



## JAMMU AND KASHMIR TOURISM DEVELOPMENT CORPORATION

UNION TERRITORY OF JAMMU & KASHMIR UNDERTAKING

### INVITATION FOR EXPRESSION OF INTEREST FOR

DEVELOPMENT, OPERATIONS AND MAINTENANCE OF VARIOUS  
HOSPITALITY INFRASTRUCTURE AT SELECT LOCATIONS IN THE  
UNION TERRITORY OF JAMMU AND KASHMIR ON PUBLIC  
PRIVATE PARTNERSHIP MODE

**EOI Notice No. JKTDC/MD/997, Date: 28-11-2022**

**The Managing Director  
Jammu & Kashmir Tourism Development Corporation (JKTDC)**

Corporate Office: Tourist Reception Centre, Srinagar-190001,  
UT of Jammu & Kashmir  
Tele/Fax: 0194-2502272

Regional Office: Tourist Reception Centre, Jammu-180001,  
UT of Jammu and Kashmir  
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## **DISCLAIMER**

1. The information contained in this Expression of Interest ("**EoI**") document, containing 14 pages, or subsequently provided to Applicants (Firms), whether verbally or in documentary or any other form by or on behalf of Jammu & Kashmir Tourism Development Corporation, Government of Union Territory of Jammu & Kashmir (herein after referred to as JKTDC / the Authority) or any of its employees, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.
2. This EoI is not an agreement or an offer by the Authority to the prospective 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 & submission of their applications pursuant to this EoI (the "**EOI**").
3. The issue of this EoI and submission of an EOI by an interested Party shall not have any bearing on the future process to be undertaken by the Authority for development of any location mentioned in the EOI.
4. This EoI may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party 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.
5. Information provided in this EoI to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given 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 accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
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7. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EoI.
8. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.

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**JAMMU AND KASHMIR TOURISM DEVELOPMENT CORPORATION**  
UNION TERRITORY OF JAMMU & KASHMIR UNDERTAKING  
**Development, Operations and Maintenance of various  
Hospitality infrastructure at select locations in the Union  
Territory of Jammu and Kashmir on PPP Mode**

## 1. INVITATION FOR EXPRESSION OF INTEREST

- 1.1 Jammu & Kashmir Tourism Development Corporation Limited (“**Authority**”) is a fully owned company of Government of Jammu & Kashmir (GoJ&K). The primary objective of JKTDC is to run, manage and administer government hotels and catering establishments for promotion of Tourism and providing facilities and services to tourists in the Union Territory of Jammu & Kashmir. JKTDC operates more than 50 properties across Union Territory. The tourism has shown a tremendous growth potential in Jammu & Kashmir.
- 1.2 Jammu & Kashmir has been witnessing an exponential growth in tourists and has been experiencing highest no. of tourists in decade and which has been putting pressure on the existing tourism facilities and infrastructure. To position Jammu and Kashmir as a leading all-season tourism destination of the country, it is required to augment the tourism infrastructure facilities.
- 1.3 Union Territory of Jammu & Kashmir through the JKTDC has embarked on augmenting tourism hospitality infrastructure facilities at select brownfield assets, initially at around 12 properties. As part of this endeavor, JKTDC hereby invites application/s “Expression of Interest” (the “**EOI**”) to assess the market interest and to firm up the project bundles amongst these select brownfield and greenfield assets<sup>1</sup>. Details of Project Locations, Area, existing facilities and proposed minimum development obligations etc. are given in **Annexure 1**.
- 1.4 EOIs are invited from the Interested National / International Entities (companies having experience in Hospitality / Tourism Industry / restaurants / wayside amenities etc. The EOI document can be downloaded from the JKTDC website mentioned below: [www.jktdc.co.in](http://www.jktdc.co.in). Schedule of Tender Process for the interested bidder is mentioned below;

<i>Document download start date &amp; time</i>	November 29, 2022 09:00 Hrs.
<i>Date of Physical /Online meeting</i>	December 07, 2022 09:00 Hrs.
<i>Last date and time of submission of EOI (“EOI Due Date”)</i>	December 15, 2022 17:00 Hrs.

- 1.5 Interested parties (the “**Applicants**”) may submit their EOIs as per the applicable formats on or before the EOI Due Date.

<sup>1</sup> greenfield development is subject to availability of land

- 1.6 Subsequent to EOI process, the Authority is desirous to invite Request for Proposal (“RFP”) for selection of eligible agency for implementation of these select Tourism assets on Public Private Partnership PPP mode. It is to be noted that the bundling of projects, selection criteria and other terms & conditions of the Bidding before the RFP stage in consultation with stakeholders including the EOI Applicants however, some of the parameters are detailed out in Terms of Reference in Section 4:
- 1.7 The Authority reserves the right to seek further information / clarifications from any of the Applicant on the submitted documents and the same shall be sought through a written communication/ email.
- 1.8 The Applicants shall be responsible for all the costs associated with the preparation of their EOIs, visits to the Department, Project site etc. Further, the Authority shall not be responsible for any costs or expenses incurred by the applicant in connection with the preparation and delivery of EOI, including costs and expenses related to visit to the site.
- 1.9 It is to be noted that this is not a tender, after review and scrutiny of EOIs received under this Expression of Interest, the Authority may frame the detailed project scope including the development obligations duly undertaking the due diligence for each of the said locations and subsequently invite the fresh proposal for selection of Developer / Concessionaire, as per due procedures.
- 1.10 The Authority reserves the rights to cancel, terminate, change or modify this EoI process and /or requirements stated in the EoI, without assigning any reason or providing any notice and without accepting any liability for the same.
- 1.11 Non-submission of EOI application does not preclude Applicant from participating in the RFP stage.

## **2. INSTRUCTIONS TO APPLICANTS**

The Expression of Interest is to be submitted in the manner prescribed below: -

Mode of Submission:	On-line (Email)
Email id for submission	outsource@jktdc.co.in
EOI Due Date:	December 15, 2022 17:00 Hrs.
Language of Submission	English
Submittals	<ol style="list-style-type: none"><li>1. Appendix A1: Checklist of submission</li><li>2. Appendix A2: Letter of Application including preference towards bundling of project assets</li><li>3. Appendix A3: Details of the applicant in terms for firm details, experience in restaurant, hotel, resort etc. or any other hospitality business,</li><li>4. <b>Appendix A4:</b> Financial Details in terms Net Worth, Annual Turn-over/ Revenue from operations and Revenue from similar projects (Hospitality / Tourism Industry / restaurants / wayside amenities etc.) for last five years etc.</li></ol>

	<p>5. Appendix A5: Comments &amp; suggestions on the proposed facilities at each of the Project Location</p> <p>6. Copy of Registration Certificate of the Firm</p> <p>7. Copy of GST registration certificate</p>
In case of queries, support for site visits, attendance in pre-bid meeting etc., please contact	<p>Office of the Managing Director, JKTDC, Tourist Reception Centre, Srinagar - Kashmir, Union Territory of Jammu &amp; Kashmir, India Tel: 0194 - 2502270, 2502271 Or E-mail: <a href="mailto:outsource@jktdc.co.in">outsource@jktdc.co.in</a></p>
Confirmation and participation in pre-EOI meeting	<p>Confirmation: December 03, 2022 by sending your request to <a href="mailto:outsource@jktdc.co.in">outsource@jktdc.co.in</a></p> <p>Pre-EOI Meeting: December 07, 2022 at 11.00 though Online meeting. Link shall be shared to perspective Applicants.</p>
Project location, area of development	<p>The 14 select locations proposed under this project are outlined below along with its respective area and nature of development:</p> <ol style="list-style-type: none"> <li>1. Pahalgam – 10.5 Acres (Brownfield and Greenfield adjacent to the existing property. Greenfield development is subject to the final approval of the Govt. of J&amp;K)</li> <li>2. Aru Pahalgam – 1 Acre approx. (Brownfield)</li> <li>3. Pahalgam Hutments* – 18 Acres (Brownfield)</li> <li>4. Pahalgam Golf Course* – 125 Acres (Brownfield)</li> <li>5. Patnitop &amp; Padora – 9.78 Acres (Brownfield)</li> <li>6. Kud I – 1.37 Acres (Brownfield)</li> <li>7. Kud II – 1.1 Acres (Brownfield)</li> <li>8. Sanasar - 1.91 Acres (Brownfield)</li> <li>9. Ramban cafeteria - 0.27 Acres (Brownfield)</li> <li>10. Hotel Alpine @ Ramban - 0.96 Acres (Brownfield)</li> <li>11. Wayside Amenity @ Seri Ramban – 0.725 Acres (Brownfield)</li> <li>12. Hotel Alpine @ Banihal - 0.56 Acres (Brownfield)</li> <li>13. Hotel Maple @ Banihal - 0.50 Acres (Brownfield)</li> <li>14. Qazigund - 0.31 Acres (Brownfield)</li> </ol> <p>It may be noted that the JKTDC / Authority may decide to remove / add any of the above location (s) from the scope of the Project at its sole discretion and reduce / increase the scope of the Project</p>

\* Subject to the final approval of the Government of Jammu & Kashmir

### 3. TERMS OF REFERENCE

3.1 The Jammu & Kashmir Tourism Development Corporation has embarked on augmenting its tourist infrastructure facilities through private sector investment duly sustaining its operations and maintenance. Accordingly, the Authority has identified 12 locations (indicated in the Annexure 1) and depicted in the figure below for the augmenting / renovation of existing structure duly developing a Minimum Development / Renovation Obligation of each respective location / property (indicated in the Annexure 1).



3.2 The Selected Private Sector will design, renovate, finance, build (including procurement & construction), operation and maintenance (O&M) and transfer of the Project to JKTDC at the end of the Concession Period, as per the terms of the Concession Agreement.

3.3 Indicative Cost of the Project is more than INR 500.00 Cr (Rupees five hundred Crores only). The estimated project cost is calculated by the Authority as per the minimum development / renovation obligations as provided in the document and shall be finalized before the issuance of the Request for Proposal for the Project. It is to be noted that the selected developer may develop/ construct / renovate the project assets with higher investment based on its own market assessment, design approvals by JKTDC, government department etc. and in compliance with applicable permits, development regulations & controls.

3.4 **Indicative Scope for Private Player:** The broad scope of works to be carried out by the selected private sector player, as per the due procedures are outlined below:

- **Design, Finance and Implementation:** This includes renovation, designing, financing, development (*as per detailed Minimum Development / Renovation obligations to be framed during the RFP stage for selection of concessionaire*) of the facilities and catering to the existing and latent demand requirements:
  - Conceptualization and designing of the new proposed components / existing components
  - Design and proposed developments/ renovations shall be approved by JKTDC and applicable authorities
  - Renovation of existing property as per approved designs
  - Renovation of brownfield project components as per approved designs

- Providing associated infrastructure and support facilities
- Marketing the facilities
- Arranging finances for the Project

The micro level designing of all the project components shall be in compliant with recommended standards to ensure aesthetical appearance and functional performance of the Project. Also, the selected developer shall ensure that all the Project Facilities shall be in compliant with the 'Environmental Building Guidelines' of UT of Jammu and Kashmir. The selected developer shall also ensure that the architectural/ spatial design of each of the project components/ facilities shall be compliant with the Urban & Regional Development Plans Formulation & Implementation (URDPFI) guidelines or any latest guidelines published by Institute of Town Planners of India (ITPI).

**3.5 Operations and Maintenance:** This includes operation of project facilities (existing and developed components), safety and security of the project facilities, collection of revenues from project facilities and routine and periodic maintenance activities, refurbishment of facilities etc.

**3.6 Transfer of Assets:** This includes transfer of Project Facilities to JKTDC after the expiry of the pre-defined period.

**3.7 Indicative Qualification Criteria during RFP stage:**

**Technical Criteria:** Minimum (Development/ Construction / O&M) Experience of similar projects with

- (a) 80 % Estimated Project Cost in a single project (minimum 1 project)
- (b) 50% of Estimated Project Cost (minimum 2 projects)
- (c) 40% of Estimated Project Cost (minimum 3 projects)

**Financial Criteria:**

- (a) Minimum Net Worth of 25% of the Estimated Project Cost
- (b) Positive Profit After Tax for each of the last 3 years out of last five financial years



#### 4. ANNEXURE 1: PROJECT DETAILS AND PROPOSED DEVELOPMENTS

S. No	Location & Area	Existing facilities	Proposed Development/ Proposed Minimum Development / Renovation Obligations
1.	<p>Pahalgam Club</p> <p>Area: 5.50 Acres</p> <p>Additional land of 5 Acres: (adjoining the Club property)</p> <p>Geo Coordinates: 34°01'23.4"N 75°19'10.1"E</p>	<p><b>Pahalgam Club:</b> 12 rooms, 5 suites, 01 presidential suite, 04 nos. souvenir shops, Restaurant, Banquet Hall, Conference Hall, swimming pool, bowling alley</p>	<p><b>Within existing property land:</b> Renovation of existing property to 4 or 5-star Resort with Club &amp; Convention:</p> <ul style="list-style-type: none"> <li>✓ 60 premium lettable rooms,</li> <li>✓ Conversion of theatre style main hall to multi-purpose facility,</li> <li>✓ Modernizing Restaurant &amp; shops</li> </ul> <p><b>On additional Govt. of J&amp;K land adjacent to the existing property subject to final approval of the Govt. of J&amp;K:</b></p> <ul style="list-style-type: none"> <li>✓ New 5-Star Hotel with 130 lettable rooms, Landscape and other support infrastructure</li> </ul>
2.	<p>Aru Pahalgam</p> <p>Area: 1 Acre Approx.</p> <p>Geo Coordinates: 34°05'34.3"N 75°16'00.3"E</p>	<p><b>Hotel Alpine:</b> 06 rooms, 01 suite, 01 Dormitory, Restaurant</p>	<p><b>Within existing property land:</b></p> <ul style="list-style-type: none"> <li>✓ Renovation of Hotel Alpine with 12 rooms</li> </ul>
3.	<p>Pahalgam Hutments</p> <p>(Subject to the final approval of the Govt. of J&amp;K)</p> <p>Area: about 18 Acres Approx.</p> <p>Geo Coordinates: 34°01'03.8"N 75°19'12.8"E</p>	<p><b>Pahalgam HUTMENTS:</b> 38 Hutments including 35 Single Bed Room huts, 2 Double Bed Room Huts and 1 triple Bed Room Huts</p>	<p><b>Within existing facilities:</b> Renovation of 38 huts</p>
4.	<p>Pahalgam Golf Course, Kashmir</p>	<p><b>Pahalgam Golf Club:</b> 18-hole golf course, one</p>	<p><b>Within existing facilities:</b> Renovation of existing golf course</p>

S. No	Location & Area	Existing facilities	Proposed Development/ Proposed Minimum Development / Renovation Obligations
	(Subject to the final approval of the Govt. of J&K)  Area: about 125 Acres Approx. Geo Coordinates: 34°01'44.7"N 75°18'53.2"E	cafeteria within golf club and 6 Huts.	
5.	Patnitop & Padora  Area: 9.78 Acres  Geo Coordinates: 33°05'21.5"N 75°19'41.7"E  Padora  Geo Coordinates: 33°04'38.2"N 75°20'08.8"E	<b>Patnitop</b>  Hotel Alpine: 20 Rooms + 2nos. 4BHK.  Hotel Maple: 20 Rooms + 2nos. 4BHK.  Hutments: 14 Huts/Cottages  <b>Padora</b>  13 Huts @ 2BHK, 3 @ 1BHK	<b>Patnitop</b>  <b>Within existing property land:</b>  ✓ Redevelopment of hotel Alpine to 3-star category with at least 25 lettable rooms and other support infrastructure facilities ✓ Redevelopment of hotel Maple to 3-star category with at least 16 lettable rooms and other support infrastructure facilities ✓ Renovation of all 14 double bedroom huts, Pathway around huts with paving stones, ✓ Procurement of Battery-Operated Vehicle  <b>Padora</b>  <b>Within existing property land:</b>  ✓ Renovation of 13 huts Upgradation of Kitchen / restaurant inside 14 <sup>th</sup> hut.
6.	Sanasar  Area: 2.17 Acres  Geo Coordinates: 33°07'37.5"N 75°15'39.2"E	Hotel Alpine: Tourist Bungalow, Dormitory Zaika Restaurant: Restaurant & Kitchen Hutments: 5 nos. 2BHK huts & 1 BHK	<b>Within existing facilities:</b>  ✓ Redevelopment of Tourist Bungalow with at least 21 lettable rooms, Renovation of kitchen facilities and other support infrastructure facilities ✓ Zaika cafeteria: Renovation of cafeteria ✓ Renovation of existing 05 huts / cottages ✓ Renovation of dormitory

S. No	Location & Area	Existing facilities	Proposed Development/ Proposed Minimum Development / Renovation Obligations
7.	Kud – I  Area: 1.37 acres  Geo Coordinates: 33°04'42.8"N 75°17'35.1"E	Hotel Alpine: 10 Rooms + 2nos. suites.	<b>Within existing facilities:</b> ✓ Renovation of 10 lettable rooms ✓ Renovation of 02 suites ✓ Development of 10 lettable rooms over the existing facility ✓ Development of restaurant
8.	Kud – II  Area: 1.10 acres  Geo Coordinates: 33°04'27.1"N 75°17'35.3"E	Hotel Maple: 28 Rooms + Kitchen	<b>Within existing facilities</b> ✓ Renovation & augmentation of existing hotel to 3-star category with at least 40 lettable rooms along with other support infrastructure facilities ✓ Renovation of Restaurant
9.	Ramban cafeteria  Area: 0.27 acres  Geo Coordinates: 33°14'14.8"N 75°14'26.9"E	Cafeteria: Restaurant, Staff quarter	<b>Within existing facilities</b> ✓ Renovation of Kitchen ✓ Renovation of Cafeteria
10.	Hotel Alpine @ Ramban  Area: 0.96 acres  Geo Coordinates: 33°14'31.5"N 75°14'14.9"E	Hotel Alpine: 11 rooms and restaurant	<b>Within existing facilities</b> ✓ Renovation of 11 lettable rooms and other support infrastructure facilities ✓ Modernizing kitchen
11.	Wayside Amenity @ Seri Ramban  Area: 0.725 acres  Geo Coordinates: 33°14'59.0"N 75°12'37.9"E	06 double bedrooms (DBR)	<b>Within existing facilities</b> ✓ Renovation of 06 lettable double bedrooms ✓ Wayside amenities ~ food court, souvenir kiosk, parking & Visitor convenience facilities
12.	Hotel Alpine @ Banihal	Hotel Alpine: 07 Rooms + Kitchen	<b>Within existing facilities</b>

S. No	Location & Area	Existing facilities	Proposed Development/ Proposed Minimum Development / Renovation Obligations
	Area: 0.56 acres  Geo Coordinates: 33°25'57.8"N 75°11'52.8"E		<ul style="list-style-type: none"> <li>✓ Renovation of 07 lettable rooms along with other support infrastructure facilities</li> <li>✓ Renovation of kitchen</li> </ul>
13.	Hotel Maple @ Banihal  Area: 0.50 acres Geo Coordinates: 33°26'13.4"N 75°11'44.8"E	Hotel Maple: 10 Rooms + Kitchen	<p><b>Within existing facilities</b></p> <ul style="list-style-type: none"> <li>✓ Renovation of 10 lettable rooms along with other support infrastructure facilities</li> <li>✓ Renovation of kitchen</li> </ul>
14.	Qazigund  Area: 0.31 acres  Geo Coordinates: 33°35'23.7"N 75°10'12.7"E	Wayside Amenities: Restaurant	<p><b>Within existing facilities</b></p> <ul style="list-style-type: none"> <li>✓ Renovation of Zaika Restaurant</li> </ul>

## 5. FORMATS FOR EOI

### Appendix A1

#### CHECKLIST OF SUBMISSIONS

S. No.	Submit the following documents	Status (Submitted / Not Submitted)	Remarks
1.	<b>Appendix A1:</b> Checklist of submission		
2.	<b>Appendix A2:</b> Letter of Application		
3.	<b>Appendix A3:</b> Details of the applicant in terms for firm details, experience in Hospitality / Tourism Industry / restaurants / wayside amenities etc		
4.	<b>Appendix A4:</b> Financial Details in terms Net Worth, Annual Turn-over/ Revenue from operations and Revenue from similar projects (Hospitality / Tourism Industry / restaurants / wayside amenities etc.) for last five years etc.		
5.	<b>Appendix A5:</b> Comments & suggestions on the proposed facilities at each of the Project Location		
6.	Copy of incorporation certification, GST registration certificate		
7.	Copy of GST registration certificate		

**Letter of Application**

*(On the Applicant Letter Head)*

To,

The Managing Director,  
Jammu & Kashmir Tourism Development Corporation Limited,  
Tourist Reception Centre, Srinagar - Kashmir,  
Union Territory of Jammu & Kashmir, India

**Dear Sir,**

**Sub:** Expression of Interest – “Development, Operations and Maintenance of select tourism assets in the union territory of Jammu & Kashmir through Public Private Partnership” – Submission of EOI – Reg.

In response to your EOI reference no. \_\_\_\_ published on your web portal <http://www.jktdc.co.in>, I /We submit my / our EOI as follows:

I / We have examined the details given in this EOI notice, details & proforma; I / we hereby submit and acknowledge the following information.

1. Name of the applicant	
2. Full address including Telephone No and Email Id:	
3. Type of Business entity : Company / Sole Proprietorship / Partnership Firm / Limited Liability Partnership (Relevant certificates of registration to be enclosed)	
4. Date of incorporation and commencement of business:	
5. Incorporation / Registration Number <sup>2</sup> :	

The JKTDC and/or its authorized representatives may contact the following nodal persons for further information on any aspects of the EOI:

Name	Designation	Address	Telephone /E Mail

I / We also agree that the Authority or their authorized representatives can approach individuals, employers and firms to verify our competence and general reputation.

<sup>7</sup> Where not applicable, PAN Number to be provided

6. I/We have studied EOI Document and all other documents carefully. We understand that we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or concerning or relating to the Selection Process including the award of Project.
7. Our preference for the project locations is as follows:

Sr NO	Options	Preference
1.	<b>Option 1: (Project Locations 1 to 6)</b> Pahalgam Club, Kashmir Aru Pahalgam, Kashmir Pahalgam Hutments, Kashmir Pahalgam Golf Club, Kashmir Patnitop & Padora, Jammu Sanasar, Jammu	Interested / Not Interested (Strikeout whichever is not applicable)
2.	<b>Option 2: (Project Locations 7 to 14)</b> Kud – I, Jammu Kud – II, Jammu Ramban cafeteria, Jammu Hotel Alpine @ Ramban, Jammu Wayside Amenity @ Seri Ramban, Jammu Hotel Alpine @ Banihal, Kashmir Hotel Maple @ Banihal, Kashmir Qazigund, Kashmir	Interested / Not Interested (Strikeout whichever is not applicable)
3.	<b>Option 3: Project Locations 1 to 14</b> Aru Pahalgam, Kashmir Pahalgam Hutments, Kashmir Pahalgam Golf Club, Kashmir Patnitop & Padora, Jammu Sanasar, Jammu Kud – I, Jammu Kud – II, Jammu Ramban cafeteria, Jammu Hotel Alpine @ Ramban, Jammu Wayside Amenity @ Seri Ramban, Jammu Hotel Alpine @ Banihal, Kashmir Hotel Maple @ Banihal, Kashmir Qazigund, Kashmir	Interested / Not Interested (Strikeout whichever is not applicable)
4.	<b>Option 4: Non interests in any one options 1,2,3</b>  (Government may decide to go with or without bundling based on interest shown by the bidders.)	Interested in location(s)____ (Write name of the locations)

Yours sincerely

Signature:

Name and Title of Authorized Signatory:

Name of Applicant / Firm:

Address:

**APPENDIX – A3**

**APPLICANT’S/ FIRM’S REFERENCES**

**FORMAT FOR SIMILAR PROJECTS EXECUTED DURING THE LAST 10 YEARS**

Details of similar projects (experience in Hospitality / Tourism Industry / restaurants / wayside amenities etc.) executed, being operated and managed during the last 10 years clearly specifying the Location, Area, Components and other relevant information.

#	Name of Property /Project	Location & Area (in Sq.mts)	Components	Capital cost of Project
1.				
2.				
3.				
4.				
5.				

Signature:

Name and Title of Authorized Signatory:

Name of Applicant / Firm:



**APPENDIX A4**

**FORMAT FOR FINANCIAL SUMMARY DATA**

**A. TURNOVER RELATED DATA** (All figures in INR Crore)

Description	Past Five Financial Years Rs in Crore				
	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22
Revenue from Operations					
Revenue from similar projects (Hospitality / Tourism Industry / restaurants / wayside amenities etc.)					

**B. Net Worth** (All figures in INR Crore)

Particulars	Rs in Crore (As per Audited Financial Statements)
Net-Worth (As on March 31,2022)	

Note:

1. Financial Year: 1<sup>st</sup> April to 31<sup>st</sup> March or the particular accounting year followed and audited.
2. The applicant shall submit the copies Audited Balance Sheets/ Annual Reports and/ or latest IT Returns for the financial year preceding Bid Due Date.
3. **Net Worth** shall mean the sum of subscribed and paid-up equity and reserves from which shall be deducted the sum of revaluation reserves, miscellaneous expenditure not written off and reserves not available for distribution to equity shareholders.

Signature:

Name and Title of Authorized Signatory:

Name of Applicant / Firm:

**Appendix A5**

**Comments & suggestions on the proposed facilities at each of the Project Locations**

Sr NO	Project location	Comments & Suggestions on the proposed facilities at each of the Project Locations
1.	Pahalgam Club, Kashmir	
2.	Aru Pahalgam, Kashmir	
3.	Pahalgam Hutments, Kashmir	
4.	Pahalgam Golf Club, Kashmir	
5.	Patnitop & Padora, Jammu	
6.	Sanasar, Jammu	
7.	Kud – I, Jammu	
8.	Kud – II, Jammu	
9.	Ramban cafeteria, Jammu	
10.	Hotel Alpine @ Ramban, Jammu	
11.	Wayside Amenity @ Seri Ramban, Jammu	
12.	Hotel Alpine @ Banihal, Jammu	
13.	Hotel Maple @ Banihal, Jammu	
14.	Qazigund, Jammu	

Signature:

Name and Title of Authorized Signatory:

Name of Applicant / Firm: