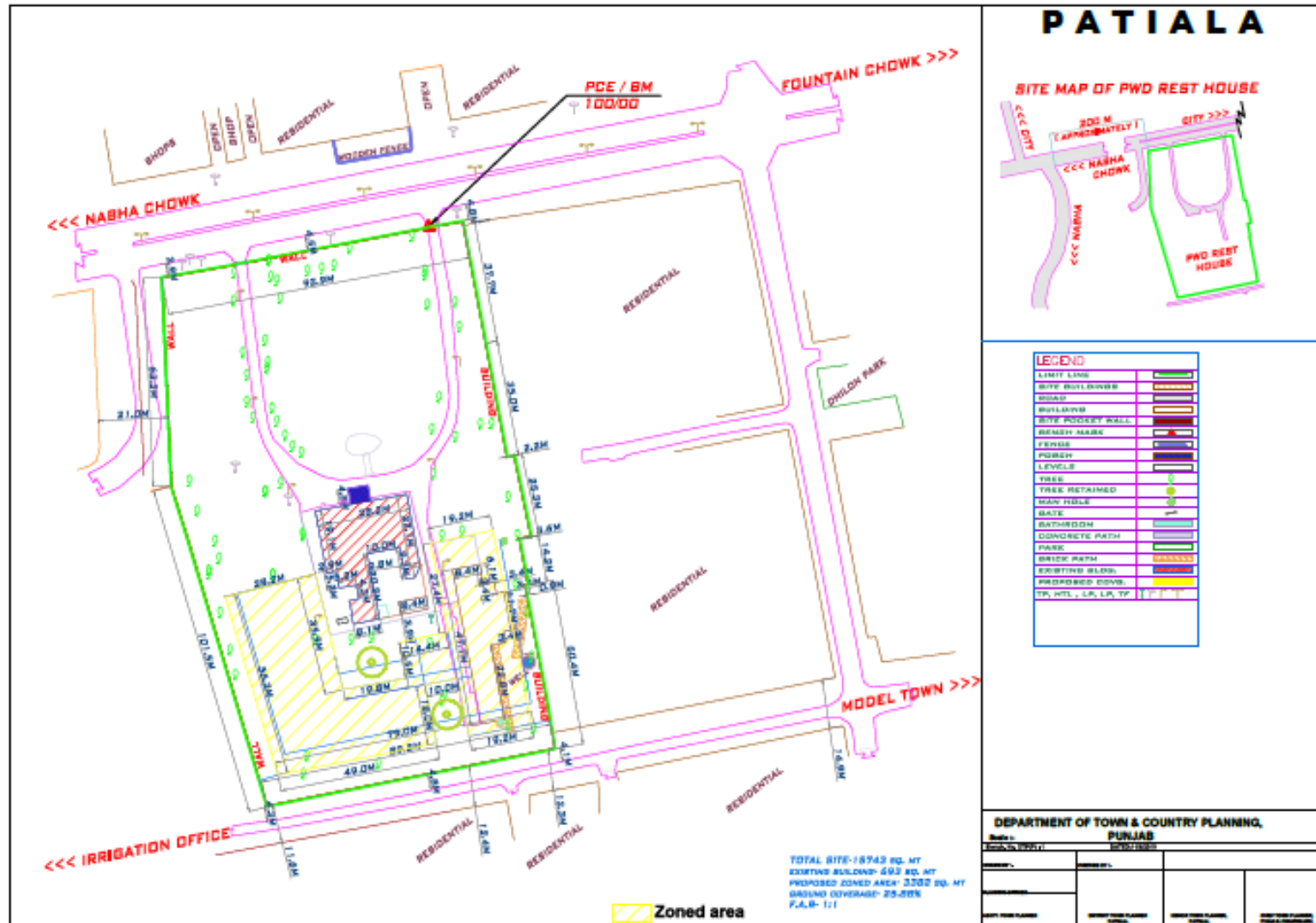


## TERM SHEET

S. No.	Parameters	Details
1.	<b>Project Title</b>	Development and Operation & Maintenance of PWD Rest House, Patiala on PPP Mode
2.	<b>Location</b>	Bhupindra Road, Patiala
3.	<b>Concessioning Authority</b>	Department of Housing & Urban Development, Government of Punjab
4.	<b>Project Site Area</b>	3.94 acres
5.	<b>Estimated Project Cost</b>	28.10 Cr.
6.	<b>Project Components</b>	<ol style="list-style-type: none"> <li>1. Development of Hotel with minimum 50 rooms</li> <li>2. Commercial area, food court, etc. subject to a maximum of 35% of the total Built-up Area (BUA)</li> <li>3. Fine dining restaurant</li> <li>4. Gym</li> <li>5. Activity Hall</li> <li>6. All other facilities and infrastructure as required as per relevant category of hotel in accordance with the guidelines of Ministry of Tourism, Government of India</li> <li>7. Banqueting facility</li> <li>8. Upgrade the existing facilities and infrastructure in terms of quality and ambience to meet the relevant standards of 3-star or above category hotel.</li> <li>9. BOH Services</li> </ol> <p>The Concessionaire may add other facilities to the project, if it so desires, like:</p> <ol style="list-style-type: none"> <li>1. The Concessionaire may develop more rooms as per the demand and its business plan.</li> <li>2. Souvenir Shop</li> <li>3. Party Hall / Multi-purpose Hall with attached restroom and toilet, Pantry, Buffet Area</li> <li>4. Spa, Sauna, etc.</li> </ol>

		<p>5. Swimming Pool</p> <p>6. Any other facility incidental thereto</p>
7.	<b>PPP Format</b>	Design, Build, Finance, Operate & Transfer (DBFOT)
8.	<b>Concession Period</b>	40 years from the Appointed Date including construction period.
9.	<b>Construction Period / Completion Period</b>	24 months
10.	<b>Consortium</b>	Allowed (upto a maximum of 3 partners / members)
11.	<b>Bid Variable</b>	<p>Annual Concession Fee with escalation of 10% after every 3 years payable after 24 months of Effective Date or on COD, whichever is earlier to be quoted at FAR of 0.75.</p> <p>The Concessionaire has to pay additional 0.6 times the pro-rate ACF as quoted by it for any additional FAR utilized over and above the FAR at which the Bid is invited as per the provisions of the RFP.</p>
12.	<b>Financial Covenants</b>	<b>Non-Refundable Bid Document Fee:</b> INR 10,000 (Rupees Ten Thousand Only)
<b>Bid Security:</b> INR 28,00,000 (Rupees Twenty Eight Lakhs Only)		
<b>Performance Security:</b> INR 1,50,00,000 (Rupees One Crore Fifty Lakhs Only) or equivalent to 2 years of ACF, whichever is higher, in the form of unconditional and irrevocable Bank Guarantee		
13.	<b>Basic Eligibility</b>	A Bidder may be a proprietary firm, partnership firm, LLP, private limited company, public limited company or any combination of them (subject to a maximum of 3) with a formal intent to enter into an agreement or under an existing agreement to form a Consortium.
14.		<p>During the last 5 (five) years, the bidder shall have:</p> <p>i. Experience of development and / or operation &amp; maintenance / management of at least 1</p>

	<p style="text-align: center;"><b>Technical Capacity</b></p>	<p>(one) hotel/resort with 3-Star rating or above, having a minimum of 40 (forty) rooms;</p> <p style="text-align: center;">OR</p> <p>ii. Experience of development and / or operation &amp; maintenance / management of at least 2 (two) hotels/resorts with 3-Star rating or above, having a minimum of 25 (twenty - five) rooms;</p> <p style="text-align: center;">OR</p> <p>iii. Experience of development and / or operation &amp; maintenance / management of at least 3 (three) hotels/resorts with 3-Star rating or above, having a minimum of 20 (twenty) rooms;</p> <p style="text-align: center;">OR</p> <p>iv. Experience in development and operation &amp; maintenance of hospitality / tourism / real estate sector projects with cumulative investment of more than Rs. 50 Crores (Rupees Fifty Crores Only)</p> <p><b><i>Where, hospitality / tourism / real estate sector projects shall mean restaurants, bars, cafeterias, food courts, malls, banquet halls, amusement parks and theme parks.</i></b></p>
<p style="text-align: center;"><b>15.</b></p>	<p style="text-align: center;"><b>Financial Capacity</b></p>	<p>The Bidder shall have a minimum Net Worth of <b>Rs. 15 Crores (Rupees Fifteen Crores only)</b> at the closing of the preceding Financial Year before the Bid Due Date.</p> <p>The bidder must have <b>positive Cash Flows</b> for any 3 of the last 5 Financial Years.</p>
<p style="text-align: center;"><b>16.</b></p>	<p style="text-align: center;"><b>Minimum Development Obligations</b></p>	<p>As per Sr. No. 6 and Minimum Built Up Area of 85000 Sq. ft.</p> <p><b><i>Further, the development must conform to the architecture and form of the heritage structure and the era which it represents.</i></b></p>



SITE PLAN



LOCATION OF THE SITE



CONNECTIVITY TO THE SITE