Expression of Interest (EOI) for Development of
..... at 'Amaravati Central Park' in Amaravati Capital City on PPP Mode.

With reference to your EOI Document dated....., I / We, having examined all relevant documents and understood their contents, hereby submit our EOI for selection as "Developer" (the "Developer") for the subject project. The EOI is unconditional and unqualified.

2. I/We acknowledge that the ADCL will be relying on the information provided in the EOI and the documents accompanying the EOI for selection of the "Developer", and we certify that all information provided in the EOI and in the Appendices are true and correct, nothing has been omitted which renders such information misleading; and all documents accompanying such EOI are true copies of their respective originals.

3. I / We shall make available to the ADCL any additional information it may deem necessary or require for supplementing or authenticating the EOI.

4. I / We acknowledge the right of the ADCL to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.

5. I / We certify that in the last ten years, we 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 Applicant, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.

6. I/We declare
that:

(a) We have examined and have no reservations to the EOI Document, including any

- (b) I / We do not have any conflict of interest as mentioned in the EOI Document;
- (c) I / We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in respect of any tender or 'Request for Proposal' issued by or any agreement entered into with the ADCL or any other public sector enterprise or any government, Central or State; and
- (d) I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of this EOI, no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice.
7. I / We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any EOI that you may receive nor to select the "Developer", without incurring any liability to the Applicants in accordance with the EOI document.
8. I/We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory ADCL which would cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.
9. I / We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
10. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the ADCL (and/ or the Government of India) in connection with the selection of "Developer" or in connection with the Selection Process itself in respect of the above mentioned Project.
11. I/We agree and understand that the EOI is subject to the provisions of the EOI document. In no case, shall I/we have any claim or right of whatsoever nature if the Project is not awarded to me/us or our EOI is not opened or rejected.
12. I / We agree to keep this offer valid for 180 (One hundred and eighty) days.
13. In the event of my/our firm being selected as the "Developer", I/we agree and undertake the project as the "Developer" in accordance with the provisions of the EOI.
14. I/We have studied EOI and all other documents carefully. We understand that we shall have no claim, right or title arising out of any documents or information provided to us by

the ADCL or in respect of any matter arising out of or concerning or relating to the Selection Process.

15. I/We agree and undertake to abide by all the terms and conditions of the EOI Document. In witness thereof, I/we submit this EOI under and in accordance with the terms of the EOI Document.

Yours faithfully,

(Signature of the Authorised Signatory)

Name:

Designation

Seal of the Applicant

Annexure 3

PARTICULARS OF THE APPLICANT

1.	Name of Firm / Company:	
2.	State whether Sole Firm or Lead Member of a Consortium:	Sole Firm / Lead Member of a Consortium
3.	Legal Status: (Please provide Documentary Proof)	(Public Limited / Private Limited / Inc. / LLC / Partnership / Proprietorship / Any Other etc.)
4.	Country of Incorporation:	
5.	Registered Office Address: Phone & Fax Numbers: Mail Id:	
6.	Year of Incorporation	(Please provide copy of 'Incorporation Certificate')
7.	Year of Commencement of Business	(Please provide copy of 'Commencement of Business')
8.	Principal Place of Business	
9.	Brief description of the Applicant Company / Firm including details of its Main Lines of Business	(Please provide Documentary Proof)
11.	PAN Card Details	(Please provide copy of PAN Regn. Certificate)
12.	GST Details	(Please provide copy GST Regn. Certificate)
13.	Proposed "Tourism Infrastructure Project" by the Applicant	
14.	Briefly Explain the "PROJECT CONCEPT & COMPONENTS" Considered for 'Proposed Project' by the Applicant at 'Amaravati Central Park'.	
15.	Authorized Signatory: Name: Designation: Address: Phone & Fax Numbers: Mail Id:	

Note: Separate EOI Document should be submitted for each Project.

Annexure 4

APPLICANT'S TECHNICAL / DEVELOPMENT EXPERIENCE & FINANCIAL CAPABILITIES

A. Experience in Relevant "Tourism Infrastructure Project" in last 10 years

S.No.	Name of Project	Project Location	Project Cost	Project Area	Year of Completion	Document Enclosed as Proof of Experience
1						
2						
3						

B. Experience in Relevant "Tourism Services Projects" in last 10 years

S.No.	Name of Project	Project Location	Project Cost	Project Area	Year of Completion	Document Enclosed as Proof of Experience
1						
2						
3						

C. Experience in "Core Infrastructure Development Project" in last 10 years

S.No.	Name of Project	Project Location	Project Cost	Project Area	Year of Completion	Document Enclosed as Proof of Experience
1						
2						
3						
4						

D. Experience on PPP Model Projects in last 10 years

S.No.	Name of Project	Project Location	Project Cost	Project Area	Year of Completion	Document Enclosed as Proof of Experience
1						
2						
3						

*** Note: The claimed experience should be supported by project completion certificates issued by the concerned authorities / clients towards documentary evidence. Only completed projects will be considered for evaluation.**

Annexure 5

PARTICULARS OF THE CONSORTIUM

Proposed Consortium for the Development, Management, Marketing of the Proposed Project:

S.No.	Nature of Consortium Proposed	Proposed Consortium Member	Consortium Member Expertise	Consortium Member Turnover* (FY 2016-17)	Consortium Member Net-worth* (FY 2016-17)
1					
2					

****Note: The Consortium Members shall submit the 'Turnover Statements' for the last three financial years, Certified by the Auditor and Net-worth Statement as per their latest Audited Balance Sheet, Certified by the Auditor.***

(Signature of the Authorised Signatory of the Consortium Member-1)

Name:

Designation:

Seal of the Consortium Member-1:

(Signature of the Authorised Signatory of the Consortium Member-2)

Name:

Designation:

Seal of the Consortium Member-2:

Annexure 6

FINANCIAL INFORMATION OF THE APPLICANTS

Financial Years	Turnovers* of the Applicant for the Last 3 Years Amount in INR	Net-worth* of the Applicant As per the latest Audited Balance Sheet Amount in INR
2014-2015		
2015-2016		
2016-2017		

*Note: The Applicant shall submit the 'Turnover Statements' for the last three financial years, Certified by the Auditor and Net-worth Statement as per their latest Audited Balance Sheet, Certified by the Auditor.

Signature of Authorised Signatory

Name:

Designation

Company

Date

Seal of the Applicant

EOI SUBMISSION

1. The 'EOI Processing Fee' of Rs.10,000/- in the form of Demand Draft / Bankers Cheque should be enclosed for each Project separately along with separate 'EOI Document' for each Project. EOIs without 'EOI Processing Fee' shall be summarily rejected.
2. The 'EOI Document' should be signed by the "Authorized Signatory of the Applicant" on all the pages including all enclosures.
3. The 'Hardcopy' of the 'EOI Document', duly filled in with the required information and details along with the required enclosures, certificates & documentary proofs specified in the 'EOI Document', should be submitted at the 'ADCL Address' mentioned below.
4. The envelope shall clearly bear the name "Development of
..... Project at 'Amaravati Central Park' in Amaravati Capital City on PPP Mode".
5. *Separate 'EOI Document' should be submitted for each Project along with separate 'EOI Processing Fee'.*
6. Submission of EOI by Fax, other electronic means will not be accepted. It is the responsibility of the interested party alone to ensure that its EOI is delivered at specified address by the stated deadline. 'ADCL' shall not be held responsible for any delay in delivery or lost in transit cases.

Contact Details & Address for EOI Submission:

The EOI shall be Submitted to:	For More Details & Site Visit - Contact:
The Head, Urban Planning & Architecture, Amaravati Development Corporation Limited (ADCL), D.No.20-4-15, Flat No.1G, Ananda Heights, Besides Prabhas College, Kedareswararaopet, Vijayawada-520003, Andhra Pradesh.	Mr.Anubandh Hambarde, Senior Urban Planner & Architect, Amaravati Development Corporation Limited, Mobile No.+91-7337365509 Phones: +91-866-2534575 / 2 532539 / 2532539; Email: amaravati-adc@ap.gov.in ; ccdmc.amaravati@gmail.com ,
