

Expression of Interest (EOI)
For
Development and
Operation & Maintenance (O&M)
Of
Amusement park in front of mansarovar zone
Nagar Nigam Jaipur greater office
On
'Design- Built- Finance- Operate & Transfer
(DBFOT) Basis
Under
Public Private Partnership (PPP)



Issued by:-

Commissioner, Nagar Nigam Jaipur Greater
NAGAR NIGAM JAIPUR GREATER PD. DEENDAYAL UPADHAYA
BHAWAN LAL

Ref
8331392



Expression of Interest For and on behalf of Nagar Nigam Greater Jaipur

Nagar Nigam Greater Jaipur invites online responses ("Proposals"/"Bids") to this Expression of Interest ("EOI") from eligible concessionaires/ developers/ bidders to be appointed as PPP vendor for **"Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)"**.

To begin with, Nagar Nigam Jaipur Greater invites applicants through this EOI to propose on suitable financial model under the PPP mode to design, develop, built and finance the project where the Contractor shall also have operation and maintenance responsibilities with part sharing of revenue with Nagar Nigam Jaipur Greater. Based on the responses of EOI, Nagar Nigam Jaipur Greater shall finalize on the financial model and concession period, and initiate further procedure of inviting the shortlisted private entities to bid as Private Vendor in Public Private Partnership (PPP) mode on the basis of Notice Inviting Tender (NIT). Interested Applicants are advised to study this EOI document carefully before submitting their proposals in response to the EOI document. Submission of a proposal in response to this EOI shall be deemed to have been done after careful study and examination of this document with full understanding of its terms, conditions and implications.

The details of the same are as under.

S/n	Stage	Date/ Time
1	Organization	Nagar Nigam Jaipur Greater
2	NIT No.	
3	Name of the Work	EOI for Development of amusement park situated in front of mansarovar zone Nagar Nigam Jaipur greater office on Design, Build, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)
4	EOI Downloading Start Date	
5	Last date for sending pre-bid queries	
6	Date, Time & Place of Pre- bid Meeting	
7	Last date for accessing EOI Document	
8	Last date of Online Submission of Proposals	
9	Date & Time for Opening of Proposals	
10	Officer Inviting EOI Proposals	Commissioner
11	EOI Clarification and Queries Addressed to	Superintending Engineer-I

Commissioner
Nagar Nigam Greater Jaipur
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DISCLAIMER

The information contained in this Expression of Interest (EOI) or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Nagar Nigam Jaipur Greater (henceforth referred to as NNJ greater in this document/ "the Authority") or any of its employees or advisers, shall be considered confidential and not to be reproduced / transmitted / adopted / displayed for any purpose whatsoever.

This EOI is one of the steps in the process of selection of an entity for the project of **"Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)"**.

This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The purpose of this EOI is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to a specific Request for Proposal (RFP).

This EOI includes statements, which reflect various assumptions and assessments arrived at by the Authority / Employer in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each bidder may require. This EOI may not be appropriate for all persons, and it is not possible for the Authority/ Employer, its employees or advisers to consider the objectives, technical expertise and particular needs of each Applicant who reads or uses this EOI. The assumptions, assessments, statements and information contained in this EOI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EOI and obtain independent advice from appropriate sources.

The information provided in this EOI is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority / Employer accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

The Authority and its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this EOI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EOI and any assessment, assumption, statement or information contained therein or deemed to form part of this EOI or arising in anyway in this subject.

The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement any information, objective, assessment or assumption contained in this EOI.

The issue of this EOI does not imply that the Authority is bound to select an Applicant for the project and the Authority reserves the right to reject all or any of the proposals / terminate the process at any time without assigning any reasons whatsoever.

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NNJ Greater reserves the right to cancel any tender process at any stage without assigning any reason. The Applicant shall bear all its costs associated with or relating to the participation in this process regardless of the conduct or outcome of the process.

1. Background

The city of Jaipur, renowned for its rich cultural heritage and vibrant lifestyle, is poised for further growth and development. As part of its vision to enhance recreational opportunities and boost tourism, Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) is embarking on **Design, Built, Finance, Operate and Transfer (DBFOT) basis under residents Public Private Partnership (PPP)** initiative to develop a world-class amusement park. This project aims to create a dynamic entertainment destination that caters to the diverse needs of and visitors alike.

The proposed **“Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)”** is part of Nagar Nigam Jaipur Greater work under 100 days development plan as directed by Government of Rajasthan.

The site area admeasures approximately 6307 sqm or 0.63 Hectares and the whole area is proposed for the development of the amusement park. The project is taken up on “Public private Parnership” (PPP mode). The project aims to create a world-class amusement park that enhances the recreational offerings within the jurisdiction of Nagar Nigam Jaipur Greater. The park will be designed to provide a safe, entertaining, and culturally enriching experience for visitors of all ages. Mandatory Requirements for Amusement Park:

1. Rides and Attractions: Diverse range of rides including roller coasters, carousel sand other attractions suitable for different age groups.
2. Landscape Design: Aesthetic landscaping with greenery, pathways, seating areas, and themed zones.
3. Infrastructure: Restrooms, parking facilities, first aid centres, and other necessary infrastructure to ensure visitor comfort and safety.
4. Safety Measures: Compliance with international safety standards, including ride inspections, emergency protocols, and security measures.
5. Accessibility: Facilities and pathways accessible to individuals with disabilities, ensuring inclusivity.
6. Environmental Sustainability: Implementation of eco-friendly practices such as waste management, energy efficiency, and water conservation.

The project is structured in such a way that private sector participation is anticipated for developing the land parcel. The project will be developed and established under pre-specified performance standards.

Interested applicants are requested to submit their responses in the formats **under 'Forms'**. They may also provide documents in support of their approach, achievements / claims and compliance to eligibility criteria.

2. Key Events and Tentative Dates

S/n	Stage	Date/ Time
1	EOI Publication Date	

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2	Last date for sending pre-bid queries	
3	EOI Submission (online) Date	
4	Date(s) for Presentation of design, implementation, operation, maintenance and business model	
5	Date(s) for Technical Discussions / Clarifications leading to Formulation of RFP	
6	RFP Publication Date- Only the qualified EOI respondents will be eligible to participate in this RFP	

3. Objectives

The primary objective of the project is to establish an innovative and sustainable amusement park that enriches the quality of life for the community while contributing to economic growth. Through strategic collaboration with private sector partners, NAGAR NIGAM JAIPUR GREATER, JAIPUR seeks to create a modern recreational facility that aligns with international standards and fosters memorable experiences for patrons of all ages. The key objective of the project is:

- To develop an integrated amusement park to "Pay and play" that will encourage different age group persons to avail a quality lifestyle.
- To create an amusement park with international safety standards, including ride inspections, emergency protocols, and security measures.
- To create an amusement park with implementation of eco-friendly practices such as waste management, energy efficiency, and water conservation.
- To create a self-sustaining community that generates commercial viability through sports, wellness and leisure-based activities.
- To provide world class facilities to attract the tourism.

4. Proposal Submission Guidelines

1. The Proposals should be submitted online at website <https://eproc.rajasthan.gov.in/> by the due date and time, as specified in the Expression of Interest Notice. Late/delayed proposals submitted online after the due date and time, for whatsoever reasons will not be considered. The Server Date & Time as appearing on the website. <https://eproc.rajasthan.gov.in> shall only be considered for the critical date and time of tenders. Offers sent through post, telegram, fax, telex, e-mail, courier will not be considered.
2. Partially completed/incomplete proposals shall not be considered.
3. All communication shall be done online through website <https://eproc.rajasthan.gov.in/>
4. Developers shall be required to arrange all resources, including Digital Signature Certificates and Internet Connections at their own cost, for participating in online proposals at <https://eproc.rajasthan.gov.in/>
5. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) shall not be responsible for any delays what so ever in receiving as well as submitting offers, including connectivity issues. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR

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- GREATER, JAIPUR) shall not be responsible for any other delays in submitting any documents wherever applicable.
6. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) will not be responsible for the cost incurred in preparation and submission of proposals including the cost of digital certificate, regardless of the conduct of outcome of the bidding process.
 7. Please note that queries related to enquiry specifications, terms & conditions etc., can be had before the clarification end date/time specified in the EOI Notice, from:
Executive Engineer Project-II,
Nagar Nigam Jaipur Greater
Email:sewerpojectnji@gmail.com
 8. Opening of Proposals will be done online at the time and dates specified in EOI Notice.
 9. The developers are requested to go through the instruction to the bidders in the website <https://eproc.rajasthan.gov.in/>. The party who submit their proposals for this after digitally signing using their Digital Signature Certificate (DSC), accept that they have clearly understood and agreed the terms and conditions in the website including the terms and conditions of this EOI.
 10. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) reserves the right to accept any proposals in whole or in part or reject any or all proposals without assigning any reason. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) reserves right to accept any or more offers in part. Decision of Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) in this regard shall be final and binding on the Contractor.
 11. Nagar Nigam Jaipur Greater (NAGAR NIGAM JAIPUR GREATER, JAIPUR) reserves the right to cancel any tender process at any stage without assigning any reason.
 12. Corrigendum / addendum, which form part of the EOI, shall be published in the company website and e-tender website (<https://eproc.rajasthan.gov.in/>) only and Contractors are advised to check the websites regularly for the updates related to the EOI before submitting the proposals.

5. Project Information

- a) As can be seen from the below picture, the proposed site is already earmarked as an in yellow box, suitable for development of Amusement park.



- Measuring approx. 6307.17 sqm or 0.63 hectares situated adjacent to Nagar nigam mansarovar zone office, the identified land parcel is strategically located in centre of hub of activities having high demand for amusement park. All the activity hubs are different in nature and type with each other and hosts different activities.
- The successful applicant shall be solely and exclusively responsible to Design, Engineer, Finance, Construct, Operate, Maintain & Transfer the proposed project on a DBFOT model.
- The Concessionaire can form a Consortium. The Consortium may consist of multiple members (not more than 3 parties) with one lead member and other Consortium members. The Concessionaire need to provide the details of firm wise activities that will be performed by the Consortium.

6. Project Components

- The proposed amusement park will encompass a vast area of land, strategically located to maximize accessibility and visibility. The park will feature a diverse range of attractions, rides, and entertainment facilities, carefully curated to cater to various demographics and preferences. Key components of the project include:
- Thrilling Rides and Attractions:** The Park will offer an extensive selection of exhilarating rides, including roller coasters, Ferris wheels, and themed attractions. These attractions will be designed to provide excitement, adventure, and immersive experiences for visitors.
- Family-Friendly Zones:** To cater to families and children, the park will feature dedicated zones with age-appropriate rides, playgrounds, and interactive activities. These areas will prioritize safety, accessibility, and inclusivity, ensuring a welcoming environment for families to enjoy quality time together.
- Entertainment and Events:** In addition to rides and attractions, the park will host live entertainment shows, performances, and special events throughout the year. These offerings will enhance the overall guest experience and contribute to the park's appeal as a dynamic entertainment hub.
- Green Spaces and Amenities:** The Park will be designed with a focus on sustainability, incorporating green spaces, landscaping, and eco-friendly practices wherever possible. Additionally, amenities such as rest areas, restrooms, and first-aid stations will

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be strategically distributed throughout the park for the comfort and convenience of guests.

S.NO.	PROJECT COMPONENT	SUGGESTED BUILT UP AREA
1	Thrilling Rides and Attractions:	3000 m ²
2	Family-Friendly Zones	1000 m ²
3	Entertainment and Events:	800 m ²
4	Green spaces and Amenities	1500 m ²
5	Parking, facilities etc.	Outside the park

The project proposal shall comprise of following features:

1. The design is to create a state-of-art facility, functionally and aesthetically.
2. The proposal for Amusement Park is to develop the site with various infrastructures in terms of attracting tourism and take into considerations the existing building By-Laws of State Government.
3. Site development (landscape, roadways, pathways, etc.)
4. Rain water harvesting for water management and conservation.
5. Fully automated Wi-Fi campus.
6. Digital Signage & Advertisement Panels.

7. SCOPE OF WORK:

The Contractor shall be responsible for:

1. For evolving the best techno-economically and financially feasible solution allowing, it is essential to identify all project components, their operational requirements as well as capabilities, functionalities, various aspects, and formulating the minimum essential requirements, NNJ GREATER has planned to invite an open and interactive participation of all solution providers.
2. It is envisaged that consortium of businesses in construction, design consultancy, building technology, landscaping, operation & maintenance, advertisement & publicity houses, and others will emerge to meet the long- term objectives of this project.
3. Complete Designing, developing and building the project:
 - a) Prepare architectural, structural, service drawings, BOQs etc.
 - b) Obtain relevant approval from NAGAR NIGAM JAIPUR GREATER, JAIPUR and the concerned statutory bodies for building plans, fire safety plans, preparing of models and estimation.
 - c) Quality control
4. The developer/ bidder need to give a detailed technical presentation to NNJ GREATER covering the following.
 - d) Details on technical and commercial components envisaged in the project,
 - ❖ Conceptual Plan
 - ❖ The estimated project cost (Broad Costs)
 - ❖ The proposed revenue generation strategy for the project.
 - ❖ Suggest the Revenue to be shared with NNJ GREATER within the concession period.
 - ❖ Suggest the concession period based on revenue projections/ analysis on yearly basis
 - e) Details of ticketing for adults and children and the pricing of the same.
 - f) Indicative approach along with project timelines with construction, commissioning and operation phases that may be adopted.

5. NNJ GREATER will receive EOIs from full / part solution providers ("applicant") who will participate in technical discussions with NNJ GREATER, demonstrate their building concepts/ garden operations/ capabilities/ functionalities/ features through detailed presentations. This presentation should provide a representative conceptual layout plans, 3D views, various features, aspects/ functionalities / applications of the project.
6. Based on the learnings from Presentations; Project components and final specifications will be drawn up for implementation.
7. The applicants shall also provide their inputs for identification and quantification of revenue streams, making their own assessments of revenue potential. Details, as necessary, may be shared with NNJ GREATER for suitable incorporation in the RFP document.
8. Further upon the revenue assessments shall be done based on the prevailing entry ticketing rates for such amusement park in the city/state/other states. Applicants are strictly advised to stick to these charges.
9. Only lead applicants of the EOI will be invited to submit their technical and financial proposals in response to the RFP document, in the method to be described in the RFP document. After technical and financial evaluations, in the method to be described in the NNJ GREATER document, NNJ GREATER will identify the Most Preferred developer/bidder for implementation of the project.
10. During the presentation as per 'Key Events and Tentative Dates, each applicant shall discuss their recommendation of solution(s) for and exhibit their technical approach, methodology and work plan for the construction and operation and maintenance of proposed garden.
11. Execution planning and project implementation.
 - a. Operating, maintaining and managing of all facilities
 - b. Manage annual maintenance for all installed equipment.
 - c. Routine repair & maintenance of all the infrastructure facilities.
 - d. Regular housekeeping and cleaning services.

8. PROCESS:

1. The document can be downloaded from <https://eproc.rajasthan.gov.in/>
2. For involving the best techno-economically feasible solution allowing non-proprietary functionalities / features / equipment / technology, it is essential to identify all system components, their operational requirements as well as capabilities, their mutual compatibility / interoperability, and formulating the minimum essential specifications.
3. To address this, NAGAR NIGAM JAIPUR GREATER, JAIPUR through this EOI invites an Open and Interactive Participation of all solution providers. It is envisaged that consortium of businesses in development of large Infrastructure projects will emerge to meet the long-term objectives of this project. All the applicants that qualify the Technical and Financial criteria, shall put forth their Proposals for the project under PPP mode. They will have to provide techno-financial feasibility report to bid as Private Vendor for the project.
4. These short-listed private entities need to give a presentation to NAGAR NIGAM JAIPUR GREATER, JAIPUR covering the following:
 - a) Brief technical solution envisioned in the project

- b) Proposed activity mix
 - c) Estimated project cost
 - d) Proposed revenue generation strategy
5. During the presentation as per 'Key Events and Tentative Dates, each applicant shall discuss their recommendation of solution(s) and also exhibit their technical approach, methodology and work plan for the implementation of:
 - a) Inside the park Development work.
 - b) Outside the park Development work.
 - c) Entertainment activities plan.
 - d) Revenue generation plan.
 6. NAGAR NIGAM JAIPUR GREATER, JAIPUR will receive EOI's from full / part solution providers ("applicant") who will participate in technical discussions with NAGAR NIGAM JAIPUR GREATER, JAIPUR, demonstrate their solutions / capabilities / functionalities / features through detailed presentations. This presentation should provide a representative solution to integrate various features / aspects / functionalities / applications of the project as per the objective(s) set above. It is pertinent to mention that the applicant should have experience in amusement park development projects in India. NAGAR NIGAM JAIPUR GREATER, JAIPUR may visit these locations at its discretion of existing implementation by the applicant.
 7. Based on the learning's of the presentations, NAGAR NIGAM JAIPUR GREATER, JAIPUR shall finalize on further technical and financial details for implementation. The applicants shall involve in formulation of technical specifications of various system components for long term sustainable implementation of the project, which shall be compiled in the RFP document.
 8. The applicants shall also provide their inputs for identification and quantification of revenue streams, making their own assessments of revenue potential. Details, as necessary, may be shared with NAGAR NIGAM JAIPUR GREATER, JAIPUR for suitable incorporation in the RFP document.
 9. Only lead applicants of the EOI will be invited to submit their technical and financial proposals in response to the RFP document, in the method to be described in the RFP document. After technical and financial evaluations, in the method to be described in the RFP document, NAGAR NIGAM JAIPUR GREATER, JAIPUR will identify the Most Preferred Partner for implementation of the project.

S. No.	Particulars	Client (NAGAR NIGAM JAIPUR GREATER, JAIPUR)	Vendor/ Private Partner /Contractor	Remarks
1	Cost (CAPEX)	-	Yes	Will be borne by the vendor/private partner/contractor
2	Cost(OPEX)	-	Yes	Will be borne by the vendor/private partner/contractor
3	Scope of Work	Yes	Yes	Mandatory with all features as mentioned.
4	Concession Period		Yes	Based on Best project proposals Received. (Minimum 15 years)

5	Renewal of contract	Yes	Yes	Upto 5 years based on performance.
6	Revenue Sharing	Yes	Yes	Revenue Sharing with the NAGAR NIGAM JAIPUR GREATER, JAIPUR based on the best suitable financial proposals received
7	Technical Specifications	Yes	Yes	Approval from NAGAR NIGAM JAIPUR GREATER, JAIPUR.
8	Detailed Architectural Design & Drawings		Yes	Approval from NAGAR NIGAM JAIPUR GREATER, JAIPUR and vetted from MNIT
9	Detailed Structural Design		Yes	Approval from NAGAR NIGAM JAIPUR GREATER, JAIPUR and vetted from MNIT
10	Defect Liability		Yes	Equal to concession period

9. ELIGIBILITY CRITERIA FOR BID EVALUATION:

- EOI of each Applicant shall be evaluated based on the following Eligibility Criteria:

S. No.	Criteria	Specific Requirements	Documents Required
1	Applicant Entity	Legal entities duly registered under the Companies Act 1956 / 2013, or, public / semi-public entities which are financially autonomous. Entities registered under equivalent law / act in foreign countries may participate. However, they will need to be registered in India, if selected for this project's implementation.	Certificate(s) of incorporations.
2	Development Experience	The Applicant / Consortium shall have experience of satisfactorily carried out and completed at least three (3) projects of value not less than Rs. 2 Crore or two (2) projects of value not less than Rs. 3 Crore or one (1) project of value not less than Rs. 4 Crore in the last 5 years in any of the below mentioned categories (As per FORM 3) Development & construction of garden area measuring 4000- 8000 sqmt. Note: a) Development means Conceptualize, design, finance, build and market b) Construction shall mean responsibility for physical construction of an owned project or project of other business entities as a contractor. c) projects (viz. malls, shopping complexes,	Self-attested certificates/ registrations/ copy of documents to establish the general requirement conditions to be enclosed. MoU of the consortium clearly specifying the role and area of specialization of the individual partners should be submitted.

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		office complexes, town/district centres etc.); Convention Centres, Exhibition halls and amusement parks etc. d) Applicant shall attach necessary supporting documents for consideration of projects completed/ under development/ construction.	
3	O&M experience	O&M of at least 1 (one) Eligible Project during the last 5 (five) years in Category 1 or Category 2 of Project Cost of at-least Rs 5 crore	Category 1 and Category 2 shall be as highlighted above. Joint Ventures to be allowed
Financial Criteria			
4	Net Worth	The net worth of the entity shall be a minimum of Rs 10 crores in any of the last three years.	Certificate(s) from statutory auditors of the Applicant; Annual Audit Reports- Balance sheets certified by Chartered Accountant
5	Turnover	The applicant/lead partner in case of consortium shall have Average Annual turnover of at least Rs 10 Crores during the last three FYs (2020-21, 2021-22,2022-23).	
6	No Barring Certificate	Any entity which has been barred, by any public / semi-public agency / Central / State / Local Government, and the bar subsists as on the date of Application, would not be eligible, either individually or as member of a Consortium.	Undertaking by the authorized signatory as well as all members of consortium.

2. Only the applicants who have submitted EOI will be allowed to respond to the RFP as lead bidders and submit their proposal for participation in the implementation of the project. The lead bidder may add new consortium partners as required during the bidding stage.
3. In case of Consortium, Consortium agreement to be submitted with percentage share of each member, Lead member should have a minimum of 51% share in the Consortium. Consortium member should be jointly and severally responsible.

10. Applicant Responsibilities

As a part of the proposed agreement, the selected applicant shall be responsible for the Development and Operation & Maintenance (O&M) of the **Amusement park situated in front of mansarovar zone Nagar Nigam Jaipur greater office** including but not limited to-

- a) to keep the parking lot neat & clean by deputing adequate resources at his own expense, ensuring safety and presenting satisfying experience to its users;

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- b) take up regular maintenance in form of check for any structural damages of pathways/ walkways, ramps, functionality of its utilities and facilities (water points, toilets), lightings etc. which might cause/ lead to any physical injury to its users;
- c) Ensure that all the electrical equipments (lighting, wirings, switches etc.) are out of reach from users and are safely installed to save them from any unforeseen situation/ conditions (theft, vandalism etc.);
- d) Ensure that all the existing utilities and facilities (water points, toilets) are in proper working conditions/ functional without any visible structural damages and adequate water supply;
- e) Ensuring adequate numbers of dustbins (in accordance to its existing and anticipated increase in visitors due to this new facility) and their locations (strategically across the parking), enabling the applicant and visitors/ users to maintain the cleanliness of the parking lot;
- f) Ensuring that the parking is not used for any other purpose (encroachment by hawkers, vendors, anti- social elements, beggars occupying the permanent space within the parking lot etc.) other than it's defined/ expected use;
- g) Finally, handing over/ transfer of the said Amusement park Lot to NNJ GREATER at the end of Contract Period in good & workable condition.
- h) Moreover, extension (if any) after the contract period shall be decided mutually 3 months before the ending of the contract agreement period;

11. Key Instructions to Applicants

Interested Applicants should make note of the following key points:

- a) This EoI invitation document is not a Tender or Request for Proposal in any form and would not be binding on NNJ GREATER in any manner whatsoever;
- b) NNJ GREATER reserves the right to cancel the EoI invitation as a whole or in part without assigning any reasons;
- c) The Applicants are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response;
- d) NNJ GREATER reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses;
- e) Applicants should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.

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Forms

1.1 FORM 1- TECHNICAL CAPABILITY OF THE APPLICANT

S/n	Information	Responses (with supporting documents to be attached)
1	Name and address of the Applicant	
2	Name, Designation, Address and Contact Details of the person to whom all references can be made in connection with this EOI	
3	Legal Status	
4	Product(s) / Service(s) Offered	
5	Years in business.	
6	Number of similar projects executed (details to be provided in form 3 for each project)	
7	Project Information – Name, Client, Scope, Activity mix, Value, Start / End Dates, etc.	(Repeat for each project as per information under (4))
8	Requirement to form any joint venture for providing any component / feature / service etc. under this project (Yes / No)	
9	If Yes for (8) above, define the component / feature / service etc.	
10	MoU with other agency(ies), if making a joint application	Attach

1.2 FORM 2- FINANCIAL CAPABILITY OF THE APPLICANT

S/n	Audited Balance sheet for following Financial Years	Annual Turn over Details of Bidder (INR Crore)	Annual Net Worth Details of Bidder (INR Crore)
1	2020-2021		
2	2021-2022		
3	2022-2023		

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1.3 FORM 3- PROJECT CREDENTIALS

S/n	Information	Responses (with supporting documents to be attached)
1	Project Name	
2	Location	
3	Name of the Client	
4	Brief Description of the Project	
5	Status of the Project (completed / ongoing / operational)	
6	Name of associated Firm(s), if any	
7	Date of – a. Date of award of the Project b. Project Completion Date: c. Commercial Operations Date:	
8	Project Cost	

**1.4 FORMAT FOR DECLARATION BY THE APPLICANT FOR NOT BEING BLACKLISTED/
DEBARRED**

(To be submitted on the Letterhead of the Bidder)

Date- dd/mm/yyyy

**To,
Commissioner,
Nagar Nigam Jaipur Greater**

**Subject: Declaration for not being debarred / black-listed by Central / any State Government
department in India as on the date of submission of the bid**

RFP Reference No: XX

Dear Sir,

I, authorized representative of _____, hereby solemnly confirm that the
Company _____ is not debarred / black-listed by any Central/State
Government/ PSU entity in India or similar agencies globally for unsatisfactory past
performance, corrupt, fraudulent or any other unethical business practices or for any other
reason as on last date of submission of the Proposal. In the event of any deviation from the
factual information/ declaration, NNJ GREATER reserves the right to reject the Proposal or
terminate the Contract without any compensation to the Company.

Thanking you,
Yours faithfully,

Signature of Authorized Signatory (with officials Seal)

Date
Name
Designation
Address
Telephone & Fax
E-mail Address

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1.5 Form 4- Applicant's Declaration (on the Letterhead of Applicant)

To,

Executive Engineer Project-II,
Nagar Nigam Jaipur Greater

Dear Sir,

In response to your invitation towards "**Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)**" we <agency's name> hereby declare our interest to bid for this project, and further declare that:

- The information provided in this Eol application is true and correct to the best of our knowledge.
- We will inform NNJ GREATER immediately if there is any change in the information provided in this application at any stage during the Eol / tender procedure or during implementation of the project scope.
- We also understand that if information provided is proved false, the application and any award made on its basis may be considered null and void.

Date:

Yours faithfully,

On Behalf of (Name of the Applicant/ Bidder)

Signature of the Authorized Person

Name

Designation

RajKaj Ref
8331392

1.6 FORMAT FOR POWER OF ATTORNEY

[To be executed on non-judicial stamp paper of the appropriate value in accordance with relevant Stamp Act. The stamp paper to be in the name of the company who is issuing the power of attorney]

Know by all men by these presents, We _____ (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorize Mr. / Ms _____ (name and residential address of Power of attorney holder) who is presently employed with us and holding the position of _____ as our Attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our Proposal for the **“EOI for Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)”**, including signing and submission of all documents and providing information / responses to the NNJ GREATER, representing us in all matters before NNJ GREATER, and generally dealing with the NNJ GREATER in all matters in connection with our Proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said Attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid Attorney shall and shall always be deemed to have been done by us.

For _____

Date

Name

Designation

Address

Telephone & Fax

E-mail Address

Accepted,

_____ (Signature)

Name, Title and Address of the Attorney)

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- The Power of Attorney shall be provided on Rs.200/- stamp paper.
- The Power of Attorney should be supported by a duly authorized resolution of the Board of Directors of the Bidder authorizing the person who is issuing this power of attorney on behalf of the Bidder.

RajKaj Ref
8331392

Lead Member has to submit the Power of Attorney in favour of Authorized signatory in below given format in case of Consortium.

**POWER OF ATTORNEY FOR LEAD MEMBER BY
CONSORTIUM MEMBER**

NNJ greater has invited proposal from interested companies for **“EOI for Development of amusement park on vacated land situated in front of Mansarovar zone Nagar Nigam Jaipur greater office on Design, Built, Finance, Operate and Transfer (DBFOT) basis under Public Private Partnership (PPP)”**, ("Project").

Whereas, _____ and _____ (collectively the "Consortium") being members of the Consortium are interested in offering for the services in accordance with the terms and conditions of the Request for Expression of Interest (EOI) and other connected documents in respect of the Project, and;

Whereas, it is necessary under the EOI document for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's Bid for the Project.

Whereas, we have decided that M/s _____ shall be Lead Member of this Consortium.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, _____ having our registered office at _____ (hereinafter referred to as the "Member") do hereby designate, nominate, constitute, appoint and authorize _____ having its registered office at _____, being one of the members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney"). We hereby irrevocably authorise the Attorney (with power to sub-delegate) to conduct all business for and on behalf the Consortium and any one of us during the Bid process and, in the event the Consortium is awarded the Contract, during the execution of the project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the selection of the Consortium, including but not limited to signing and submission of all Applications, Proposals and other Documents and writings, participate in pre-proposal and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of Bid of the Consortium and generally to represent the Consortium in all its dealings with the NNJ GREATER and/or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's proposal for the above Project and/or upon award thereof till the Contract Agreement is entered into with the NNJ GREATER.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/Consortium

**Sojka Ref
8331392**

IN WITNESS WHEREOF WE THE MEMBER ABOVE NAMED HAVE EXECUTED THIS POWER OF
ATTORNEY ON THIS DAY OF _____

For _____

(Name & Title)

Witnesses:

1.

2.

(To be executed by the Member of the Consortium)

Note:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required the same should be under common seal affixed in accordance with the required procedure.
- Also, wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a resolution/power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder :