

HIGH POTENTIAL - HIGHER PURPOSE - HIGHEST RETURNS

INFRASTRUCTURE DEVELOPMENT AUTHORITY (IDA) &
BIHAR STATE TOURISM DEVELOPMENT CORPORATION LIMITED (BSTDC Ltd.)
invite



Expression of Interest (EoI) for Development of STAR CATEGORY HOTEL

At Bir Chand Patel Marg, Patna
Under Public Private Partnership (PPP) Model on Design – Build – Operate – Transfer (D.B.O.T.) Basis

[INTERNATIONAL COMPETITIVE BIDDING]

Infrastructure Development Authority (IDA) is the nodal agency to promote Public Private Partnership (PPP) for implementation of infrastructure projects within the State of Bihar. BSTDC Ltd. (Bihar State Tourism Development Corporation Limited) intends to develop a Star Category Hotel in Public Private Partnership mode through IDA. BSTDC Ltd. and IDA invite Expression of Interest (EoI) from international/national chain of Hotels or reputed Developers. The Land shall be provided by government on Long Term Lease. Feedback Ventures Private Limited (FVPL) is assisting IDA & BSTDC Ltd. for project development in Public Private Partnership (PPP).

Patna – A City In Transition

The historic City of Patna is undergoing a rapid transformation into an ultra modern trade and tourism center of the country. The city has witnessed phenomenal change in the last few years through massive development activities carried out by reputed developers of the country. Tremendous investments are being made for the improvement of city roads and beautification of the city.

Few of the existing features of the city are:

- Major tourism attractions like Patna Museum, Gol Ghar, Planetarium, Kumhrar, Gandhi Setu.
- Historic Patna Saheb Gurudwara, a shrine consecrating the birthplace of Guru Gobind Singh
- Widely Connected Airport
- A Software Technology Park of India (STPI) operational since May 2008.

Proposed Projects, which would have a multiplier effect on the economy of Patna City and would augment a synergic demand for a high end Hotel are:

- Development of an IT Park
- Floating Restaurant at Gandhi Ghat, Patna
- International Food Chains at various locations
- Renovation, Development and Interconnecting of various Ghats in Patna
- Development of Educational Institutions in the field of Management, Engineering and Hospitality
- Renovation and Operationalization of Moin-ul-Haq Cricket Stadium

Existing Kautilya Hotel



Salient Features of the Site

Area of Site	• 1.20 Acre approx.
Location	• Kautilya Hotel Premises, Bir Chand Patel Marg, Patna
FAR	• 2.50
Site Features	• Existing structures on the premises consist of a Hotel, a marriage palace, and a garage. • Adjoining buildings consist of Hotel Chanakya (a 4-star hotel) and Circuit House.
Connectivity	• 5 Kms from Patna Airport • 1 Km from Patna Railway Station

Site for Star Category Hotel



Broad Scope of Work: The scope of work for the Private Sector Participant shall include demolition of existing structures and then Planning, Designing, Financing, Construction, Marketing, Operation and Management of a 3/4/5 Star Hotel and recover the investment by earning revenues through various revenue streams during the Concession Period.

A. Qualification Criteria:

Interested National/International Independent Legal entities including Joint Ventures, Consortia etc meeting the following criteria may submit the Expression of Interest (EoI):-

1. National/International Chain of Hotels having experience in running of at least two Hotels with rating of Three Star or above.

OR

Real Estate Developers having experience in Development of one Real Estate project with a minimum completed built up area of 1 lakh sqft However, such Bidder(s) will be required to have a tie-up, later, with a National/International 3-Star or above Hotel chain, as per details to be provided at Request for proposal (RFP) stage.

2. Minimum Network of Rs 15 crores as on 31st March, 2007/2008.

B. High Networth Criteria:

3. Independent corporate entities having a minimum Net worth of Rs 250 crores as on 31st March, 2007/2008 are exempted from the above stated criteria at 1 & 2;

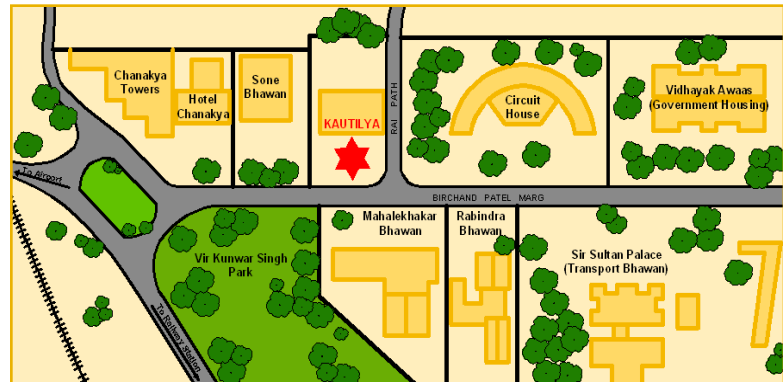
OR

Real Estate/ Infrastructure Funds having minimum Assets Under Management (AUM) of Rs 500 crores as on 31st March, 2007/2008 are exempted from the above stated criteria at 1 & 2;

However, such Bidder(s) applying under criteria 3, will have to demonstrate the Net worth independently and would be required to have a tie-up, later, with a National/International 3-Star or above Hotel chain, as per the details to be provided at the RFP stage.

Note: 1. In case of Joint Venture/Consortium, the maximum number of Partners/Members allowed shall be Three.

2. It is specially clarified here that the aforesaid criteria is the minimum eligibility criteria and additional qualification filters may be introduced at RFP stage.



The EOI should be accompanied with the audited financial statements/certificates and evidence of experience like Client's Certificates etc along with the existing organization details including Certificate of Incorporation, Letter of Association/JV Agreement (if applicable) etc. The project briefing meeting will be held on August 29, 2008 at 1500 hrs at Bihar Niwas, Chanakyapuri, New Delhi. Interested Bidder(s) may send in their EOIs to the office of Infrastructure Development Authority on or before September 16, 2008 (1700 hrs).

*IDA reserves right to accept or reject any application and to annul the selection process at any time, without incurring any liability and without assigning any reason thereof.

For further information please contact:

Arvinder Pal Singh

Feedback Ventures Pvt. Ltd.
PPP Cell, 1st Floor, Udyog Bhawan
Patna, Bihar
Email: fvplida@gmail.com
Mob: +91 9771103475

Saravleen Singh

Feedback Ventures Private Ltd.
Plot No. 811, Udyog Vihar Phase V
Gurgaon 122016, Haryana
Email: saravleens@feedbackventures.com
Mob: +91 9999629496

Managing Director, IDA

1st Floor, Udyog Bhawan,
Patna, Bihar
Email: md@idabihar.com
Tel: +91 612 2302991/2302998

Chairman cum Managing Director

Bihar State Tourism Development Corp. Ltd.
Hotel Kautilya Vihar,
Patna, Bihar
Email: bstdc@sancharnet.in
Ph no: +91 612 2225411/2222622