

## **Expression of Interest (EOI) for 4-Star or Higher Category Hotel**

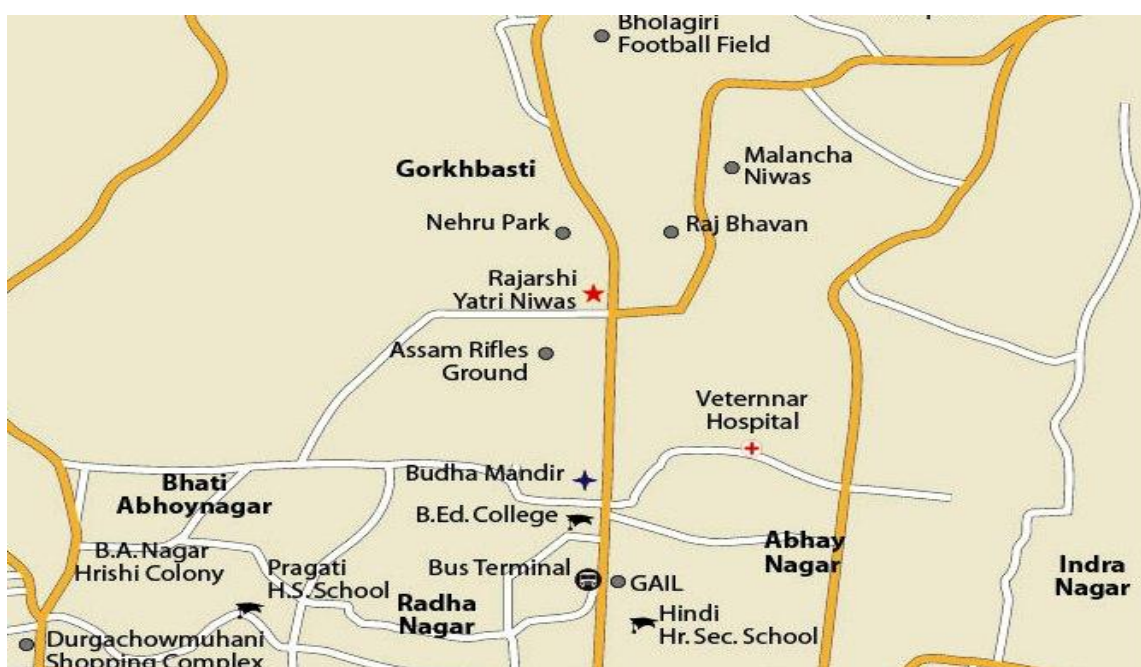
### **I. Background :**

I.1 Tripura is a State with attractions of interest to diverse tourist tastes such as forests and eco-tourism, heritage and religious tourism, ethnic tourism, sculptures and handicrafts etc. The State being a potential Gateway of North-East India with Bangladesh holds immense potential for development of trade, business and tourism.

I.2 Agartala, the capital city, is the second largest city in the North-East and among the fastest growing. It is well connected by air, rail and road with other parts of India and also by road with Bangladesh. A good quality Hotel having 4-star or higher accreditation in the State is needed to service the increasing number of business visitors and high-end tourists, including those from foreign countries, arriving in the State.

I.3 The Tripura Tourism Development Corporation Limited (TTDCL), a Government of Tripura Undertaking, proposes to support and boost the tourism and hospitality sector in Tripura, through setting up and operation of a 4-Star or above category Hotel in Public-Private-Partnership Mode.

I.4 It is envisaged to provide on lease the assets and land of erstwhile Rajarshi Yatri Niwas, measuring 2.18 acres within and excluding its boundary and located on the VIP Road adjacent to the Circuit House crossing, in Kunjaban, Agartala for setting up and operation of a 4-Star or above category Hotel to a bonafide and capable public or private firms having experience of setting-up, owning and operating currently a similar high quality hotel business. A sketch map (not to scale) indicating the location is given hereunder.



## **II. Scope of Setting-up and Operation :**

II.1 The setting up and operation of a 4-Star or above category Hotel is envisaged through a Public-Private-Partnership of TTDCL with a suitable public / private firm as partner.

II.2 TTDCL intends to provide on lease, subject to realization of a suitably determined lease premium and lease rent, the assets and land of erstwhile Rajarshi Yatri Niwas, measuring 2.18 acres located on the VIP Road adjacent to the Circuit House crossing, in Kunjaban, Agartala for setting up and operation of a 4-Star or above category Hotel.

II.3 Apart from providing general documentary support required towards obtaining requisite clearances, TTDCL shall not be liable for any other support, investment or business decisions in the Project.

II.4 The public / private partner to be selected is required to obtain on lease from TTDCL the assets and land for the Project on suitably determined lease premium and lease rent.

II.5 The public / private partner to be selected is expected to take all required steps for setting up and operation of a 4-Star or above category Hotel on the leased assets and land that may include, without being exhaustive, the following inter alia –

- (i) Designing, building, financing, maintaining and operating the said Hotel business ; while obtaining and maintaining at least a 4-Star industry recognized rating ;
- (ii) Supplementing and altering the civil construction with the prior intimation and on payment of an appropriate value for the same as duly assessed ;
- (iii) Engaging managerial and other manpower with qualifications required in the various phases leading to setting-up and operation of the said Hotel Project ;
- (iv) Procuring and installing appropriate amenities, equipment, furniture and furnishings etc. for delivering services, comfort and safety to the potential customers ;
- (v) Mobilizing investment to cover all capital and recurring expenditure for setting-up, operations and management ;
- (vi) Obtaining all pre-requisite clearances and certifications applicable for setting-up / operation of the said Hotel Project ;
- (vii) Complying with all requirements of commercial licences, fees, taxes and levies etc. ;
- (viii) Complying with all statutory provisions applicable for setting-up, operation and management of the said Hotel Project.

### **III. Content of the Expression Of Interest (EOI) to be Furnished**

III.1 The EOI to be furnished shall consist of the following documents in a sealed envelope:

- (i) A Covering letter addressed to the Managing Director, TTDCL expressing the interest to design, build, finance, maintain and operate a 4-Star or higher Category Hotel through obtaining on lease from TTDCL the assets and land of erstwhile Rajarshi Yatri Niwas, measuring 2.18 acres located on the VIP Road adjacent to the Circuit House crossing, in Kunjaban, Agartala.
- (ii) Documents in support of credentials of the interested Public or Private Firm, including the Profile, Registration details, Organization Structure, Years of Operation, Financial Turnover and Profit in Previous Years, Board of Directors etc.
- (iii) Document in support of having experience of at least 05 (five) years of ownership and operation of a currently running high quality Hotel Project or a Project in the hospitality sector.
- (iv) A brief concept note indicating how the interested party proposes to design, build, finance, maintain and operate the Star Category Hotel, clearly indicating inter alia the resource mobilization for recurring expenditure and additional capital expenditure, provision of ancillary services and amenities, and any specific support requirements.
- (v) An Earnest Money Deposit (EMD) amount of Rs. 25,000/- (Rupees Twentyfive Thousand Only) in the form of D-call / Demand Draft to be drawn from any nationalized bank of India in favour of The Managing Director, TTDCL payable at Agartala. EMDs of the unsuccessful interested parties will be refunded.

III.2 Each page of the furnished EOI, except the EMD, shall have to be signed by an authorized signatory of the interested Firm.

#### **IV. Process Of Furnishing Expression Of Interest (EOI) :**

IV.1 The interested Institutions / Firms/Individual should furnish the EOI so as to reach the office of – The Managing Director, TTDCL, Swet Mahal, Palace Compound, Agartala, West Tripura, Pin-799001, on or before **30/12/2015** and up to **4:00 PM**.

IV.2 The EOI may be furnished by Registered Post / Speed Post / Courier Services so as to reach within due date and time. No EoI shall be entertained after due date and time and delay shall not be condoned on any account.

IV.3 On the Top Left side of the envelope, the EOI reference number and date of submission should be clearly mentioned.

#### **V. Outline of Process for Short-Listing of Interested Parties :**

V.1 Expression of Interest may be opened on the same day if possible in the chamber of The Managing Director, TTDCL, Swetmahal, Palace Compound, Agartala, West Tripura, PIN-799001.

V.2 For short-listing of interested parties, the time and date for an opportunity for discussions and presentation would be indicated by the undersigned at the time of opening the EOI.

V.3 The short-listing of interested parties is to be made on the basis of weighted criteria that would be decided and shared prior to the discussions and presentation.

V.4 THIS PROCESS IS PRIMARILY INTENDED FOR ELICITING INTEREST OF THE PARTIES AND MD TTDCL RESERVES THE RIGHT TO ELABORATE OR ALTER THE TERMS AND CONDITIONS OR TO ACCEPT OR REJECT ANY EOI AT ANY TIME WITHOUT ASSIGNING ANY REASON THEREFOR.

V.5 The issue of this Notice for inviting EOI does not imply that the TTDCL is bound to select and short-list pre-qualified interested parties for the bid stage.

V.6 The interested party shall bear all costs associated with or relating to the preparation and submission of its EOI and the TTDCL shall not be liable in any manner whatsoever for the same.