

**Queries and Response in context to NIT No. 5261/146/MPTB/IP/2019, Dated 05-12-2019
received during the pre-bid meeting dated 20-12-2019**

S.No.	Party	Query	Response
1	Vijan Hotels Private Limited	<p>Madhavgarh Fort, Satna</p> <ol style="list-style-type: none"> Kindly provide us the land use as per the master plan along with allowed ground coverage and allowed FAR. Also, as the property is situated near to the river we would also like to ascertain if there is any restriction on construction from any of the Departments including Pollution dept etc. We would like to ascertain the diversion fee and annual diversion rent if any Kindly clarify the following points: - <ul style="list-style-type: none"> The number of rooms and restaurants permitted to be constructed/renovated in the existing structure of the palace. Any restriction on the number of rooms and restaurants to be constructed in the open land. Max no of rooms that can be constructed in the old and new structure. Any restriction on the height of the new structure which we propose to construct in the open land. Whether any single window clearance system is in place which would provide all the necessary approvals and clearances such as design and map approval, pollution clearance, etc. Though it has been mentioned in the tourism policy 2016 that there would be no registration and stamp duty on government properties but still we would like you to confirm that there would be no costs of any nature/head involved in execution of lease deed. Further to make it clear kindly specify that Zero/Nil cost shall be incurred by the bidder for registration of the lease dee. 	<ol style="list-style-type: none"> As per Bhoomi Vikas Niyam 2012 : Environment clearance EIA notification 2006 from Pollution Control Board would be required. The Land has transferred for Tourism Project. Hence it is deemed to be diverted. However annual diversion fee shall have to be paid by the bidder. <ul style="list-style-type: none"> Depending upon the structure and requirement of the investor. -Yes, only 25% of the open land can be used for new construction. -No restrictions. -The new construction should not hide the frontage of the heritage property. New construction should match with the heritage character of the property. - MPTB will assist in getting approval from concerned department. As per new rules the Bidder has to pay the Stamp Duty & Registration fee which shall be reimbursed by the Board in full.
2	Mr. Pankaj Singh, Director M/s Shining Star Association	<p>Madhavgarh Fort, Satna</p> <ol style="list-style-type: none"> In case of single tender can you please confirm it should As after visiting the property, we found a temple which is action plan towards it should it be removed? Sir at what stage will the entity be eligible to start the completion of the Project? According to Clause No. 2.13.1(i) for claiming 3 years more options like lodging bills in support of last three years' experience. 	<ol style="list-style-type: none"> Govt. decision shall be applicable. Property will be handed over on "AS IS WHEREIS BASIS". After handing over of possession. Refer Clause 2.1.3.1

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3	Mr. Manish Gai TLC Inc (The Arindum) A unit of Ajay Food Products (Katni) Pvt.Ltd.	Village Mehgawan, Jabalpur 1. To permit development of Hotel cum Convention Centre or 3-4-star Category hotel, rather than 4-5-star hotel. 2. Since the Meghawan (Jabalpur) is a Forest area and located in the outskirts of the district, please permit to develop a Resort also as it will prove to be a promising investment for such location and also all-round development in the vicinity in upcoming years. 3. Keeping above factors in view and, if permitted, the investment in the project will also be lower say at around 20 to 25 Crores which will be quite viable in respect of revenue, our study reveals that with this size of investment IRR will be as per the acceptable standards. It is also to be noted that as per tender, a number of NOCs needed to be obtained for the execution of the project, which is a time-consuming process. If the said permissions are not received in a justified timeframe or any hindrance occurred while executing the proposed project, we request you to kindly refund the lease deposit deposited to the concerned authority.	1. Minimum 4-star hotel is required. 2. Deluxe resort as specified in Tourism Policy (2016) as amended 2019 may be permitted. 3. The proposed investment in the project is reduced to 25.00 crore. -No refund shall be allowed. However, if project implementation is delayed due to delay in getting permissions, the time line may be extended as per clause 7 of Lease Deed.
4	Mr. Nitin Jain RN Digital India	Heritage Hotel- Valuation of the registry cost. I have an issue related your Tender of MP Tourism Heritage Hotel. As per your information shown in your contract there will be valuation of your property provide by you to the contractor. I want to know the actual valuation of the property and on which basis you calculate the valuation of the registry. 1. As per current rate of collector guidelines 2. As per bidding cost 3. Whether The amount of performance security is included in bidding amount or not.	1. As per current Collector Guide Line rates. 2. No, this has to be deposited separately.

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5	Mr. Mandeep Singh Gandhi, M/s ROI Hotels (India) Private limited.	<p>Benazir Palace, Bhopal</p> <p>Our company is in to the hospitality business since its incorporation in the year 2009. Since 2009, our company's growth is remarkable. We have incorporated our Subsidiaries Companies and Associate companies also.</p> <p>In respect of the eligibility criteria, we are meeting the Net worth criteria very well but in respect of the technical capacity we want to state that we have another group company i.e. M/s Bhav Ambar Vilas Private Limited in which both Board of Directors and Shareholders are same. At the time of acquiring M/s Bhav Ambar Vilas Private Limited, our investment in that company having single project was around 10 crore (Rupees Ten Crore) including investment in land and Building Rs. 3.90 crore, in Plant & Machinery 3.75 Crore and in Furnitures and Fixtures 2.15 Crore.</p> <p>Further as per our consolidated Financials for last 5 financial years, as our consolidated turnover from hospitality business is for: -</p> <p>a. F/Y 2014-15 – Rs. 2,12,06,519/- b. F/Y 2015-16 – Rs. 10,44,59,896/- c. F/Y 2016-17 – Rs. 20,60,71,572/- d. F/Y 2017-18 – Rs. 22,88,26,625/- e. F/Y 2018-19 – Rs. 25 crores approx.</p> <p>You can see our performance is remarkably increasing year by year.</p> <p>Further we want to apply tender in the name of ROI Hotels India. Private Limited and for technical capacity regarding single project investment of Rs. 10 crores, we will use our group company experience as mentioned above.</p> <p>In view of the above mentioned financial performance and our remarkable growth, you are requested to give us a chance to participate in the above mentioned Tender by giving us a relaxation in respect of technical capacity of 10 crore in which 50% of Land cost shall be considered, as our investment in land and Building was 3-90 crore as mentioned above and further total project cost was around 10 crore but not exactly 10 crore.</p>	-Bidder has to fulfil Technical Qualification as per Tender Document
6	M/s Piyush Sharma, Bhopal	<p>Juna Katthiwada, Dist. Alirajpur</p> <ol style="list-style-type: none"> In clause 2.1.3 it is mention that only owners/operators of resort/wellness centre are eligible for bidding. We request that owners/operators of hotels should also be included. At the time of construction if any statutory permission like (Environmental Clearance/Forest/NGT/Local bodies) permission is required then the concern department (i.e. MPTB) will take the permissions as per general practice. Please clarify. 	<p>-Yes, owners/operators of hotels shall also be considered.</p> <p>- The bidder has to take necessary step for obtaining permission, MPTB may assist for getting permission for the concern department.</p>

Handwritten signature and date: 31/12/19