Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.

MADHYA PRADESH TOURISM BOARD
6th Floor, Lily Trade Wing, Jahangirabad, Bhopal, Madhya Pradesh – 452008
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Email: dirtpu@mptourism.com, sjhariya@mptourism.com, tpu@mptourism.com
Tel: +91 -755- 2780600, 2780652, 2780651, +91 9479599062, +91 8989162077,

Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.

<table>
<thead>
<tr>
<th>WSA Location</th>
<th>Village</th>
<th>Tahsil</th>
<th>Distri ct</th>
<th>Khasra No</th>
<th>Land Area in Hect</th>
</tr>
</thead>
<tbody>
<tr>
<td>NH- 3 Agra Mumbai Highway</td>
<td>Ekalhra</td>
<td>Dharampuri</td>
<td>Dhar</td>
<td>42/1/B</td>
<td>2.000</td>
</tr>
</tbody>
</table>

Cost of Tender Form: Rs 5,000/- Plus Taxes as Applicable (Non – Refundable) for each Land.
Contents

1. Background and other Information
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**Disclaimer**

This bid document has been issued by the Managing Director, Madhya Pradesh Tourism Board, Bhopal. The restrictions and conditions relating to the project are for selecting an appropriate party. The aim of this document is to provide information of the bid process and assess appropriateness of the proposal received for the allotment of land /property on lease for the defined purpose.

This Bid document is not an agreement and is not an offer or invitation by MPTB to any party. The purpose of this Bid document is to provide interested parties with information to assist in the formulation of their Bid. This Bid document does not purport to contain all the information each Bidder may require. This Bid document may not be appropriate for all persons, and it is not possible for MPTB, their employees to consider the investment objectives, financial situation and particular needs of each party who reads or uses this Bid document. Certain Bidders may have a better knowledge of the proposed Project than others. Each Bidder should conduct his own investigations and analysis and should check the accuracy, reliability and completeness of the information in this Bid document and obtain independent advice from appropriate sources. MPTB, their employees shall incur no liability under any law, statute, rules or regulations for any inaccuracy in the Bid document. The applicant should immediately inform the Managing Director, MPTB in case of any anomaly in this document. If this office does not receive any written information, it will be considered that the applicant is satisfied and the bid document is complete in all respect.

In case of any clarification, query and concern regarding the terms & condition, the decision of the Managing Director will be final and binding upon one and all. All issues between the MPTB and Bidder will be under the jurisdiction of session court of District Bhopal. The information furnished in this document or any other information made available to the applicant will be subject to change. The Managing Director, MPTB may at any stage update/ amend/ add any information in this document without assigning any reason. The MPTB reserves the right to accept or reject any or all applications without assigning reason. No claim regarding expenses on preparation or submitting the bid document will be accepted.
1. Background and Other Information

The Madhya Pradesh Tourism Board. (MPTB), (“the Authority”) is engaged in focused development of tourism across the state and as a part of this endeavour, the Authority has decided to select Operator to Construct and run the Wayside Amenities at various locations as listed at Annexure 1 in the state on Lease for 30 Years.

Details and important dates:

<table>
<thead>
<tr>
<th>Tender number</th>
<th>By MPSEDC</th>
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</thead>
<tbody>
<tr>
<td>NIT Release Date:</td>
<td>Date: 20/06/2019</td>
</tr>
<tr>
<td>Purchase of tender start date</td>
<td>Date: 20/06/2019 Time: 11:00 AM</td>
</tr>
<tr>
<td>Pre bid meeting date</td>
<td>Date: 04/07/2019 Time: 12 O’Clock</td>
</tr>
<tr>
<td>Last date of submission of bid</td>
<td>Date: 22/07/2019 Time: till 05 Clock</td>
</tr>
<tr>
<td>Date and time of opening of Technical bid</td>
<td>Date: 23/07/2019 Time: 12 O’Clock</td>
</tr>
<tr>
<td>Place of Pre-bid meeting and opening of bids</td>
<td>Madhya Pradesh Tourism Board 06th Floor, Lily Trade Wing, Jahangirabad, Bhopal, Madhya Pradesh</td>
</tr>
<tr>
<td>Tender Fee</td>
<td>Rs. 5,000/- (Five Thousand Only ) + GST</td>
</tr>
<tr>
<td>Bid Security</td>
<td>Rs. 2,00,000/- (Two Lakh Only)</td>
</tr>
<tr>
<td>Minimum Upset Price (Premium)</td>
<td>Rs. 5,00,000/- (Five Lakh Only)</td>
</tr>
<tr>
<td>Annual Lease Rental</td>
<td>01% of the quoted premium amount.</td>
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</tbody>
</table>

Address for communication

<table>
<thead>
<tr>
<th>a. Regarding tender enquiry.</th>
<th>Managing Director</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Madhya Pradesh Tourism Board 6th Floor, Lily Trade Wing, Jahangirabad, Bhopal, Madhya Pradesh – 452008</td>
</tr>
<tr>
<td></td>
<td>Email: <a href="mailto:dirtpu@mptourism.com">dirtpu@mptourism.com</a>, <a href="mailto:sjhariya@mptourism.com">sjhariya@mptourism.com</a>, <a href="mailto:tpu@mptourism.com">tpu@mptourism.com</a></td>
</tr>
<tr>
<td></td>
<td>Tel: +91-755-2780600, 2780652, 2780651, +91 9479599062, +91 8989162077,</td>
</tr>
<tr>
<td>b. filling of bids</td>
<td><a href="http://www.mp">www.mp</a> tenders.gov.in</td>
</tr>
<tr>
<td>c. For any assistance regarding filing of bids – Contact -</td>
<td>Toll free number : - 18002588684 Mr. Abhishek Sharma Mob:- 09074774846, 8770888479</td>
</tr>
</tbody>
</table>

RFP documents can be downloaded from the websites www.mp tenders.gov.in before the Bid Due Date. The bidders are requested to submit the Tender Fee and Bid Security online through e-payment only. Other payment mode like DD/FDR etc shall not be entertained.
2. Instructions to Bidders

2.1 Tenders are invited online through www.mptenders.gov.in from any Individual / Hospitality operators / Limited Company / Firms whose annual turnover is Rs 50.00 Lakh or having Net worth of Rs. 25.00 Lakh.

2.2 Tender can be downloaded from the website www.mptenders.gov.in before the tender Due Date. The bidders are requested to submit the Tender Fee and Bid Security online through e-payment only, Other payment method like DD/FDR etc shall not be entertained. All bidders are required to follow the bidding process as per instructions given on the website www.mptenders.gov.in

<table>
<thead>
<tr>
<th>Title</th>
<th>Description</th>
</tr>
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<tbody>
<tr>
<td>e-Procurement Help Desk</td>
<td>For any technical related queries please call at 24X7 Help Desk Number&lt;br&gt;Toll free Numbers :&lt;br&gt;01204001002, 01204200462, 01204001005, 01206277787&lt;br&gt;E-mail : <a href="mailto:eproc@nic.in">eproc@nic.in</a></td>
</tr>
<tr>
<td>Regarding filling of bids</td>
<td><a href="http://www.mptenders.gov.in">www.mptenders.gov.in</a>&lt;br&gt;Mr. Akash Shrivastava – Mob :- 9074203622&lt;br&gt;Mr. Abhishek Sharma Mob:- 09074774846</td>
</tr>
</tbody>
</table>

2.2.1 The Authority has adopted single stage two-step process (referred to as the "Bidding Process") for selection of the bidder for award of the project. All applicants shall submit their Technical and financial bid against this RFP in a single bid. The first step of the process involves qualification of interested parties on the basis of technical bid submitted by the bidders in accordance with the provisions of RFP. At the end of the first step, the authority shall shortlist technically qualified bidders. In the second step of the process, financial bid of only those shortlisted qualified bidders shall be opened and evaluated for identification of the selected bidder.

2.2.2 The bid shall be valid for a period of 180 days from the date of submission of bids ("the bid due date").

2.2.3 The Bidding documents include this RFP, Draft Lease Agreement, Draft Operation Manual and Way Side Amenity Policy. The aforesaid documents and any addenda issued subsequent to this RFP document, or modified RFP documents before the bid due date; will deemed to form part of the bidding documents.

2.3 A Bidder can bid for one or more than one Wayside Amenities Land. The Bidders have to submit separate Bids for each Wayside Amenities along with all other information as mentioned in this document.

2.4 The Bidders are advised that before submission of the bid should visit the Project site and ascertain themselves with the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations and any other matter considered relevant by them.
2.5 Bids should be submitted on or before the Bid Due Date and should be in the prescribed forms/formats as mentioned in this document. The Bid should be submitted online as per instruction given in clause 2.2.

2.6 Bid Security: Bidder is required to deposit a Bid Security of Rs. 02.00 lakh (Rs. Two Lakh Only) refundable without any interest, promptly but not later then one month after the expiry of the Bid validity period or within 30 days from the date of issue of letter of award (LoA) to the selected bidder, whichever is earlier.

2.7 Performance Security: The Successful Bidder, for due and faithful performance of its obligations under the lease agreement and as a pre-condition for signing of the lease agreement, shall be required to submit 'Performance Security' of INR 05.00 Lakh (Rupees Five Lakh.) before signing the lease agreement. This Performance Security should be provided as per the following details:

i) For INR 05.00 Lakh (Rupees Five Lakh.) valid upto the 3 (Three) years from the date of commencement of the project.

ii) The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable Bank Guarantee as per the format provided at Schedule 5 in favour of 'Madhya Pradesh Tourism Board'.

Or

The aforesaid performance Security shall be furnished by way of unconditional and irrecoverable Fixed Deposit Receipt (FDR) as per the bank prescribed format in favour of Madhya Pradesh Tourism Board.

2.8 Upset Price: The minimum upset price (the "Upset Price") is Rs 5.00 (Five Lakh). The bidder is required to quote upfront premium in the financial bid (in Rupees) more than the upset price.

2.8.1 Selection of bidder shall be based on highest upfront premium quoted in the financial bid (the "Upfront Premium") for each land parcel. The Bidder shall quote upfront premium more than the Upset price as indicated in Clause 2.8. The lease period for the project is 30 (Thirty) years commencing from the appointed date i.e. from the date of signing of lease agreement. The highest upfront premium shall constitute the sole criteria for the evaluation of bids. The project will be awarded to the bidder quoting the highest upfront premium more than upset price. The term "Highest Bidder" (the "Highest Bidder") shall mean the bidder who is offering highest upfront premium. The bidders shall make payment of upfront premium Plus GST and execute the lease agreement within one month from the date of issue of LoA.

2.8.2 Annual Lease Rent: In addition to upfront premium the lessee shall pay to the Authority annual lease rent amount equal to 01% of the upfront premium amount plus taxes as applicable, every year during the lease period. The first payment of such annual lease rentals will fall due on the date of signing of lease deed. Thereafter, the payment of annual lease rentals shall be due and payable by the lessee to the Authority every year on 1st April. Failure to pay the annual lease rental up to 30 April will attract simple interest at the rate of 10% (ten percent) per annum for the delayed period as per the condition of the lease agreement.

2.9 Submission of bids:
2.9.1 The Bidder shall submit the Price Bid in the format specified at Schedule 2 online through www.mpptenders.gov.in

2.9.2 The documents of Technical Bid shall also be submitted in the format specified at schedule 1 online through www.mpptenders.gov.in.

2.10 Bids not submitted in the prescribed forms/formats will be summarily rejected.

2.11 Bids shall be accepted online only up to the Bid Due Date.

2.12 In the event a qualified Bidder willing to withdraw the Bid, the Bid Security of such Bidder shall be forfeited.

2.13 Bidders are advised to fill all information clearly and legibly in prescribed format.

2.14 The Bid Security of all unsuccessful Bidders will be returned without any interest, promptly, but not later than one month after the expiry of the Bid validity period or within 13 days, from the date of issue of Letter of Award (LoA) to the selected Bidder, whichever is earlier.

2.15 The bid security of the selected bidder shall be refunded only after signing of the lease agreement.

2.16 As per evaluation process mentioned in section 5 of this tender, successful Bidder would be issued a Letter of Award (LoA).

2.17 The Selected Bidder shall return a duplicate copy of Letter of Award as issued by the Authority, duly signed by Authorized Signatory within 7 (seven) days from the date of issue of Letter of Award as an acceptance of LoA.

2.18 Within 30 days from the date of issue of Letter of Award, the Preferred Bidder shall sign the Lease Agreement with Authority failing which the Letter of Award shall stand withdrawn without any liability on Authority and Bid Security of such Bidder shall stand forfeited.

2.19 The Selected Bidder shall be liable to fulfil the following obligations as a precondition of signing of Lease Agreement:
   (i) Upfront Premium Amount and 1 year lease rent amount shall have to be paid in advance

2.20 Bidders should note that:
   (i) If the bid is withdrawn after the acceptance of technical bid,
   (ii) In case Selected Bidder fails to execute the Lease Agreement within 30 days from the date of issue of LOA.
   (iii) If they conceal any material information or make incorrect and misleading statements or
   (iv) Try to influence MPT or any of its officials in relation to the evaluation of Bids;
   MPT shall have the right to forfeit their Bid Security and blacklist them from participating in any future tenders issued by MPT.

2.21 Bids shall remain valid for a period of 180 days from the date of Submission of the bids (i.e. the bid due date).
2.22 Affidavit cum Declaration stating fulfilment of the technical and financial capabilities and showcasing commitment towards sharing correct information, submitted as part of tender (same should be on a non-judicial stamp paper of Rs. 500 duly signed by the authorized signatory) in original to the Managing Director Madhya Pradesh Tourism Board on or before the bid due date and an acknowledgement may be obtained. However the scanned copy of the affidavit shall be uploaded online while submitting the tender.

2.22 MPT reserves the right to accept or reject any Bid at its sole discretion and without assigning any reason.

2.23 Amendment Modification of RFP

2.23.1 At any time prior to the deadline for submission of Bids, the Authority may, for any reason whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP by the issuance of Addenda.

2.23.2 Any Addendum / Modification thus issued will be uploaded in the website www.mptenders.gov.in

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

2.24 To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications in writing, or any additional documents from any Bidder regarding its Bid.

2.25 If Bidder does not provide, within the time specified by the Authority, the supplemental information sought by the Authority for evaluation of the Bid. The authority reserves the right to reject the bid and appropriate the bid security.
3. General Terms & Conditions

3.1. The Wayside Amenities Land (Green Field) will be handed over to the Lessee on ‘AS IS WHERE IS BASIS’. The lessee shall establish and operate the Wayside Amenity as per the Wayside Amenity Policy 2016. Any amendments made in the policy in future, the lessee has to comply with the amendments.

3.2. Those successful bidders, who have participated in earlier bids under WSA Policy 2016 and have not yet deposited premium amount and or have not signed the agreement as yet, shall not be eligible to participate in current bids. In case if any such bidder submits its bid, the bid shall be summarily rejected and the EMD shall be forfeited.

3.3. After issuing the L.O.A. if the successful bidder fails to deposit the premium amount within the stipulated time limit i.e. 30 days, in such cases the Managing Director, M.P. Tourism Board may extend the time limit for further maximum up to 30 days on the reasonable and justified grounds, with 10% per annum simple interest.

3.4. The lessor shall ensure that the Lessee has established the infrastructure and operate the property following the norms of the operation manual as annexed at Annexure 4. The Lessee shall be allowed to run the property in their name or their franchise name with the brand name of "Midway Treat" with due permission of the Authority. The Lessee shall be responsible to put signage mentioning name as per the following template: "Midway Treat" A MPT Initiative’

3.5. The signage shall be back lit and shall be placed at the site and at any other place(s) at relevant distance from the site. All signage designs shall have to be got approved by the Authority.

3.6. The Preferred Bidder should take over the possession of land of Wayside Amenity within 7 days’ from the date of execution of the lease agreement and the lessee shall mandatorily construct & start commercial operation of the WSA within 18 months from the date of signing the lease agreement. In case of non completion of the specified work mentioned in WSA Policy 2016 within the stipulated time frame specified here in above, the duration may be extended by the Lessor upto 6 (six) months on justified grounds. Even after expiry of the extended duration, if the project is not completed, the Lease agreement shall be liable to be terminated and all amount deposited along with performance security shall stand forfeited.

3.7. The Lease Agreement is for a period of 30 (Thirty) years. The term of the lease may be extended as per the prevailing policy of the Tourism Department, Government of Madhya Pradesh, at the time of expiry of this agreement.

3.8. Preferred Bidder shall furnish irrevocable and unconditional Bank Guarantee/FDR of INR 05.00 Lakh at the time of Lease Agreement. This Bank Guarantee/FDR shall be valid initially for 1 (one) year and thereafter kept valid & effective upto 3 (Three) years from the date of commencement of the project by renewing its validity three (3) months prior to its expiry. Bank Guarantee/FDR shall be refurnished every year. The Bank Guarantee/FDR should be issued from Nationalized Bank or Scheduled Bank.
3.9. All rates, taxes as applicable on the lease rent, Property tax, Urban land tax, assessments, charges, claims, consent fee levied by the Pollution Control Board, demands and out goings shall be borne by the Lessee. The Lessee should obtain Licence under Food Safety & standards Act (FSSA) 2006, from the Local Health Authority. The Lessee will be responsible for all requisite approvals, Lease, and permissions etc. to operate the property.

3.10. MPTB will grant in a timely manner all such administrative assistance, approvals, permissions and authorisations which the Lessee may require or is obliged to seek from in connection with execution of the work and the performance of the bidder obligations.

3.11. After the expiry of Lease Period, the Lessee shall handover the peaceful possession of all movable or immovable infrastructure developed by him.

3.12. Any and all electrical fittings, bathroom fittings, flooring etc. shall not be removed and shall be replaced if damaged at the time of handing over. MPTB shall not be liable to pay for any claims against the same to the Lessee.

3.13. The building, furniture and Wayside Amenity shall be insured by lessee on behalf of MPTB against natural and non-natural hazards/ perils and the premium for such insurance will be paid by the lessee during the lease period.

3.14. The Lessee will confine his activities only within the specified area handed over to him.

3.15. If the lessee breach any term and condition of this agreement or fails to comply with any provision of law mentioned in any Act /Rule Regulation of the State Government/ Central Government / Local bodies or any competent Authority, the MPTB reserves the right to take appropriate action which may include imposition of penalty or termination of contract or both.

3.16. In case of any dispute, difference or controversy of whatever nature howsoever arising under, out of or in the relation to this 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 for in the lease agreement.

3.17. The operations 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 Lessee 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 Lessee is alone liable to all third party claims.

3.18. The Lessee shall have to maintain high standards of cleanliness, courtesy and manners by his staff and shall set high standards of quality of food and hygiene, serving standards.

3.19. The Lessee shall arrange for cooking gas at his own cost at all times.

3.20. The Lessee shall make payment of electricity and water on actual consumption at restaurant, kitchen, store and toilets. MPTB shall ensure that Light and Water connections are active and in
working conditions and all outstanding dues, till the handing over of the facility, are paid. After handing over of the property, it shall be Lessee’s responsibility to pay all bills towards this usage.

3.21. The Lessee shall deploy adequate number of qualified and experienced persons like Supervisors, Cooks, Waiters, Attendants, etc. to ensure efficient and high standards of services. All staff members should be provided with uniforms.

3.22. The Lessee must employ adult and skilled labour only. Employment of child labour would amount to breach of the terms of agreement. The Lessee shall engage only such workers, whose antecedents and character have been thoroughly verified and other formalities have been completed. The Lessee shall be responsible to obtain all requisite approvals & permissions from the concerned authorities as may be necessary or required under various acts & laws for Hotels / Restaurants.

3.23. The representative appointed by MPTB shall have the authority to verify and certify the quality of food and other services specified in the Agreement, being provided by the Lessee. If the Lessee fails to provide the satisfactory services, the agreement shall be liable to be terminated.

3.24. Lessee is allowed to charge market driven rates/tariffs and other revenues from the facilities.

3.25. The Lessee should operate the Cafeteria Property and the restaurant in Wayside Amenity on continuous basis throughout the Lease Period (16 Hours a day at least, 365 days a year). If the Lessee fails to run it accordingly, MPTB shall issue a notice to the Lessee and cancel the agreement and forfeit the security deposit submitted.

3.26. The Lessee shall undertake clearing of any choking in the drainages, manholes, etc., removal of beehives and cobwebs/ honey webs from the property and its premises, cleaning and sweeping of roof tops with brooms / mechanized sweeping, cleaning of signage all dustbins shall be properly cleaned from inside and outside and should be emptied at the end of the shifts on regular basis.

3.27. The Lessee shall ensure collection, screening and segregation of dry and wet garbage area. The Lessee shall also ensure the segregation of bio-degradable, non-bio degradable and hazardous waste. Appropriate disposal as approved by applicable authority shall be the responsibility of the Lessee. Lessee shall in no way harm the environment of the place.

3.28. The Lessee shall render services in all the shifts, throughout the year, including Sundays and holidays as per the requirements.

3.29. Toilets, public areas, staff toilets, terrace, back yard and premises, etc. used by the guests/employees shall be kept clean and hygienic round the clock.

3.30. MPTB may form a monitoring committee comprising of representative/s of MPTB or institution nominated by the MPTB or appoint a Third Party. The committee or the third party reserves the right to verify and perform quality checking to ensure that the end deliverables provided by the Lessee are as per the prescribed norms and terms and conditions of the tender.

3.31. Operation of the WSA by the lessee should not in any way violate any terms of the WSA policy 2016.
3.32. The operation of WSA will be as per operations manual & breach of any of the conditions of the operations manual shall be treated as an event of default and MPTB may take appropriate action.

2.33 Modifications / Substitution / Withdrawal of Bids

2.33.1 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 Bid Due Date. No Bid shall be modified, substituted or withdrawn by the Bidder on or after the Bid Due Date.

2.33.2 The modification, substitution or withdrawal notice shall be prepared and uploaded online.

2.33.3 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.

2.34 Site Visit and Verification of Information

2.34.1 Bidders are encouraged to submit their respective Bids after visiting the Project site and ascertaining for themselves the site conditions, location, traffic, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

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

a) Made a complete and careful examination of the Bidding Documents;

b) Gathered all relevant information regarding project site and is ready to take the property on as is where is basis.

c) acknowledged and accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the Authority relating to any of the matters referred to in Clause 2.34.1 above;

d) satisfied itself about all matters, things and information including matters referred to in Clause 2.34.1 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 there under;

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 referred to in Clause 2.34.1 hereinabove 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, or a ground for termination of the Lease Agreement; and

f) Agreed to be bound by the undertakings provided by it under and in terms thereof.

2.34.3 The Authority shall not be liable for any omission, mistake or error on the part of the Bidder in respect of any of the above or on account of any matter or thing arising out of or concerning or relating to RFP, the Bidding Documents or the Bidding Process, including any error or mistake therein or in any information or data given by the Authority.
4. Evaluation Parameters for Short listing of Bidders

The Bidder’s competency and capability is proposed to be evaluated on the basis of below mentioned Eligibility Criteria:

4.1 Eligibility Criteria:

1. **Technical Eligibility:** A Bidder can be an individual/Hospitality Operators/ Company/ Partnership firm/ other legal entity incorporated/established as per the applicable laws of the country.

2. **Financial Eligibility:** The minimum net worth of the bidder shall be INR 25 lakh as on bid due date OR For the last three consecutive financial years his turnover shall be INR 50 lakh per year including the financial year 2017-18. This minimum financial requirement is applicable to bid for one land parcel only. If the bidder applies for more than one land parcels the above financial requirement i.e. networth & turnover shall be multiplied accordingly. OR an applicant who has been sanctioned a loan of Rs 50 (Fifty) Lakh by any bank under "Mukhya Mantri Yuva Udyami Yojana" for the way side amenities being bided for.

For example: - if a bidder applies for two WSAs his eligible financial capability will be considered as following :

   i) Net Worth – 25 X 2 = 50.00 lakh
   OR

   ii) Last 3 years turnover each year – 50 X 2 = 100 lakh for each year

   If a bidder applies for three WSAs his eligible financial capacity will be considered as following :

   i) Net Worth – 25X3 = 75.00 lakh
   OR

   ii) Last 3 years turnover each year – 50X3 = 150 lakh for each year

Similarly for higher numbers of WSAs.

In such case, if a bidder fails to fulfil the above criteria, before opening of the Financial Bid, he will be given a chance to opt the place for which he wishes to be in the race according to his eligibility and his remaining bid/bids shall be treated as non-responsive and shall be summarily rejected.

A bidder applying in "Mukhya Mantri Yuva Udyami Yojana" shall be eligible to bid for only one WSA.

In support of the eligibility under the clause, a bidder may submit financial statements duly certified by charted accountant or a sanction letter from the bank under "Mukhya Mantri Yuva Udyami Yojana".

If the bidder is a company or firm, the net worth / turnover of the company / firm shall be considered for financial capability. Net worth / turnover of the Directors / partners in their individual capacity shall not be taken into account.

**Net Worth:** For the purpose of the RFP, (the "Net Worth") shall mean; Net worth is the difference between the assets and liabilities of a person or business.
- Net worth for a business. This is the total amount of all assets minus all liabilities, as stated in the balance sheet. The information in the balance sheet may be stated at the original price of the asset or liability, which may differ from the amount at which it could potentially be disposed of.

- Net worth for an individual. This is total assets minus total liabilities. The information may be compiled from a number of sources.

4.2 Price Bid:
1. Bidders shall have to quote over and above the upset price the one time bid price (Premium Amount) offered to MPTB. Qualified bidder offering Highest Bid Price (Premium Amount) shall be Preferred Bidder and will be issued the Letter of Award.

2. The bidder shall have to pay, the annual lease rent equivalent to 01% of the bid price (premium amount) annually.

Notes:

1. Price Bid of only those bidders will be opened who qualify all the above mentioned criteria’s for respective segment of Land Parcel.

2. Pre- Bid meeting shall be held and minutes of the pre bid shall be as a part of this tender document & be binding on parties.
5. Evaluation Process

5.1 Opening and Evaluation of Bids
5.1.1 The Authority shall open the Technical Bid online as per schedule of the RFP clause 1 at the office of the Managing Director, Madhya Pradesh Tourism Board, 6th Floor, Lily trade wing, Jehangirabad, Bhopal and in the presence of the Bidders who choose to attend.

5.1.2 The Authority shall open Financial Bids online of only those Bidders who meet the eligibility criteria specified in Clause 4.1.

5.1.3 The Authority will subsequently examine and evaluate the Bids in accordance with the provisions set out in this Section 5.

5.1.4 To facilitate evaluation of Bids, the Authority may, at its sole discretion, seek clarifications in writing, or any additional documents from any Bidder regarding its Bid.

5.2 Evaluation of Technical Bid
5.2.1 The Bidder’s competence and capability shall be evaluated on the basis of by the following parameters;
(a) Technical Capacity; and
(b) Financial Capacity

5.3 Tests of Responsiveness
5.3.1 Prior to evaluation of Bids, the Authority shall determine whether each Bid is responsive to the requirements of the RFP. A Bid shall be considered responsive only if:
(a) Technical Bid is received as specified in Clause 4.1;
(b) Financial Bid is received as per the format at schedule 2;
(c) It is received by the Bid Due Date including any extension thereof pursuant to section 1;
(d) It is submitted online as per instructions.
(e) It is accompanied by the Bid Security as specified in Clause 2.6;
(f) it contains all the information (complete in all respects) as requested in this RFP and/or Bidding Documents (in formats same as those specified);
(h) it does not contain any condition or qualification; and
(i) it is not non-responsive in terms hereof.

5.4 Financial Information for Purposes of Evaluation
5.4.1 The Bid must be accompanied by the Audited Annual Reports of the Bidder for the latest financial year, preceding the year in which the Bid is made.

5.4.2 In case the annual accounts for the latest financial year are not audited and therefore the Bidder cannot make it available, The Bidder shall give an undertaking to this effect and the statutory auditor shall certify the same. In such a case, the Bidder shall provide the Audited Annual Reports for 1 year proceeding year; for which the Audited Annual Report is not being provided.

5.4.3 The Bidder must establish the minimum Net Worth/ Turn over specified in Clause 4.1.2, and provide details as per format at Schedule 6 of Schedule 7.

5.5 Short list of Bidders
5.5.1 In the first step of evaluation, Technical Bids of Bidders adjudged responsive in terms of Clause 5.3.1 shall be considered for satisfaction of Technical Capacity and Financial Capacity in accordance with Clause 4.1 of this RFP. The Bidders satisfying Technical and
Financial Capacity will be shortlisted as a qualified Bidder and shall be considered for the next steps of evaluation i.e. Opening of Financial Bid.

5.5.2 In second step of evaluation, Financial Bids of only those Bidders who have passed the first step shall be opened in presence of the nominees of the Bidders, who choose to attend.

5.6 Selection of Bidder
5.6.1 The Bidder quoting the highest Upfront Premium offered to the Authority for each land parcel shall be declared as the Selected Bidder (the “Selected Bidder”) for the respective land parcel. The Bidders shall submit offers of Upfront Premium payable to Authority more than Upset Price as indicated in the Clause 2.8.1.

5.6.2 In the event that two or more Bidders quote the same amount of Upfront Premium (the “Tie Bidders”), the Authority shall identify the Selected Bidder by draw of lots, which shall be conducted, with prior notice, in the presence of the Tie Bidders who choose to attend.

5.6.3 After selection, a Letter of Award (the “LOA”) shall be issued, in duplicate, by the Authority to the Selected Bidder and the Selected Bidder shall, within 7 (Seven) days of the receipt of the LOA, sign and return the duplicate copy of the LOA in acknowledgement thereof. In the event the duplicate copy of the LOA duly signed by the Selected Bidder is not received by the stipulated date, the Authority may, unless it consents to extension of time for submission thereof, appropriate the Bid Security of such Bidder.

5.6.4 After acknowledgement of the LOA as aforesaid by the Selected Bidder, it shall execute the Lease agreement within the period prescribed in Clause 2.18 after making the payment as prescribed in clause 2.19. The Selected Bidder shall not be entitled to seek any deviation in the Lease Agreement. Selected Bidder get the lease Agreement registered with registrar office of the State Government at his own expenses.

5.6.5 Before signing the lease Agreement, the Selected Bidder shall submit detailed project plan, indicating total cost of the project, and phase wise schedule of implementation with cost. The performance Security shall be provided in the prescribed format as specified in clause 2.7 and schedule 5, before signing the lease deed.

5.6.6 After execution and registration of lease the selected bidder has to take possession of the property on as is where is basis within the stipulated time limit given by the authority. Failing which the allotment may be cancelled by the authority and all sums deposited by the bidder shall be forfeited.
6. Checklist for Technical Bid

Bids must be accompanied with the following documents:

1. Covering letter stating details about the applicant and location of bids. 
   (As per schedule 3).

2. CA certificate of Turnover as per schedule 6 or CA certificate of Net worth as per schedule 7 or the sanction letter from the bank under "Mukhya Mantri Yuva Udyami Yojana".

3. Non Refundable Tender fee of Rs. 5,000 + tax per land parcel to be paid online through e-payment.

4. Non Refundable bid security of Rs. 2.00 lakh (Rs. Two lakh only) per land parcel to be paid online through e-payment.

5. Copies of all tax registrations.

6. A certified true copy (attested by a notary) of identity proof of the Bidders. Acceptable identity proofs are Indian passports, Aadhar, Voter IDs and/or Ration Cards. Bids that does not contain the above documents, where relevant, shall be summarily rejected. In such a case, MPT reserves the right to forfeit the Bid Security.

7. Copy of PAN Card. (In case of Individual/Firm/Company)

8. Vendor registration form as per Schedule 8.

9. Registration certificate of Firm/ company.

10. MOA/ AOA of the company or partnership deed of firm.

11. In case of company/Firm Balance Sheet and Profit/Loss account of the latest financial year.

12. In case of an individual latest ITR.

7. Schedule 1: Format of Letter of Award

FORMAT OF LETTER OF AWARD
(ON THE LETTERHEAD OF MPTB)

To,

................................................
................................................
................................................
................................................

Sub: Letter of Award

Re: Bid for land parcel situated at (village/Teh/Distt) ......................... Khasra No ............ for establishment and operation of WSA.

Dear Sir/Madam,

Kindly refer Your Bid for the tender no …… for land parcel for Wayside Amenity Owned by Madhya Pradesh Tourism Board (MPTB) at ................. Madhya Pradesh.

We are pleased to inform you that based on the Highest Price INR ......................... quoted by you we hereby award you the right to establish and operate the following Wayside Amenity on lease for 30 years.

........................................

The term and conditions of the tender document are given below. You are advised to comply with all the instructions strictly.

1) **Clause no 2.17** The Selected Bidder shall return a duplicate copy of Letter of Award as issued by the Authority, duly signed by Authorized Signatory within 7 (seven) days from the date of issue of Letter of Award as an acceptance of LoA.

2) **Clause no 2.18** Within 30 days from the date of issue of Letter of Award, the Preferred Bidder shall sign the Lease Agreement with Authority failing which the Letter of Award shall stand withdrawn without any liability on Authority and Bid Security of such Bidder shall stand forfeited.

3) **Clause no 2.19** The Selected Bidder shall be liable to fulfil the following obligations as a precondition of signing of Lease Agreement:
   (i) Upfront Premium Amount and 1 year lease rent amount shall have to be paid in advance

4) **Clause no. 3.6. Starting Activity:** The Preferred Bidder should take over the possession of land of Wayside Amenity within 7 days’ from the date of execution of the lease
agreement and the lessee shall mandatorily construct & start commercial operation of the WSA within 18 months from the date of signing the lease agreement. In case of non-completion of the specified work mentioned in WSA Policy 2016 within the stipulated time frame specified here in above, the duration may be extended by the Lessor upto 6 (six) months on justified grounds. Even after expiry of the extended duration, if the project is not completed, the Lease agreement shall be liable to be terminated and all amount deposited along with performance security shall stand forfeited.

Yours Truly,

Managing Director
Madhya Pradesh Tourism Board
8. Schedule 2: Format for Price Bid

Date:.....................

To,
Managing Director
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

Re: Price Bid for selection of Lease Holder to establish and operate Wayside Amenity at....................

Dear Sir,

In response to the RFP document, I hereby quote the ‘Price Bid’ payable by us to the Authority one time Premium Amount for.......................................................... (Mention name of location) is Rs................................. (In Words: Rupees ..................) The price offer quoted here above is valid for 180 days from the date of opening of the price bid.

I hereby certify and accept the following:

1. The Lease Agreement will be for a period of 30 years.
2. The Price offer quoted above is the one time Premium Amount payable for 30 years with 1% of this as annual lease rent.
3. I as a Bidder has inspected the existing premises and acquainted myself before Bidding for the said land.

I certify that I have gone through the Tender document and I have understood and agree to the terms and conditions as mentioned in this Document and Lease Agreement.

We declare that the information stated above and enclosed is complete and absolutely correct and any error or omission therein, accidental or otherwise, as a result of which our Bid is found to be non-responsive, will be sufficient for the Authority to reject our Bid and forfeit our Bid Security in full. I abide by the above offer/quote and terms & conditions of the tender document for the Wayside Amenity and the LOA if the Authority selects us as the Preferred Bidder.

Yours faithfully,

___________________
(e-Signature of Bidder)

(Name, Title, Address, Date)
09. Schedule 3: Bid Submission of Covering letter

(To be submitted on letter head of the Bidder)

To,
Managing Director,
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

Sub: Submission of Bid for land parcel situated at (Village/Teh/Disst) .........................
Khasra No .......... for establishment and operation of WSA.

Sir,

In response to the Tender for land parcel situated at ............................... for establishment
and operation of Wayside Amenity issued by Madhya Pradesh Tourism Board (MPTB), after
going through all the information and terms and Conditions given in the RFP document including
addendums, we are submitting our Bid for being shortlisted for the Assignment.

1. The required general information and details of supporting documents are enclosed along with
this Bid. The undersigned declares that the statements made and the information provided herein
are complete, true, and correct in all aspects. This Bid shall be valid for 180 days from the Bid
Due Date.

2. We acknowledge that MPTB will be relying on the information provided in this Bid and the
documents accompanying such Bid for pre-qualification of the Applicants for the aforesaid
project, and we certify that all information provided in the Bid and in the Annexure are true and
correct, nothing has been omitted which renders such information misleading and all documents
accompanying such Bid are true copies of their respective originals.

3. All the required documents as per format provided in the RFP document, duly signed, are
enclosed.

4. I/We, hereby irrevocably waive any right which we may have at any stage at law or howsoever
otherwise arising to challenge or question any decision taken by MPTB / Authority in connection
with the selection of Bidders, or in connection with the selection Process itself, in respect of the
above mentioned Project.

5. I/we agree and undertake to abide by all the terms and conditions of the RFP document.

6. We also understand that:-
   (i) This Bid is only for short listing of the bidders;
   (ii) MPTB is not bound to accept the Bid of any Bidder, either in part or in full. If MPTB rejects
       any Bid or does not shortlist any Bidder, it may do so without assigning any reasons thereof.
   (iii) This does not entitle us to receive any documents or to be invited for Price Bid for the Project;
   (iv) MPTB has the right to change or alter the details of the Project or scope of work;
(v) MPTB reserves the right, in its absolute discretion, at any stage without prior notice and without giving any reasons, to terminate further participation in the Bidding process by any party, change the structure, procedures and timing of the Bidding process, alter the terms of participation in the Bid process at any stage of the Bid process and to suspend or terminate the Bid process.

7. Bidder’s details are as follow:

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Name</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Type (Individual/ Partnership/ Pvt. Ltd / Public Ltd/ Others)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Date Of Incorporation (For Companies) / Date Of Registration</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Company No</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Nature Of Company (Core Area Of Working)</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Registered Office</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Contact Address</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Contact Person Name and Contact no</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Branch Office (If Any)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Pan No</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>GST Number</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Key Personnel (Name &amp; Responsibility Only)</td>
<td></td>
</tr>
</tbody>
</table>

8. Check list of Attached documents.

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Description</th>
<th>Yes/No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bid Submission of Covering letter (As per Schedule 3)</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Copy of registration (Partnership/ Pvt. Ltd / Public Ltd/ Others, if applicable)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>MOA/ AOA of the company or partnership deed of firm (if applicable)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Proof of tender fees receipt</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Proof of EMD payment receipt</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>CA certificate for Turnover / net worth</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>In case of company/Firm Balance Sheet and Profit/Lose account of the latest financial year. In case of an individual latest ITR</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Vendor Details form as per format provided in schedule 8.</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>A certified true copy (attested by a notary) of identity proof of the Bidders</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>PAN Card</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Affidavit as per format provided in schedule 4</td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>GST Registration (If Applicable)</td>
<td></td>
</tr>
</tbody>
</table>

Documentary proofs for above mentioned details are attached herewith.

Yours Faithfully
Signature of the bidder
10. Schedule 4: Format for Affidavit /Undertaking

Note: - Same should be on Rs. 500 Non Judicial Stamp Paper / Franking and to be Notarised and signed by the authorized signatory.

Affidavit /Undertaking

To,
Managing Director,
Madhya Pradesh Tourism Board
6th Floor, Lily Trade Wing, Jahangirabad,
Bhopal, Madhya Pradesh – 452008

I .................. Aged .................. having permanent residence at ............ solemnly affirm that I as the ............................ (Post of the Signing Authority) of the ............................. (Name of the Company) and the person duly authorized to submit the bid state that the information and documents submitted by me in the Technical Bid are true and correct and complete to the best of my knowledge and I shall be responsible in law for any mis-representation and wrong information.

Solemnly affirmed on this ........ day of..........................

Yours Faithfully

From: …………………………………………………………………………………………………………..

[Name and Address of Bank/ Financial Institution]

To,

The Managing Director
Madhya Pradesh Tourism Board
Bhopal

WHEREAS:

(A) **** (the “Lessee”) and the Madhya Pradesh Tourism Board (the “MPTB”) have entered into a Development Agreement dated __________(the “Agreement”) whereby the MPTB has agreed to the Lessee undertaking establishment and operation of Wayside Amenities at various locations across Madhya Pradesh, subject to and in accordance with the provisions of the Agreement.

(B) The Agreement requires the Lessee to furnish a Performance Security to the MPTB in a sum of INR 05.00 lakh (Rupees Five Lakh only) (the “Guarantee Amount”) as security for due and faithful performance of its obligations, under and in accordance with the Agreement, during the Lease Period (as defined in the Agreement).

(C) We, ***** through our Branch at **** (the “Bank”) have agreed to furnish this Bank Guarantee by way of Performance Security.

NOW, THEREFORE, the Bank hereby, unconditionally and irrevocably, guarantees and affirms as follows:

1. The Bank hereby unconditionally and irrevocably guarantees the due and faithful performance of the Lessee’s obligations during the Lease Period, under and in accordance with the Agreement, and agrees and undertakes to pay to the MPTB, upon its mere first written demand and without any demur, reservation, recourse, contest or protest, and without any reference to the Lessee, such sum or sums up to an aggregate sum of the Guarantee Amount as the MPTB shall claim without the MPTB being required to prove or to show grounds or reasons for its demand and/or for the sum specified therein within 24 hours of receiving the request from MPTB.

2. Letter from the MPTB that the Lessee has committed default in the due and faithful performance of all or any of its obligations under and in accordance with the Agreement shall be Conclusive, final and binding on the Bank. The Bank further agrees that the MPTB shall be the sole judge as to whether the Lessee is in default in due and faithful performance of its obligations during the Lease Period under the Agreement and its decision that the Lessee is in default shall be final, and binding on the Bank,
notwithstanding any differences between the MPTB and the Lessee or any dispute between them pending before any court, tribunal, arbitrators or any other MPTB or body or by the discharge of the Lessee for any reason whatsoever.

3. In order to give effect to this Guarantee, the MPTB shall be entitled to act as if the Bank were the principal debtor and any change in the constitution of the Lessee and/or the Bank whether by their absorption with any other body or corporation or otherwise shall not in any way or manner affect the liability or obligation of the Bank under this Guarantee.

4. The MPTB shall have the liberty, without affecting in any manner the liability of the Bank under this Guarantee, to vary at any time, the terms and conditions of the Agreement or to extend the time or period for the compliance with, fulfilment and/or performance of all or any of the obligations of the Lessee contained in the Agreement or to postpone for any time and from time to time any of the rights and powers exercisable by the MPTB against the Lessee and either to enforce or forbear from enforcing any of the terms and conditions contained in the agreement and/or the securities available to the MPTB, and the Bank shall not be released from its liability and obligation under these presents by any exercise by the MPTB of the liberty with reference to the matters aforesaid or by reason of time omission on the part of the MPTB or of any other forbearance, indulgence, act or which under any law relating to sureties and guarantors would but for this provision have the effect of releasing the Bank from its liability and obligation under this Guarantee and the Bank hereby waives all of its rights under any such law.

5. This Guarantee is in addition to and not in substitution of any other guarantee or security now or which may hereafter be held by the MPTB in respect of or relating to the Agreement or for the fulfilment, compliance and/or performance of all or any of the obligation of the Lessee under the Agreement.

6. The Bank undertakes not to revoke this Guarantee during its currency except with the previous express consent of the MPTB in writing and declares that it has the power to issue this guarantee and the undersigned has full powers to do so on behalf of the Bank.

Signed and sealed this ** day of *** 200* at ***.

SIGNED, SEALED AND DELIVERED

For and on behalf of the Bank by:

(Signature)

(Name)

(Designation)

(Address)

Note: The Lessee shall keep the bank guarantee valid upto 3 (Three) Years from the date of commencement of the project.

On the Letter Head of the Chartered Accountant

Certificate

To Whom So Ever It may concern

We statutory auditor of M/s /Mr./ Mrs ………………. hereby certify that the annual turnover of M/s / Mr. / Mrs ………………… (Address) Individual/ firm/company M/S ………………. for the past three years are given below:-

<table>
<thead>
<tr>
<th>S.No.</th>
<th>Year</th>
<th>Turnover in lakh (In INR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2015 – 16</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>2016-17</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>2017-18</td>
<td></td>
</tr>
</tbody>
</table>

The above turn over certificate is issued on the basis of books of accounts and documents produce before us.

Name, seal and signature of the
Chartered Accountant

Place:
Date:

ON THE LETTER HEAD OF THE CHARTERED ACCOUNTANT

NET WORTH CERTIFICATE (AS ON DATED DD/MM/YYYY)

We statutory auditor of M/s/Mr./Mrs______________hereby certify that the Net Worth of M/s/Mr./Mrs./Firm/Company ________________________
(Address)____________ as on dated dd/mm/yyyy is Rs_________ (Rupees____________only).

The methodology adopted for calculating net worth is as follow:

<table>
<thead>
<tr>
<th>S.No</th>
<th>Particulars</th>
<th>Methodology</th>
<th>Amount in Lakh (In INR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Fixed Asset</td>
<td>At purchasing price, Registry value</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Investment &amp; other assets</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Cash bank balances</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>A</strong> Total Assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Current liabilities</td>
<td>As per Audited balance sheet</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Salary, Expenses payable, Loans and Advances</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>B</strong> Total liabilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>C</strong> New Worth</td>
<td>Total Assets(A) Less Total liabilities (B) (A-B)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Total Net worth</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Total Net worth (in words) Rupees________________________________________ Only

Above Net worth Certificate is issued on the basis of books of account and documents produced before us.

Name, Seal and signature of the Chartered Accountant

Place:

Date:

Note:- If bidder is a firm/company the net worth of same shall be given.
14. **Schedule 8: Format of Vendor Detail**

Madhya Pradesh Tourism Board  
6th Floor Lily Trade Wing, Jehangirabad, Bhopal - 462008

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Vender Name (In Capital Letters)</td>
</tr>
<tr>
<td>2</td>
<td>Vender Type (Govt./Private/Individual)</td>
</tr>
<tr>
<td>3</td>
<td>Contact Person Name</td>
</tr>
<tr>
<td>4</td>
<td>Address</td>
</tr>
<tr>
<td>5</td>
<td>State</td>
</tr>
<tr>
<td>6</td>
<td>Mobile Number</td>
</tr>
<tr>
<td>7</td>
<td>Email Id</td>
</tr>
<tr>
<td></td>
<td>Bank Detail (Cancelled Cheque to be attached)</td>
</tr>
<tr>
<td>8</td>
<td>Account Holder Name</td>
</tr>
<tr>
<td>9</td>
<td>Bank &amp; Branch Name</td>
</tr>
<tr>
<td>10</td>
<td>Account Number</td>
</tr>
<tr>
<td>11</td>
<td>IFSC Code</td>
</tr>
<tr>
<td>12</td>
<td>PAN <em>(If “No declaration to be signed below)</em></td>
</tr>
<tr>
<td>13</td>
<td>GST No. (Certificate to be attached) <em>(If “No declaration to be signed below)</em></td>
</tr>
</tbody>
</table>

Date:  
Signature with company seal  
Name:

**DECLARATION**

- I hereby declare that our firm has not been registered under GST Act.  
- I hereby declare that our firm has not been allotted PAN from Income Tax Deptt.

Signature with company seal  
Name:
# 15. Annexure 1: Details of land for Wayside Amenity (Green Field)

<table>
<thead>
<tr>
<th>S. No</th>
<th>WSA Location</th>
<th>Village</th>
<th>Talshil</th>
<th>District</th>
<th>Khasra No</th>
<th>Land Area in Hect</th>
<th>Google Coordinate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>(NH-44) Srinagar – Kanyakumari North South Corridor</td>
<td>Bitali</td>
<td>Kareli</td>
<td>Narsinghpur</td>
<td>228/1</td>
<td>0.350</td>
<td>23.065097, 79.026115</td>
</tr>
<tr>
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16. Annexure 2: Draft Lease Agreement

LEASE AGREEMENT FOR GREENFIELD

Land for Development and operation of Wayside Amenities Given on Lease to Private Investor

This agreement is made on .......... day of ........ year .............. between the Managing Director, Madhya Pradesh Tourism Board (hereinafter called as the ‘Lessor’ which expression shall, where the context so permits, include its successor in office.) of the First Part

AND

M/s. ............... (Address) through its Managing Director/ Partner/ Secretary/Proprietor Shri/Smt ................. S/o/D/o/W/o .................. and having its registered office at ...................... (herein after called as the ‘Lessee’ which expression shall, where the context so permits, include its successors and permitted assigns) of the Second Part.

The Lessor and Lessee shall individually be referred to as ‘Party’ and collectively be referred to as ‘Parties’.

AND WHEREAS it has been observed that large number of people use the national/ state highways/ rural roads constructed within the State and thus there is requirement of providing facilities such as restaurants, toilets, petrol pumps etc. to ease the journey of people travelling on these roads.

WHEREAS the State Government of Madhya Pradesh has issued the Policy for Establishment and Management of Wayside Amenities -2016 whereby the State has set the goal to provide a comprehensive tourism experience to the tourist travelling by road by creating Wayside Amenities with assistance of the private sector.

AND WHEREAS the Madhya Pradesh Tourism Board keeping in view the need to provide amenities on the road network located within the State has decided to establish Wayside Amenities and has prepared a master plan.

AND WHEREAS the Lessor has invited applications for establishing and operating the Wayside Amenity (WSA). The Lessee has submitted its bid and has been selected to establish, run and operate the Wayside Amenity on the land located at .......................... comprising of an area admeasuring................... situated in the village/ city of ..................district........................, more particularly described in the Schedule on the terms and conditions set forth herein.

Now therefore, the Parties have agreed to as follows –

1. TERM OF LEASE:
In consideration of the premium and lease rent and the terms and conditions of this lease agreement, the lessor shall demise to the lessee and the lessee shall accept a lease over the land as more particularly specified in the Schedule for a period of THIRTY YEARS commencing from the date of entering into this agreement.

The term of the lease may be extended as per the prevailing policy of the Tourism Department, Government of Madhya Pradesh, at the time of expiry of this agreement.

2. LEASE RENT/PREMIUM etc.:

The Lessee shall pay the following amount through bank draft to the Lessor for the said land—

i. Premium of Rs. .................... (In words..........................).+ Taxes.

ii. Annual Lease Rent, 1% of the upfront premium plus taxes as applicable.

iii. Bank Guarantee: Irrevocable and unconditional Bank Guarantee of INR 05.00 Lakh against performance security. Bank Guarantee shall be valid initially for 1 (one) year and thereafter kept valid & effective up to 3 years from the date of commercial operation of the unit by renewing its validity three (3) months prior to its expiry. Bank Guarantee shall be refurnished every year. (The Bank Guarantee should be issued from Nationalized Bank or Scheduled Bank).

iv. The first payment of such annual lease rent will fall due on the date of signing of lease deed. Thereafter, the payment of annual lease rent shall be due and payable during the lease period by the lessee to the Authority on 1st April every year. Failure to pay the annual lease rental upto 30 April every year will attract simple interest at the rate of 10% (ten percent) per annum for the delayed period.

3. FACILITIES/AMENITIES TO BE DEVELOPED/ PROVIDED BY THE LESSEE:

3.1 The Lessee shall mandatorily construct, provide, operate and maintain the following amenities. The lessor shall provide a tentative design & drawings to the lessee.

(a) Parking for cars/tourist coach/bus/ motorcycle etc;

(b) Food Plaza/ Restaurant;

(c) Separate toilets and washrooms for men, women & handicaps disable including changing rooms;

(d) First Aid;

(e) 24 x 7 Water and electricity facility.
(f) Disposal of waste.

(g) Children’s Play Area.

3.2 The lessee may establish/run/operate/provide following amenities with a prior intimation to the Lessor in writing –

(a) Children’s play area;

(b) Telephone/internet kiosk;

(c) Souvenir/handicrafts shop;

(d) Baby/handicap care room;

(e) Fast food outlet/Ice cream parlour;

(f) Mini general store;

(g) Vehicle repair shop/car washing facility;

(h) Travel desk;

(i) Flower shop/books-newspaper outlet;

(j) Live art/handicraft display;

(k) Any other amenity which may be permitted by the Lessor.

3.3 The Lessee may establish/run/operate/provide following amenities only after prior approval of the Lessor in writing –

(a) Petrol Pump;

(b) Marriage Garden;

(c) Residential rooms;

(d) Bank ATM;

(e) Any other amenity which may be permitted by the Lessor.

3.4 PERIOD TO ESTABLISH THE PROJECT:

(i). The lessee shall mandatorily construct & start commercial operation of the WSA within 18 months from the date of signing the lease agreement.

(ii). In case of non-completion of the aforesaid specified work mentioned in clause 3.1 within the stipulated time frame specified here in above, the duration may be extended by the Lessor upto 6(six) months on justified grounds. Even after expiry
of the extended duration, if the project is not completed, the Lease agreement shall be liable to be terminated and all amount deposited along with performance security shall stand forfeited.

4. **POWERS AND DUTIES OF THE LESSOR:**

4.1 The lessor shall initially place boards/ display/ hoardings/ signages about the Wayside Amenity at 1000/500/100 m on both sides of the Wayside Amenity. However, maintenance of the displays shall be the responsibility of the Lessee.

4.2 The lessor shall ensure that the Lessee has established the infrastructure and is operating the Wayside Amenity as per the prescribed criteria. In case, the Lessee does not create the infrastructure or operates the Wayside Amenity in violation or contravention of the prescribed criteria, appropriate action would be taken against the Lessee.

4.3 The lessor may provide support and guidance for good management of the amenity and if required provide necessary training for skill development.

4.4 The lessor shall have the right and power to determine and prescribe the manner and contents of the application form, check list, inspection report, compliance report, operational manual and other procedures that may be necessary.

4.5 The Lessor shall have the right to inspect the premises at any time to ensure compliance of the term and condition of this lease agreement.

5. **POWERS AND DUTIES OF THE LESSEE:**

5.1 The lessee shall establish and operate the Wayside Amenity as per the Wayside Amenity Policy 2016. Any amendments made in the policy in future, the lessee has to comply with the amendments.

5.2 The lessee shall ensure that all dues are paid as per the payment schedule prescribed by the Lessor.

5.3 The lessee shall maintain and use all structures created on the land leased to it, to provide services as per clause 3.1 of this agreement. The lessees may also create other infrastructure as per need according to the clause 3.2 & 3.3 of this agreement.

5.4 The lessee shall be responsible for obtaining all necessary approvals /permissions/registrations/licenses for construction of infrastructure and activities provided.

5.5 The Lessee shall ensure that its / his staff maintain friendly behaviour with travellers and tourists and their security shall be of utmost importance.
5.6 The Lessee shall ensure that there is an arrangement to hear and redress the grievances/complaints of the tourists/travellers and the process shall be displayed at the site.

5.7 The Lessee shall ensure compliance of all terms and conditions mentioned in the lease Agreement, entered into with the Lessor and the instruction given by the lessor from time to time.

5.8 The Lessee shall use the designs and publicity material as per norms fixed by the Lessor for marketing of the Wayside Amenity.

5.9 The Lessee may take the advantage of the Lessor’s expertise in construction, maintenance and management of the site.

6. GENERAL CONDITIONS OF LEASE:

6.1 The Lessee shall be liable to pay the annual lease rent on 1st April of each year. The annual lease rent must be paid by 30th April of each year otherwise, the same would be payable along with 10% simple interest per annum for the delayed period.

6.2 If the Lessee fails to pay the annual lease rent for 06 months from the due date, then the Lessor shall be at liberty to terminate the lease agreement. However, if the Lessee pays the due amount along with interest in lump sum manner, Lessor shall renew the lease agreement after charging penalty of 10% of the premium amount.

6.3 All sums, such as due amount of premium, lease rent or any other charges imposed by the lessor may be recovered as an arrears of land revenue, if the same is not paid before the due date.

6.4 If the lessee is a body corporate/company then the promoter(s) of the body corporate/company who holds at least 51% of the shareholding in the body corporate/company at the time of executing this agreement shall not dilute his/its shareholding to less than 51% for a period of 3 years from the date of starting operation of the WSA. However, the lessee may dilute/ change/amend its remaining shareholding pattern. The promoter holding 51% of the shareholding in the body corporate may dilute its shareholding after 3 years of starting operation of the WSA with the permission of the lessor. However, the name, registered office, business purpose shall not be altered during the validity of the lease period.

6.5 A proprietary firm may also be allowed to add partner, change constitution/ownership after three years from the date of starting operation with the permission of lessor.

6.6 The lessee shall not undertake any construction work at the site without obtaining the necessary permissions/approvals/licenses from the competent authority or
from the lessor under clause 3.3 hereinabove. The lessee shall undertake any construction activity only after obtaining necessary approvals of drawings by the competent authority.

6.7 The lessee shall not raise any construction in contravention to the provisions of this agreement. The lessee shall not use the site for any other purpose not mentioned in this lease agreement.

6.8 The lessee shall ensure that all activities are completed within the stipulated time period as may be prescribed by the lessor. If the lessee fails to implement the project to the satisfaction of the lessor, the lease agreement is liable to be terminated.

6.9 The lessee shall ensure that the site is continuously used for the purpose lease has been granted. If, for a period of one year, the lessee fails to operate activities on the land for the purpose of this lease or if the site is shut for a period of one year, the lessor shall terminate the lease.

6.10 If the lessee uses the site for purpose other than the one mentioned in this lease, the lease shall be terminated by the lessor.

6.11 The lessee shall be responsible for the safety and security of the Wayside Amenity and shall be responsible for the upkeep and maintenance of the amenities at its own cost. The lessee shall also ensure that no cars are parked on the road and proper parking arrangements are provided within the site.

6.12 The lessee shall be responsible for maintaining adequate insurance cover for the Wayside Amenity and shall keep all receipts of insurance paid safely and will be obligated to provide it to the lessor on demand.

6.13 The lessee shall be responsible for protection of the environment at the site. The lessee shall not undertake any activity that causes harm to the environment. Further, at least 10 percent of the land must be brought under green cover.

6.14 Upon cancellation/termination of lease agreement or completion of lease period, the lessor shall have right to enter and take possession of the site and re-allot/tender the site. All fixed capital assets and infrastructure at the site (developed and created by the lessee) shall be peacefully removed by the lessee at own cost within 3 months from cancellation/termination of lease agreement either prior to expiry date or upon completion of lease period. In case the lessee does not clear the site within the prescribed time limit, all assets shall be deemed to be transferred to the lessor and shall become the property of the lessor.

6.15 Fixed capital assets for the purpose of this agreement shall mean all construction created on the land, water and electrical supply system with fixture, air conditioning
system, water purification system, gas pipeline, parking and stares, entry gate, fencing boundary wall, well, tube well, water storage tank etc.

6.16 The lessee shall ensure compliance of all rules/ regulations laid down by any department of the State Government, related to running of any activity in WSA.

6.17 The lessee shall be responsible for any damage or loss caused at the site or to any person due to the activities and all expenses / penalties etc. shall be borne by the lessee.

6.18 The lessee upon registration of this lease agreement shall deposit the certified copy of the registered lease agreement with the authorised officer of the lessor and keep the original with him.

6.19 The lessee shall pay Rs. 1000 for any amendment of the lease agreement where no fees or premium has been specified.

6.20 The lessee shall from time to time and at all times during the term of the lease pay all taxes, rates, assessments and other charges which are charged, imposed or assessed by State/ Central Government or Local Bodies on the said land.

6.21 The lessee shall not carry on any illegal trade or business on the said premises.

6.22 The lessee shall not sell, transfer or otherwise dispose of any asset located at the site without the prior written permission of the lessor. The lessee shall not sub-lease any portion of the land specified in schedule, including the buildings constructed thereon without prior written permission of the lessor.

6.23 The lessee shall abide and comply with the Operation Manual and Wayside Amenities (establishment and management) Policy 2016 of the Tourism Department, State of MP as specified in Schedule –I and II herein.

6.24 The RFP/ Tender document shall be treated as a part of this agreement. Any condition specified therein and not mentioned here shall also be binding on the parties. However, if there is any conflict between the provisions of the RFP/ tender and this lease agreement, then the provisions of this lease agreement would prevail.

7. **FINANCIAL LOAN FROM BANK AND FINANCIAL INSTITUTION:**

7.1 Subject to the conditions prescribed in this agreement, the Lessee shall have all rights as provided in section 108(B)(j) of the Transfer of Property Act, 1882 in respect of the said Land only for the limited purpose of securing any loan from any Bank/ Financial Institution. The Lessee shall be bound to take prior consent of the Lessor before exercising its rights under this clause.
7.2 Provided that in the event the Bank/Financial institution auctions the said Land for recovery of dues, the auction purchaser shall step into the shoes of the present Lessee and shall be bound by the terms and conditions of this agreement as if it were the original Lessee. Such auction purchaser shall enjoy the lease rights only for the remaining period of the Lease and such auction purchaser shall not re-transfer the said Land.

7.3 Provided also that the balance of consideration received by the bank/financial institution from the auction, after satisfaction of the dues of the bank/financial institution shall be paid to the lessor and the lessee shall have no right to claim the same. It shall be the duty of the lessee to ensure that a specific term securing the right and interest of the lessor as provided herein is categorically mentioned in the loan agreement executed between the lessee and the bank/financial institution.

Provided further that, in all circumstances the charge of the Lessor on the said Land shall be over and above all other charges that may be created on the said Land subsequent to the execution of this agreement.

8. TRANSFER:

8.1 Except as provided in this agreement, the lessee shall not transfer/alienate or assign the said land or buildings erected thereon to any third party in full or in part.

8.2 The Lessee may, with prior permission of the lessor in writing transfer the lease to other entity by way of sale of lease rights, change in share holding pattern, stock transfer, merger, demerger, take over, recovery of loans etc provided;
(i) The project is commissioned and run successfully for 03 years after the commissioning date and
(ii) 75% of the investment of the project cost is made up and
(iii) Transfer charges equivalent to 10% of the premium paid by the lessee is paid along with the dues (lease rent etc) with interest @ 10% per annum (simple interest) up to date.

9. EVENT OF DEFAULT:

9.1 If the Lessee fails to pay any amount due, as per this agreement on the due date, the same shall be considered as an event of default.

9.2 If the Lessee breaches any term or condition of this deed or fails to comply with any provision of law mentioned in any Act, Rule, Regulation of the State Government/Central Government/Local Bodies or any other competent authority, the same shall be an event of default.

9.3 In the event of any breach in terms & conditions of lease including but not limited to, occurrence of an event mentioned in clause 10.1 and 10.2 of this agreement, the
Lessor has the right to impose penalty upto 5% of the premium amount, without prejudice to the right of Lessor to take any other action permissible by law or by this agreement including, but not limited to termination of this agreement, forfeiture of security deposit etc.

9.4 Unless expressly provided otherwise herein, if the lessee has defaulted on any account not specifically dealt within the agreement in performance of any term or condition mentioned herein and such default has continued for a period of 60 days after notice given in writing thereof to the lessee by the lessor, the lessor may terminate the lease agreement.

10. TERMINATION OF LEASE AGREEMENT:

10.1 The lessor may terminate the lease on breach of any of the condition of this deed by giving 60 days prior written notice to the lessee.

10.2 Upon cancellation/termination of lease agreement or completion of lease period, the lessor shall have right to enter and take possession of the site and re-allot/tender the site. All fixed capital assets and infrastructure at the site (developed and created by the lessee) shall be peacefully removed by the lessee at own cost within 3 months from cancellation/termination of lease agreement prior to expiry date or upon completion of lease period. In case the lessee does not clear the site within the prescribed time limit, all assets shall deemed to be transferred to the lessor and become the property of the lessor.

11. ASSIGNMENT:

The lessee may with the prior permission of the lessor assign or authorise any person to operate a specific amenity within the site. However, the lessee shall be responsible for the conduct and behaviour of the assignee and shall ensure that the assignee complies with all terms and conditions mentioned herein.

12. APPEAL:

12.1 If the lessor terminates/cancels the lease agreement, the lessee may within 30 days from the date of issuance of termination/cancellation order, prefer an appeal before the Secretary, Department of Tourism, Government of Madhya Pradesh challenging the termination/cancellation order. In case of Secretary Tourism and Managing Director being the same person, some other Secretary shall be appointed by Govt. of Madhya Pradesh for this purpose. If no appeal is preferred within 30 days of issuance of termination/cancellation order, the right of the lessee to challenge the termination/cancellation order shall be closed.
12.2 If the lessee files an appeal as per clause 12.1, the Secretary shall after granting an opportunity of hearing to the lessee shall pass any orders that may be deemed fit. The order passed by the Secretary shall be final and binding on both parties.

12.3 If the Secretary rejects/ dismisses the appeal filed by the lessee, the lessee shall peacefully hand over the land mentioned in Schedule to the lessor and remove all assets created by him on the land within 90 days. After expiry of 90 days all the assets shall be forfeited and possession will be taken over by the lessor.

13. JURISDICTION:

The District court of Bhopal and High Court of Madhya Pradesh Principal seat at Jabalpur shall have Jurisdiction over matters arising out of this agreement.

14. GOVERNING LAW:

This agreement is governed by and shall be construed in accordance with the laws of India.

SCHEDULE

Description of the properties under this lease agreement is as under.

1. Land-
   Village- ..............................................................
   Tehshil- ............................................................
   District- .............................................................
   Patwari Halka No.- .............................................
   Khasra No. - ......................................................
   Area (Rakba) in Hect.- ........................................

2. Boundaries of the land
   In the East- ......................................................
   In the West- .....................................................
   In the North- .....................................................
   In the South- ....................................................
3. Khasra Map, Nakal and Station survey map of the land allotted above duly signed by both the parties.

IN WITNESS WHEREOF, the Parties herein above have set their hands entered into this Agreement the day and year first above written.

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<tr>
<th>Witness</th>
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12. मुख्य निर्वाचन पदाधिकारी/सचिव राज्य निर्वाचन आयोग, मध्यप्रदेश, भोपाल।
13. महालेखाकार, मध्यप्रदेश, ग्वालियर/भोपाल।
14. प्रमुख सचिव/सचिव/उप सचिव, मध्यप्रदेश शासन, सामान्य प्रशासन विभाग।
15. आयुक्त, जनसंपर्क, मध्यप्रदेश, भोपाल।
16. समस्त आयुक्त/कलेक्टर्स, मध्यप्रदेश।
17. प्रविंध संचालक, म.प. राज्य पर्यटन विकास निगम, भोपाल।
18. अवर सचिव, मध्यप्रदेश शासन, सामान्य प्रशासन विभाग, अपील/अन्निलेख
/पुरस्कारण।
19. अध्यक्ष, शासन के समस्त मान्यता प्राप्त कर्मचारी संघ, मध्यप्रदेश।

अवर सचिव
मध्यप्रदेश शासन पर्यटन विभाग
Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.
### Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.

<table>
<thead>
<tr>
<th>Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.</th>
</tr>
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</table>

**3. शिफति माहल्यों में गार्न शुषिकार केन्द्रों की रचावा एवं संस्थाण के संबंध में शिष्या-निर्देश**

3.1 **शिफति माहल्यों में गार्न शुषिकार केन्द्रों की रचावा एवं संस्थाण के संबंध में शिष्या-निर्देश**

3.1.1 **पर्यटन संचालन** उत्तरी उत्तरी उद्देश्य अनुसार विभिन्न विभागों एवं विनक्त सुविधाओं से विद्युत गार्न सुंदर केन्द्रों की स्थापना शिफति सूचना पर न्यायमय वर्तमान विद्युत विशेष धारा की जाएगी।

3.1.2 इस उद्देश्य से सुविधा प्राप्त को भीम तथा लोगों द्वारा उपलब्ध करायी जाएगी।

3.1.3 गार्न सुषिकार केन्द्र में वर्तमान वर्तमान क्षेत्र/वर्तमान परिचार्य, वृद्ध महत्त्व/देवस्थान, पुर्त्र ज्योति टॉप बुन्दल एवं बनावन, योग्य उपयुक्त क्षेत्र, फार्ड-एड एवं 24x7 जल एवं विद्युत सुविधा लिखित का जाना अन्वेषण होगा।

3.1.4 शिफति गार्न सुषिकार केन्द्र पहुँच शिफति प्रक्रिया के अंतर्गत से निजी क्षेत्र के आवेदन को आवेदन कराए।

3.1.5 शिफति गार्न सुषिकार केन्द्र पहुँच शिफति प्रक्रिया के अंतर्गत 2 हेक्टेयर अनुपपूर्वक (पार्श्व) 25 से 30 मीटर की आवश्यक के लिए क्षेत्र जीत कर दी जाएगी। उपस्थित आवेदक के बाद भवन एवं भूमि का निर्माण पर्याप्त अर्थ/ भवन अनुदान किया गया।

3.1.6 शिफति गार्न सुषिकार केन्द्र पहुँच शिफति प्रक्रिया के अंतर्गत 30 से 50 मीटर की आवश्यक के लिए इलाके जीत कर दी जाएगी। उपस्थित आवेदक के बाद भवन एवं भूमि का निर्माण पर्याप्त अर्थ/ भवन अनुदान किया गया।

3.1.7 शिफति गार्न सुषिकार केन्द्र पहुँच शिफति प्रक्रिया के अंतर्गत 50 से 75 मीटर की आवश्यक के लिए इलाके जीत कर दी जाएगी। उपस्थित आवेदक के बाद भवन एवं भूमि का निर्माण पर्याप्त अर्थ/ भवन अनुदान किया गया।

3.1.8 शिफति गार्न सुषिकार केन्द्र पहुँच शिफति प्रक्रिया के अंतर्गत 75 से 100 मीटर की आवश्यक के लिए इलाके जीत कर दी जाएगी। उपस्थित आवेदक के बाद भवन एवं भूमि का निर्माण पर्याप्त अर्थ/ भवन अनुदान किया गया।
Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.
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रूप में विवेचित कर जमींदारों वर्तन विकास विभाग के केंद्रीय आयुक्त पर तंत्रिका की अनुमति दी जा सकती है।

3.3.2 यह अपेक्षक होगा कि ऐसी सुविधाओं का व्यवहार प्रशंसक/वन्दन नियम की सीमा में बाहर संतुलित/प्रसारित हो।

3.3.3 जमींदारी की स्थान में हेतु यह आवश्यक होंगे कि जमींदार नियन्त्रक विभाग द्वारा वित्तीय जमींदारी जमींदारी का नियंत्रण एवं संचालन किया जाए। जमींदार वर्तन विकास विभाग द्वारा जमींदारी हेतु “लागू” होगा। अवधारणा एवं अन्य गृहस्वामी के जमींदार उपलब्ध कराये जायगे।

3.3.4 जमींदारी प्राप्ति हेतु जमींदार वर्तन विकास विभाग द्वारा संयोजन-समझौते पर विवाद दंड कर आवेदन पर अर्जित किये जायेंगे।

3.3.5 संयोजन-समझौते पर सुबंधित उपकरण जो वारी उच्च क्षेत्र की बुनियाद एवं उसके उनके में रूपरेखा प्रदेши की भूमि की जाए।

3.3.6 लागू करने: जमींदारी, संयोजन-समझौते पर वित्तीय जमींदारी की आवश्यक आयुक्त पर दिया जाएगा।

3.3.7 संयोजन में जमींदारी नियन्त्रक विभाग द्वारा जमींदारी प्राप्ति की अनुमति दी जाएगी।

3.3.8 जमींदारी एवं संयोजन-समझौते के तहत संयोजन पर व्यवस्थित उपकरण को “आयुक्त आयुक्त प्रदेши” आयुक्त पर दिया जाना चाहिए।

3.3.9 जमींदार वर्तन विकास विभाग द्वारा जमींदारी जमींदारी के उपर व्यवस्थित उपकरण को आवेदन पर स्वाक्षरित किया जाये।

4. जमींदार वर्तन विकास विभाग के श्रेणी एवं अधिकार

4.1 विवाद द्वारा विवाद हुए होने पर, विवाद नानादेश एवं विवाद निर्धारित कर गर्भ तत्काल तत्काल नियम को उल्लंघन कराने जाने जाने।

4.2 विवाद द्वारा प्रकट-प्रकट हुए विवाद को तत्काल तत्काल विवाद के लाभ होने वाले सुनिश्चित कर्तव्य देते सर्टिफिकेट एवं विवाद आदेश पर ऐतकल की विवाद कर जाने चाहिए तथा व्यापक हुए होने वाले सुनिश्चित कर जाने जाने।

4.3 विवाद द्वारा रुपांप्रकाण दोनों घरों दोनों दोनों में 1000/500/100 जीतर पर इकाईयाँ के लाभ में जमींदारी हेतु आयुक्त आयुक्त रुपांप्रकाण (साइकिल) निर्धारित विवाद कर लागू हो जाने।

4.4 विवाद द्वारा इकाईयाँ के निर्धारित व्यवस्था के अनुसार प्रकट-प्रकट विवाद एवं तत्काल तत्काल को सुनिश्चित किया जाने एवं तत्कालिक तत्कालिक जमींदारी अनुमोदन के अनुसार अप्रतिक्रिया कराने जाने।

4.5 विवाद द्वारा इकाईयाँ के सुगन्धी संचालन देते अवधारणा एवं व्यापक नियन्त्रक प्रदेши का जाने तथा तत्कालिक वित्तीय वित्तीय जमींदारी भी प्रदेши जाने।

4.6 विवाद का गर्भ सुविधाएँ के निर्माण, संचालन एवं जमींदारी देने हेतु आवश्यक आवेदन पर, ऐतकल की विनिर्धारित, व्यवस्था निर्धारित व अवधारणा आवेदन कर निर्धारित करने एवं लागू करने हेतु अधिकार होंगे।

4.7 विवाद का गर्भ एवं निर्माण निर्माण, संचालन एवं जमींदारी देने हेतु आवश्यक आवेदन पर, ऐतकल की विनिर्धारित, व्यवस्था निर्धारित करने एवं लागू करने हेतु अधिकार होंगे।
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4.8 निर्माण के नीति के अनुसार प्राप्त होने वाले प्रवेशन, लैन रेस, लाइटिंग पोस्ट, प्रीवायर ग्राउंड व अन्य रिक्सेंय दृष्टिकोण का प्रयोग करने, निर्माण खाते में जमा करने एवं नामक सुविधा केंद्र तथा अन्य स्थानीय पर्यटन सुविधाओं के विकास एवं संचालन हेतु व्यय प्राप्त करने के अधिकार होंगे।

4.9 अन्य प्रशासनिक अधिकार जो कि नामक सुविधा केंद्रों के इस नीति के प्राधिकृतों के अनुसार प्रकट, संचालन, निर्माण एवं निर्माण हेतु प्रयोग संचालन द्वारा आवश्यक समझे जायें।

5. मार्ग सुविधा केंद्र संचालक/प्रीवायर एवं अधिकर

5.1 पर्यटन विकास निगम द्वारा निर्मित ब्लूपावलों के अनुसार अधूरेक्रिया निर्माण एवं संचालन सुचिपत्रित किया जाएगा तथा निर्माण हेतु दिये गये तुलना/मार्गश्री के अनुसार किया जायेगा।

5.2 प्रावधान के द्वारा निर्मित का समय पर मिलित भुगतान सुचिपत्रित किया जायेगा।

5.3 अधूरेक्रिया निर्माण एवं निर्माण हेतु अग्रसर अनुबंध/प्रीवायर/साइट के मामले में अदेखा किया जायेगा।

5.4 यात्रियों एवं पर्यटकों से निमित्त व्यवहार किया जाएगा तथा उनकी तुलना को संविधान व्यापकता दी जाएगी।

5.5 प्रवेश/पर्यटक संचालन को संचालन एवं उनके लक्ष्य निर्धारण को प्रयोग स्थापित की जाएगी तथा इसे स्थान पर बिंदुं किया जाएगा।

5.6 मध्यप्रदेश पर्यटन विकास निगम के साथ निर्मित होने वाले लैन ड्रॉ, प्रीवायर अनुबंधों की राठों का पतल सुचिपत्रित किया जाएगा।

5.7 इसके निर्माण द्वारा निम्न लिखित लोगों, डिजिटल एवं प्राचीन विश्व दर्शन के अनुसार सामग्री ड्रॉ, हिस्ट्रिया अधीश्य हेतु उपयोग के अनुसार होंगे तथा इसके अन्यांत् अन्य लोग, डिजिटल अधीश्य अनुसार में अदेखा किया जाएगा।

5.8 इसके द्वारा मार्ग सुविधा केंद्र के निर्माण, संचालन एवं संचालन हेतु निर्माण एवं स्थलीय का लाभ प्राप्त किया जा सकेगा एवं इस संबंध में समस्या निराकरण/संचालन प्राप्त किया जा सकेगा।

6. विविधा

6.1 नीति के निर्माण हेतु पर्यटक संचालक, मध्यप्रदेश पर्यटन विकास निगम अधिकर होंगे।

6.2 इस नीति के अन्तर्गत लैन पर उपजाफ लागू नहीं होगी एवं भवन से प्राप्त प्रीवायर एवं लैन रेस की रूप सायन/प्रीवायर एवं स्थायी विनियम की रूप से, मध्यप्रदेश पर्यटन विकास निगम में ही जमा करते हुए, उक्त रेस का उपयोग नामक सुविधा केंद्र तथा अन्य स्थानीय पर्यटन सुविधाओं के अप्रौण विकास एवं संचालन में व्यय करने की अनुमति होगी।

6.3 मार्ग सुविधा केंद्रों के संचालन, संचालन, पर्यटन एवं समन्वय के संबंध में निर्माण एवं हड़प्पा/साइट के मामले में होंगे। नीति की स्थिरता के लिए जाने वाले समिति में सम्मिलित होंगे, मध्यप्रदेश शासन अधिकृत होंगे तथा उक्त समिति अधिकृत एवं भागीदारी देने होंगे।

6.4 नीति के अंतर्गत जाने वाले समिति दस्तावेज, लैन अनुबंध, प्रीवायर अनुबंध दस्तावेज के प्रमुख अनुसार हेतु पर्यटन निगम, मध्यप्रदेश शासन अधिकृत होंगे।

6.5 इस नीति के प्राधिकृतों की स्थापना, मान्यता, स्थापना एवं अनुबंध संगठन के लिए पर्यटन नीति के अंतर्गत सुविधा की आवश्यकता में गति सम्मिली अधिकृत होंगी।
राज्य पर्यटक विकास संगठन द्वारा भीतर पर दी गई विभिन्न टॉर्ट (WSA) के लूचाल संचालन एवं नियंत्रण हेतु न्यायिक शक्ति में उद्धेशित विचारों का पालन अतिरिक्त किया है।

1 स्वागत कथा

1. स्वागत कथा में अपने बाले प्रस्तुत अतिथियों का अभिनंदन/अनुग्रहन करें।

2. महिलाओं के सम्बन्धमें अपारतास की रोकथाम के लिए पुलिस हेल्प लाइन का नंबर 1090 एवं परिसरों की पर्यावरण संरक्षी जनवरी के लिए दौड की नंबर 1800 233 7777 की जनरली स्वागत कथा पर प्रस्तान लें। साथ ही पर्यावरण को जनबोधारी है।

3. स्वागत कथा में अपलब्ध तेलीफोनों तकाली अटेड किया जाए।

4. इकाई की स्वागत कथा पर राजस्थान पर्यावरण का ब्राइट नियंत्रक उपलब्ध है।

5. इकाई में फर्स्ट हेड वॉटर अवशोषण को उपलब्ध होना चाहिए।

6. स्वागत कथा पर होटल के अंतर्गत उपलब्ध शहर के अंग्रेज डॉक्टरों के तेलीफोनों नम्बर उपलब्ध है।

2 कंपैक्टिविया

1. सभी कर्मचारी नियामक सूचीकार में हो, उनकी शेत करी हैं, जूते पहनकर किये हुये हो तथा नाकार कूट नहीं हैं। जो भी कर्मचारी खाता-पान हेलीकॉप्टर रूप में उनके नावक करते बाले होते चाहिए।

प्रकाश तेलीफोन करने बाले हेड वॉटर पर्यावरण संरक्षी होते हेड वॉटर संरक्षी करें। दूध-सुबारी दिलाएँ चाहिए।

2. ग्रेट होमेश तकाली है, उससे बाले नहीं करना चाहिए। किसी भी अतिथि को अपनी दिलाएँ किसी भी टाॅटल का इजारा न करें।

3. चाहिए हुए एवं दाम लगे हुए स्थान, ग्रेट तथा कप इजारा का उपयोग न करें।
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4. क्षेत्र हुआ लगाना सार्वजनिक अन्तर्गत तथा नागरिक/कलेक्टर के पॉल से न रखा जायें।
5. फीस भेंट में यथानुसार, खेती या अन्य आवश्यकतानुसार नियंत्रण, नियम, नियरता तथा अन्य के सीमा रखने वाले पाएगा।
6. इसकी भाषा में समीक्षा के लिए किसी जीवन-जीवन, कोक, जिबर, जीज़, जीज़, जीज़, जीज़, जीज़, जीज़, जीज़ के अनुसार आसानी से नियंत्रण बढ़ाए जाए।
7. इसकी भाषा में वस्तुओं को किसी पूर्व से न किसी पूर्व से निर्माण किया जाने।

3 क्षेत्र
1. क्षेत्र के ताइलां एवं पावर की सार्वजनिक नियंत्रण रूप से की जायें।
2. क्षेत्र में सार्वजनिक आवश्यकतानुसार निर्माण के रूप से न रखी जायें।
3. गैस बाइकलांक के उपर सार्वजनिक में डेटा देखने के लिए व्यवस्थापन का बनाना बेल्ट को बनाना करते हैं।
4. क्षेत्र में टेन्डर तहली के बाकी भागों के लिए निर्माण किया जाने।
5. क्षेत्र में नियंत्रण में लगाने का प्राचीन उपयोग किया जाने।
6. आवश्यक सार्वजनिक नियंत्रण रूप से निर्माण के रूप से न रखी जायें।
7. क्षेत्र के रूप में है गैस में सार्वजनिक के लिए कोई अनुभव से निर्माण न किया जाने।
8. कुछ रंग में, सिंगार, टेन्डर टाइप एवं चुंबित्स आदि को ताप साफ करने से पुनर्प्रयोग से निर्माण किया जाने।

9. क्षेत्र में निर्माण रूप से एक सुरक्षी ट्रांजिट करवाया जायें।
10. राजी न्यूवे जब सार्वजनिक एक्स्प्रेसन वाहन अन्य सार्वजनिक रूप से जन्मे हुईं रखना पाएगा।
11. शामिल माध्यम, शामिल पाहिज़ा एवं पुलिस की संसाथ से तालमेल लेकर चलाने वाले शामिल अन्य सार्वजनिक में शामिल किया जाए।
12. क्षेत्र रखने में अन्य सार्वजनिक रूप से तालमेल लेकर चलाने वाले शामिल अन्य सार्वजनिक में शामिल किया जाए।
13. शामिल माध्यम से सार्वजनिक रूप से तालमेल लेकर चलाने वाले शामिल अन्य सार्वजनिक में शामिल किया जाए।
14. धारा सार्वजनिक रूप से तालमेल लेकर चलाने वाले शामिल अन्य सार्वजनिक में शामिल किया जाए।
15. शामिल में इस्तेमाल होने वाले सार्वजनिक-सूची लिखे।
16. जी होने वाले सार्वजनिक-सूची लिखे।

Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.
Request for Proposal (RFP) for Providing Land for Development and Operation of Wayside Amenities (Green Field) at various locations across Madhya Pradesh on lease to Private Investors.

7 विविध

1. इकाइयां में अनिश्चितक हल्द सामानाध्याय होना यादित। अनिश्चितक हल्द का समय-समय पर दस-दस साल, हल्दित करना जाना आवश्यक है तथा हल्दित की तारीख की जाए।

2. समस्त इकाइयों में कार्यवाही नियमित कर्मचारियों के परिक्रमण-प्रयोग

3. पत्रिका की तपशी की सथायी समय अनुसार की जाए।

4. इकाइयों में गाइड अनुशाल होना जारी।

5. गाइड अपनी परिस्थितियों का पालन किया जाए।

6. गाइडिंग तथा लोग को मैटेन रखा जाए।

7. गाइडिंग अनुशाल बनाए होना आवश्यक है।

8. इकाइयों से संबंधित समय लाभवान जैसे ही फूड लाभवान आदि नियमनों अनुसार एवं समावेशित में पालन किये जाए।

9. समस्त इकाइयों के भीतर संबंधित कार्ययात्मक भी नियमनों अनुसार प्रतिष्ठित की जाने तथा किसी भी युक्तियां अवश्य भराई के लिए तकनीक प्रक्रिया तैयार कर आवश्यक मुआवजा प्राप्त किया जाए।

10. इकाइयों के मूल रूप में उपयोग, उद्देश एवं गतिविधियों के पूर्व मध्यप्रदेश बोर्ड का नियम द्वारा स्वीकृत होना आवश्यक होगा।

11. इकाइयों के मूल रूप (रक्षा कार) में किए गए उपयोग उद्देश तथा गतिविधियों से संबंधित स्वीकृति की जानकारी।
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Non RFP reference information - Total Station Survey (TSM) of land for Way Side Amenity placed on bid.

TSM of Land Bitali, Distt Narsinghpur
TSM of Land Dhanela, Distt Morena
TSM of Land Eklahra, Distt Dhar
TSM of Land Mohgaon, Distt Seoni