SRFDCL

SABARMATI RIVERFRONT DEVELOPMENT CORPORATION LTD (SRFDCL)

Office:2nd Floor, Riverfront House, behind H K Arts College Pramukh Swami Maharaj Road

(Riverfront – West), Ahmedabad -380009

Tel:+91-79-26580430 Fax:+91-79-26596003 websites:www.sabarmatiriverfront.com

EXPRESSION OF INTEREST (EOI)

Selection of an Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Project Area (Design - Build - Maintain - Operate Framework)

SRFDCL invites Expression of Interest(EOI) for the **Selection of an Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Project Area (Design - Build - Maintain - Operate Framework)**.EOI document is available on web sites : **https:// ahmedabadcity.gov.in,** and **https://**www.sabarmatiriverfront.com. Interested agency shaving good experience are requested to submit their proposal up to **18.00 Hrs, 09.12.2026** offline at the above mentioned address in two copies i.e. Original & Duplicate along with their financial bid in sealed cover.

Dt. 07.11.2026

Executive Director

S.R.F.D.C.L

SABARMATI RIVERFRONT DEVELOPMENT CORPORATION LTD.

(SRFDCL)

(A Subsidiary of Ahmedabad Municipal Corporation)
2nd Floor, "Riverfront House", B/H H.K. Arts College, Riverfront Road - West, Ahmedabad - 380009
Websites: www.sabarmatiriverfront.com | www.ahmedabadcity.gov.in

EXPRESSION OF INTEREST (EOI)

Selection of an Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Project Area (Design - Build - Maintain - Operate Framework)

Document Reference No: SRFDCL/EOI/FOOD-KIOSK/2026/02 | Issue Date: 07th November,2026
Issued By: Executive Director, SRFDCL

DISCLAIMER

The information contained in this Expression of Interest document (the "EOI") or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Sabarmati Riverfront Development Corporation Ltd. (SRFDCL) / Ahmedabad Municipal Corporation (AMC) or any of its employees or advisors, 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 agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks at designated locations within the Sabarmati Riverfront Project Area in Ahmedabad, Gujarat. This EOI is not an agreement or an offer by the Authority to the Applicants or any other person. The Authority reserves the right to accept or reject any or all EOI applications, modify or extend the schedule, or cancel the process entirely at any stage without assigning any reason whatsoever.

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 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 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 accepts no responsibility for the accuracy or otherwise of any interpretation or opinion on the law expressed herein.

The Authority makes 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 any way 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.

SUBMISSION OF EOI

1. The EOI shall include the details as per the checklist given in this document.

2. Interested Applicants are requested to download the EOI document from our website ***www.sabarmatiriverfront.com***and ***www.ahmedabadcity.gov.in***. Any subsequent clarifications, whichmay be issued by the authority, shall be made available on the above website.

3. The EOIs shall be submitted including Non-Refundable EOI **Application Processing fee of INR5,000/- plus GST 18% i.e. INR 5,900/- (INR Five Thousand Nine Hundred only)** in the form of a DemandDraft drawn from any Nationalized Bank, drawn in favor of "Sabarmati Riverfront DevelopmentCorporation Limited."

4. EOI shall be signed by authorized signatory on all the pages including all enclosures. The sealedhard copy of the same shall be submitted through courier/ post/ hand delivery at the addressmentioned below.

   2nd Floor, Riverfront House,
   behind H.K. Arts College,
   Between Gandhi and Nehru Bridge,
   Pujya Pramukh Swami Maharaj Marg (Riverfront West),
   Ahmedabad-380009

5. The envelope shall be super scribed e **"Selection of an Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Project Area (Design - Build - Maintain - Operate Framework)"**.

6. It is the responsibility of the interested party alone to ensure that its EOI isdelivered at prescribed address by the stated deadline. SRFDCL/AMC shall not be held responsiblefor any delay in delivery or lost in transit cases.

7. The physical submission(deadline same date and time) shall be adhered to avoid any delays in the submission. Late submissions online/physical shall not be entertained, and SRFDCL/AMC hasright to not accept such submissions.

EOI SCHEDULE

The Details and Schedule of EOI process is as under

Sr. No.	Event's Name	Information
1.	Name of Work	EOI for the Selection of an Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Project Area (Design - Build - Maintain - Operate Framework)
2.	EOI Document Downloading Start Date/ Issue Date	07.11.2026 from 12:00PM
3.	Last date of Submission of EOI Applications	09.12.2026 (during office hours) till 18:00 hrs. at 2nd Floor, Riverfront House, behindH.K. Arts College, Between Gandhi and Nehru Bridge, PujyaPramukh Swami Maharaj Marg (Riverfront West), Ahmedabad-380009].
4.	Date of Opening of EOI Applications-Technical Bid	10.12.2026, 11:30 hrs.
5.	EOI Processing Fee (Non-Refundable)	INR 5,000/- + 18% GST = INR 5,900/- (Demand Draft in favor of "Sabarmati Riverfront Development Corporation Limited")
6.	Earnest Money Deposit (EMD)	INR 1,00,000/- per Kiosk location (Demand Draft in favor of "Sabarmati Riverfront Development Corporation Limited")
7.	Date of Presentation by the Applicants to the Authority	Will be intimated through mail and telephonic communication
8.	Date of Opening of EOI Applications-Financial Bid	Will be intimated through mail and telephonic communication
9.	Address for Physical Submission	General Manager (Planning & Development) Sabarmati Riverfront Development Corporation Ltd. (SRFDCL) 2nd Floor, Riverfront House, B/H H.K. Arts College, Between Gandhi and Nehru Bridge, Riverfront Road (West), Ahmedabad - 380009.

INTRODUCTION

1. PROJECT BACKGROUND

Sabarmati Riverfront Development Corporation Limited (SRFDCL), a special purpose vehicle established by the Ahmedabad Municipal Corporation (AMC), is developing and maintaining the iconic Sabarmati Riverfront Project. The project has transformed the riverfront into a vibrant, accessible urban public domain featuring promenades, parks, event spaces, cultural centres, and recreationalinfrastructure.

To cater to the high footfall of daily visitors, domestic and international tourists, and leisure seekers, SRFDCL intends to establish state-of-the-art Prefabricated Food Kiosks across key designated locations along the east and west riverfront promenades. These kiosks will offer hygienic, high-quality food, beverages, and packaged refreshments in a modern, aesthetically pleasing environment.

2. PURPOSE OF INVITING EOI & SCOPE OF WORK

SRFDCL invites Expression of Interest (EOI) from reputed food operators, restaurateurs, quick-service restaurant (QSR) chains, and catering agencies under a Design-Build-Maintain-Operate (DBMO) model.

• **Design & Planning:** Architectural layout, elevation design, structural planning, and material specification of the prefabricated food kiosk, aligned with SRFDCL urban design guidelines.

• **Procurement & Installation:** Fabrication, supply, and installation of prefabricated kiosks on designated open ground plots (9 ft × 18 ft) at the agency's own expense.

• **Operation & Maintenance**: End-to-end management, food service operations, housekeeping, regular structural maintenance, and customer care for a concession tenure of 9 years (+2 years extension).

3. SITE LOCATIONS & KIOSK SPECIFICATIONS

SRFDCL has identified four (4) strategic open plot locations across the riverfront precinct:

Plot Code	Location Details	Bank / Side	Plot Footprint Dimension
EK-1	Open Space Near Children's Park's gate	East Bank	9 ft x 18 ft (162 Sq. Ft.)
EK-2	Open Space Near Railway Bridge	East Bank	9 ft x 18 ft (162 Sq. Ft.)
WK-1	Open Space Opposite Vikram Sarabhai Statue	West Bank	9 ft x 18 ft (162 Sq. Ft.)
WK-2	Lower Promenade Open Space Near Sardar Bridge	West Bank	9 ft x 18 ft (162 Sq. Ft.)

* EK – East Kiosk and WK – West Kiosk

(Note: Only electricity connection will be provided by SRFDCL at these locations.)

1.EK1-Open Space Near Children's Park's gate



2.EK2- Open Space Near Railway Bridge



3.WK1-Open Space Opposite Vikram Sarabhai Statue



4.WK-2- Lower Promenade Open Space Near Sardar Bridge



4. COMMERCIAL STRUCTURE & FINANCIAL TERMS

License Tenure	9 (Nine) Years, extendable by up to 2 (Two) additional years on mutual agreement and sole discretion of SRFDCL.
Moratorium Period	2 (Two) Months from the date of Letter of Award (LOA) to fabricate, install, and operationalize the kiosk. License fee payment commences upon completion of 2 months or operationalization, whichever is earlier.
Lock-in Period	A mandatory lock-in period of 4 (Four) Years applies from the date of agreement. This Agreement may be terminated prior to the expiry of the LicensePeriod upon the mutual written agreement of both the Authority and the Selected Agency. Any such mutual termination shall be subjectto the final settlement of all outstanding dues, revenue shares, and operational obligations up to the dateof termination
Minimum Base Monthly License Fee	INR 16,500/- + applicable GST per month per kiosk. Bidders must quote over and above this base minimum.
Monthly Maintenance Charge	INR 1,500/- + applicable GST per month per kiosk per month (payable separately).
Annual Escalation in License fees and Maintenance Charge	• Years 1 to 9: 5% annual escalation on preceding year's license fee and maintenancecharge. • Years 10 & 11 (Extension): 7% annual escalation on preceding year's license fee and maintenance charge.
Security Deposit	Amount equal to 3 (Three) Months' License Fee to be deposited within 15 days of Intimation of Selection. The EMD of INR 1,00,000/- will be adjusted against this Security Deposit.
Electricity Deposit	Interest-free Electricity Deposit of INR 1,00,000/- to be deposited with SRFDCL within 15 days of Intimation of Selection. After deposition of Security Deposit and Electricity Deposit amount,LOA Would be issued.
Payment Mechanism	The agency shall submit 108 Post-Dated Cheques (PDCs) for the 9-year tenure or configure recurring electronic auto-debit for payment between 1st and 5th of every calendar month.

5. EXPECTATIONS & OPERATIONAL GUIDELINES

1. Permitted Menu & Food Regulations

• Strict Food Norms: Only pure vegetarian, non-fire packaged food, branded quick snacks, non-cooked beverages, bakery items, ice creams, and "AMC Jal" (municipal drinking water) are permitted.

• Prohibited Items: Strictly NO non-vegetarian food, NO egg items, NO tobacco or nicotine products, and NO open-flame gas stoves/burners inside or outside the kiosk.

2. Design & Structural Approval

Prior to installation, the selected licensee must submit detailed architectural drawings, elevations, color schemes, and material specifications to the SRFDCL Design Approval Committee. Installation shall commence only after formal written approval from the committee.

3. Statutory Approvals & Operational Standards

The agency must independently obtain all requisite statutory licenses, including FSSAI food safety licenses, AMC trade licenses, health NOCs, and fire safety compliance certificates. Proper waste management, dual dustbins, and continuous housekeeping around the kiosk footprint are mandatory.

6. ELIGIBILITY & QUALIFICATION CRITERIA

• **Legal Entity:** Proprietary Firm, Partnership Firm, LLP, or Company incorporated under Companies Act 1956/2013.
• **Operational Experience:** Minimum 3 (Three) years of continuous experience in operating F&B establishments or Quick Service Restaurants (QSRs) outlets as of bid submission date.
• **Financial Capacity:** Minimum average annual turnover of INR 25 Lakhs strictly from F&B / retail operations over the last 3 financial years (2023-24, 2024-25, 2025-26 duly certified by CA).
• **Statutory Compliance:** Valid FSSAI license, GST registration, PAN card, and municipal trade certificates.
• **Anti-Blacklisting:** Self-declaration confirming the entity/promoters have not been blacklisted or debarred by any Government agency, AMC, or SRFDCL.

7. SITE VISIT

The applicants are advised to visit the site and inspect the locations and tracks before the Pre-Applicationmeeting and/or before the submission of EOI at their own cost. In case, any assistance is required in thisregard, the applicant may contact;

General Manager (Planning & Development), SRFDCL
M: +91 8980988989
E-mail Address: gm.planning@srfdcl.com

GENERAL INSTRUCTION TO BIDDERS &DETAILED TERMS & CONDITIONS FOR LICENSING PRE-FABRICATED KIOSKS SPACE

Information and terms for licensing space at 4 locations (1 near Children Park East Side, 1 near Railway Bridge East Side, 1 near Sardar Bridge Lower Promenade West Side, and 1 opposite Vikram Sarabhai Statue West Side) for Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks for a **period of 9 (Nine) + 2 Years Extendable**:

1. The cost of Bid document i.e. EOI fees will not be refunded under any circumstances.
2. Language of the bid shall be English only.
3. The Bidder should provide the details of the proposed restaurant to the authority.
4. Bidders are advised to visit the site to study the actual conditions, before submitting the EOI.
5. Bidders shall submit necessary registration certificates required for the execution of suchwork as per government rules along with the document.
6. If required bidders may visit 2nd Floor, River Front House, Riverfront House, Ellisbridge, Ahmedabad, Gujarat 380009 for further clarification.
7. Conditional EOI shall not be accepted. Authority reserves the right to accept or reject such EOIs without assigning any reason thereof.
8. In case of any dispute or difference of opinion in the interpretation of any of the terms and conditions of this EOI, the decision of the SRFDCL shall be deemed final and binding to all.
9. If the EOI is cancelled no cost will be paid in any circumstances.
10. The courts at Ahmedabad in Gujarat state only will have jurisdiction to deal with and decide any legaldispute or contravention between the parties hereto.
11. **Incomplete Tenders:** Tenders without Tender Fee, EMD, or incomplete details shall be summarily rejected.
12. **Tenancy Period & Extension**: The initial license period is 9 (nine) years. Upon completion, competent authority may extend it for up to 2 years, or issue a fresh tender. In this regard, the decision of SRFDCL shall be deemed final.
13. **Demand Draft Details:** All DDs must be drawn in the exact name of **'Sabarmati Riverfront Development Corporation Limited'** matching the bidder's tender applicant name.
14. **Indemnity on Cancellation**: If SRFDCL is unable to hand over space to the successful highest bidder for any reason, the Security Deposit shall be refunded without interest.
15. **Site Inspection**: Bidders must inspect the site, utilities, and location conditions independently prior to bidding. No objections regarding site conditions will be entertained later.
16. **Kiosk Design Approval**: Before site placement, kiosk design must be approved by the SRFDCL Design Committee. Modifications suggested by the committee shall be considered in the final design.
    Intellectual Property Rights: The draft designs, drawings, concepts, plans and the final approved designs prepared by the Selected Bidder/Licensee in connection with the Project shall vest exclusively with SRFDCL. SRFDCL shall have the unrestricted and unconditional right to use, reproduce, modify, adapt, develop, publish and implement such designs, in whole or in part, at its sole discretion, without any further consent or payment to the Selected Bidder/Licensee. The Selected Bidder/Licensee shall not, without the prior written consent of SRFDCL, use, reproduce, publish, display, disclose, circulate or make available such designs, in whole or in part, to any third party or for any purpose whatsoever. The Selected Bidder/Licensee shall have no right, title or interest in or to the said designs.
17. **Exclusive Boundary:** The kiosk must operate strictly within the allotted carpet area. No items or extensions may occupy outside open areas.

18. **Operational Responsibilities:** The licensee must arrange dustbins at their own cost, maintain cleanliness around the kiosk, install fire extinguishers, obtain all municipal/government statutory licenses/NOCs, and pay all applicable taxes.
19. **Liability Exemption**: SRFDCL shall not be responsible for any loss of life or property caused by natural or artificial disasters during the usage of the food kiosk.
20. **Statutory Approvals**: The licensee must strictly adhere to public health, safety, and order regulations prescribed by government/AMC authorities.
21. **License Fee, GST & Maintenance:** In addition to the monthly license fee, the successful bidder must pay applicable GST and a fixed monthly maintenance charge of Rs. 1,500/- + GST separately.Licensee shall maintain proper books of accounts and make the same available for inspection by SRFDCL whenever required.
22. **Annual Escalation:** For Years 1 to 9, the monthly license fee and maintenance charge shall increase by 5% annually over the previous year's rate (+ applicable GST). For Years 10 and 11 (extension), the fee shall increase by 7% annually (+ applicable GST).
23. **Security Deposit Settlement:** The 3month rent Security Deposit shall be retained throughout the tenure. Unpaid dues, damages, or liabilities will be deducted upon termination and the balance refunded without interest within 3 months.
24. **Electricity Deposit:** The licensee must deposit Rs. 1,00,000/- as Electricity Charge Deposit within 15 days of Intimation of selection. Pending electricity bills will be adjusted at lease end and balance refunded without interest in 3 months.
25. **Moratorium Period:** A moratorium period of 2 (two) months from LOA date shall begranted for kiosk fabrication and setup. License fee billing begins upon operationalization or expiry of 2 months, whichever is earlier.
26. **Premature Surrender Penalty:** If the kiosk space is surrendered within 4 years, outstanding dues will be recovered from the Security Deposit and any remaining Security Deposit / Electricity Deposit shall be forfeited.
27. **EMD Refund to Unsuccessful Bidders**: EMD of unsuccessful bidders will be refunded without interest within 60 days of final decision.
28. **Payment Mode & Post-Dated Cheques:** The licensee must submit 108 Post-Dated Cheques (PDCs) for 9 years' monthly license fees, OR pay electronically between 1st–5th of every month as directed. If a cheque bounces or payment defaults, a 15-day notice will be served, security deposit forfeited, and kiosk materials seized and auctioned.
29. **Permitted Items & AMC Jal:** Only AMC Jal and pre-packaged foods (no gas stove cooking) are allowed. Non-veg food, egg dishes, and tobacco products are strictly banned. AMC Jal must be sold at fixed AMC rates.
30. **Operating Hours:** Operating hours must align with Sabarmati Riverfront schedules and AMC/Police guidelines.
31. **Insurance:**Licensee shall, at its own cost, procure and maintain valid Third Party Comprehensive Insurance and all other statutory and necessary insurance covers during the subsistence of the License Agreement. The Licensee shall submit copies of such insurance policies, including renewals thereof, to SRFDCL for its record
32. **Regulatory Compliance:** The licensee must comply with all directives issued by SRFDCL, AMC, and Government of Gujarat.
33. **Agreement Expenses:** The licensee must execute a registered License Agreement within 3 months or prior to operationalization (whichever is earlier) at their own cost. The Agreement shall be detailed and shall entail all the terms and conditions inclusive of the terms and conditions mentioned in this EOI.
34. **Termination on Breach:** SRFDCL may terminate the License Agreement by giving 15 days' notice for curable defaults and immediate termination for serious breaches such as illegal activities, food safety violations, unauthorized transfer, blacklisting, fraud,controversial public use or public nuisance.
35. **Legal Immunity for SRFDCL:** SRFDCL bears no liability for legal action taken by government agencies against the licensee or their staff for law violations.

36. **Reversion of Site:** At the end of the license term, the licensee must remove the prefabricated structure at their own cost and restore the site to its original condition.
37. **Right of Rejection:** SRFDCL reserves the right to accept or reject any offer without assigning reasons.
38. **Interpretation Authority:** In case of disputes or interpretation issues, SRFDCL's decision shall be final and binding.
39. **Document Verification:** The licensee must provide legal, registration, and authorization documents whenever requested by SRFDCL.
40. **Mandatory Physical Presence:** Bidders or authorized representatives with original photo ID must be physically present during tender opening and auction.
41. **Cancellation on Breach:** Violation of any condition leads to allotment cancellation and forfeiture of security deposit.
42. **Property Tax & Bills:** Property tax, electricity bills, and professional tax must be paid by licensee and receipts submitted to SRFDCL regularly.
43. **Advertisement Signage**: One advertisement board per kiosk for its marketing purpose is permitted subject to prior written approval from SRFDCL.
44. **Resumption Notice**: SRFDCL reserves the right to repossess the space by issuing a 1-month notice without assigning reason.
45. **License Agreement Priority:** The licensee is bound by EOI terms, LOA terms, and license agreement terms.
46. **Hygiene & Guidelines:** The licensees shall strictly adhere to cleanliness standards and applicable health/safety directives for the kiosk.
47. **Execution Timeline**: Registered license agreement must be executed within 2months of LOA or before operationalization.
48. **Purpose Restriction**: Kiosk space must strictly be used for the specified purpose only.
49. **Force Majeure Clause:** Neither party shall be liable for delay or failure caused by acts of God, war, pandemic, lockdown, government orders, floods, fire, or disasters beyond control. SRFDCL's decision on tenure extension during Force Majeure shall be final.
50. **Anti-Bribery & Prohibition**: Any attempt to solicit or induce SRFDCL officials will result in immediate blacklisting and permanent ban from future tenders.
51. **Debarment Declaration**: Bidder must not be blacklisted or debarred by any government agency.
52. **Food Quality Standards:** Food and beverages served must adhere to highest industry standards and hygiene certifications. SRFDCL/AMC officials reserve right of inspection.
53. **Branded Products:** Sale of reputed/known branded packaged items is encouraged.
54. **Property Tax Default Penalty:** Property Tax must be paid annually. Default in First instance will be adjusted from Security Deposit and must be replenished within 15 days. Second consecutive default leads to immediate termination, blacklisting, and repossession.
55. The Licensee shall not assign, transfer, sub-license, mortgage, create any encumbrance or part with possession of the allotted kiosk or any rights under the License Agreement without prior written approval of SRFDCL. Any such act shall constitute a material breach and shall entitle SRFDCL to terminate the License Agreement forthwith.
56. The Licensee shall indemnify and keep indemnified SRFDCL, AMC and their officers against all claims, losses, damages, liabilities, penalties, costs and expenses arising out of the acts, omissions, negligence, breach of statutory obligations or operations of the Licensee.
57. SRFDCL and its authorized representatives shall have the right to inspect the kiosk, records, licenses, equipment and operations at any time.
58. **Third Party Liability:** The licensee is solely responsible for any unfortunate incident, food contamination, or damage caused to any person/life.
59. **Jurisdiction:** Jurisdiction for all disputes shall strictly be Ahmedabad Courts.
60. Nothing contained in the License Agreement or allotment shall be construed as creating any tenancy, leasehold, easement, ownership right or any interest in the land in favour of the Licensee. The Licensee shall merely enjoy a revocable license to use the allotted space for the specified purpose and period.

61. SRFDCL reserves the absolute right to change any or all kiosk locations within its premises at any time during the EOI process without giving any reason.
62. SRFDCL reserves the exclusive right to open, process, or accept any or all bids for the four kiosk locations; bidders cannot contest or seek damages for unopened or rejected bids.

I / We have fully read, understood, and agreed to all the details and conditions mentioned in the tender document above. The decision taken by Sabarmati Riverfront Development Corporation Ltd. shall be binding on me/us, and I/we undertake not to raise any objection, complaint, or court litigation against it.

Date: _____ **_____**

Place: _____ **Signature of Applicant**

SELECTION CRITERIA & BID EVALUATION (QCBS MODEL)

1.SELECTION CRITERIA & EVALUATION FRAMEWORK (QCBS METHODOLOGY)

The selection of the agency will be executed under a Quality and Cost-Based Selection (QCBS) framework withan 80:20 Weightage System (80% weightage to Technical & Design Proposal, 20% weightage to Highest MonthlyLicense Fee Bid).

1.1 Two-Stage Evaluation Process

Bids will be submitted in a two-envelope system:
Envelope 1: Technical & Design Proposal
Envelope 2: Financial Price Bid

1.2 Technical Evaluation Criteria (St) – 100 Marks Total

Applicants must secure a minimum technical score of 70 marks out of 100 to qualify for Financial Bid opening.

Evaluation Parameter	Sub Criteria & Scoring Matrix	Max Marks
1. Firm's Experience & Track Record	• 3 to 5 years experience: 10 Marks • > 5 to 8 years experience: 15 Marks • > 8 years experience: 20 Marks	**20**
2. Financial Capacity (Average Annual Turnover)	• INR 25 Lakhs to 50 Lakhs: 10 Marks • INR 50 Lakhs to 1 Crore: 15 Marks • > INR 1 Crore: 20 Marks	**20**
3. Proposed Kiosk Architectural Design & Aesthetics	• Structural design, material quality, eco-friendliness, and integration with Riverfront urban aesthetics (evaluated by SRFDCL Design Committee).	**30**
4. Operational Plan & Menu Concept	• Variety of vegetarian/packaged offerings, food safety management plan, waste disposal mechanism, and service delivery model.	**20**
5. Technical Presentation	• Presentation before the selection committee on project execution strategy, kiosk design rendering, and maintenance.	**10**
TOTAL TECHNICAL SCORE (St)		**100**

1.3 Financial Evaluation Criteria (Sf) – 100 Marks Total

Only financial proposals from technically qualified applicants (Technical Score St ≥ 70) will be opened.

SinceSRFDCL aims to maximize revenue generation, the Highest Quoted Monthly License Fee (Hm) will receive aFinancial Score (Sf) of 100 points.

The Financial Score (Sf) for other qualified bidders will be calculated using the following formula:

$$Sf = 100 \times (H / Hm)$$

Where:

- Sf = Financial Score of the bidder under consideration
- H = Monthly License Fee quoted by the bidder under consideration
- Hm = Highest Monthly License Fee quoted among all qualified bidders

Financial Rules:

Any bid quoting below the **Minimum Base Monthly License Fee of INR 16,500/- + GST** will be rejected.The offered monthly license fee must be **in multiples of INR 500/-** over the base rate.

1.4 Combined Final Score (S) & Award of Concession

The final combined score (S) of each qualified bidder will be calculated using an 80:20 QCBS Weightage:

$$S = (St \times 0.80) + (Sf \times 0.20)$$

Final Selection Rule: The Applicant obtaining the highest combined final score (S) will be declared the H-1Selected Agency for the respective kiosk location and will be invited for contract negotiations and Letter of Award(LOA) issuance.

INSTRUCTIONS TO APPLICANTS & SUBMISSION FRAMEWORK:

Bidders can apply for one or multiple kiosk plot locations (EK-1, EK-2, WK-1, WK-2).

Separate financial bidsmust be submitted in separate sealed envelopes for each location.

Physical submissions must reach the SRFDCL office on or before 23.10.2026 till 18:00 hrs.
Application fees and EMD Demand Drafts must be submitted inside Envelope 1.

FORMATS FOR SUBMISSION:

FORM-1: CHECKLIST FOR EOI SUBMISSION

Sr.No.	Document Enclosure Details	Status
1.	Demand Draft for EOI Processing Fee (INR 5,900/- inclusive of GST)	[ ] Yes [ ] No
2.	Demand Draft for Earnest Money Deposit (INR 1,00,000/- per kiosk)	[ ] Yes [ ] No
3.	Signed & Stamped Copy of complete EOI Document	[ ] Yes [ ] No
4.	Covering Letter (Form-2)	[ ] Yes [ ] No
5.	Details of the Applicant (Form-3)	[ ] Yes [ ] No
6.	Financial Capacity & Auditor Certificate (Form-4)	[ ] Yes [ ] No
7.	Self-Declaration - Anti-Blacklisting (Form-5)	[ ] Yes [ ] No
8.	Power of Attorney / Board Resolution (Form-6)	[ ] Yes [ ] No
9.	Proposed Kiosk Design Layout & Materials (Envelope 1)	[ ] Yes [ ] No
10.	Sealed Price Bid (Form-7 - Envelope 2)	[ ] Yes [ ] No

FORM-2: COVERING LETTER

(To be submitted on Applicant's Official Letterhead)

To,
General Manager (Planning & Development),
Sabarmati Riverfront Development Corporation Ltd. (SRFDCL),
2nd Floor, Riverfront House, Riverfront Road (West), Ahmedabad - 380009.

Subject: Submission of EOI for Selection of Agency to Design, Plan, Procure, Install, Operate, and Maintain Prefabricated Food Kiosks in Sabarmati Riverfront Area.

Dear Sir/Madam,

Having examined the EOI document, site conditions, and terms specified therein, I/We, the undersigned, herebysubmit our application for the Prefabricated Food Kiosk project at Location Code(s)…….

1. I/We certify that all information provided in this application is true, complete, and accurate.

2. I/We agree to abide by all terms and conditions of the EOI document, including QCBS evaluation rules, design committee approvals, and food service guidelines.

3. Our proposal is unconditional and valid for a period of 180 days from the submission deadline.

Date:
Place:

For & On Behalf of:…….

Authorized Signatory:……

Designation & Seal:……..’

FORM-3: DETAILS OF THE APPLICANT

Name of Firm / Company	
Type of Entity (Proprietary / Partnership / LLP / Pvt. Ltd.)	
Registered Office Address	
Date of Incorporation / Registration	
PAN Card Number	
GST Registration Number	
FSSAI License Number	
Authorized Representative Name	
Designation	
Contact Mobile Number & Email ID	
Selected Kiosk Location Code(s)	[ ] EK-1 [ ] EK-2 [ ] WK-1 [ ] WK-2

FORM-4: FINANCIAL CAPACITY & AUDITOR CERTIFICATE

TO WHOM IT MAY CONCERN

This is to certify that we have examined the audited books of accounts, balance sheets, and financial records of M/s [Company / Firm Name], having its registered office at [Registered Office Address], with PAN [PAN Number] and GSTIN [GSTIN Number].

Based on our audit, verification of records, and statutory submissions, the financial capacity of the entity over the past three (3) financial years is certified as follows:

Financial Year	Annual Turnover (INR)	Net Worth (INR)
FY 2023 - 2024	[Amount in Figures]	[Amount in Figures]
FY 2024 - 2025	[Amount in Figures]	[Amount in Figures]
FY 2025 - 2026	[Amount in Figures]	[Amount in Figures]

Working Capital as of [Date]: INR [Amount in Figures] ([Amount in Words])

Solvency Status: The entity is financially sound, viable, and solvent as of the date of issuance of this certificate.

This certificate is issued at the specific request of M/s [Company Name] for submission under Form-4 compliance for [Tender / Authority Name].

For [Name of Audit / CA Firm]
Chartered Accountants
Firm Registration No. (FRN): [FRN Number]

_____
[Signature of Auditor / Partner]
Name: [CA Partner Name]
Membership No.: [Membership Number]
UDIN: [Unique Document Identification Number]

ANNEXURE-5: SELF-DECLARATION-ANTI BLACKLISTING

(On Applicant's letterhead, as applicable)

I/We, *[Name]*, authorised signatory of *[Applicant]*, hereby declare that:

(1) We have not been blacklisted or debarred by any Central/State Government department, local body or PSU.

(2) No criminal proceedings involving moral turpitude are pending against the Applicant or its directors/partners.

(3) All information and documents submitted are true and correct, and we understand that any false information will lead to rejection of our EOI.

(Signature of Authorised Signatory)
Name:
Seal:
Date:
Place:

FORM-6 (OPTION A - BOARD RESOLUTION)

Instructions: To be printed on the official letterhead of the Company and signed by designated Directors / Company Secretary.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF [COMPANY NAME] HELD ON [DATE] AT [VENUE / REGISTERED OFFICE ADDRESS]

RESOLVED THAT the Board hereby authorizes [Authorized Person's Full Name], [Designation], to act as the official representative of M/s [Company Name] to sign, submit, execute, and negotiate all documents, tenders, contracts, Form-6, Form-4, and related undertakings on behalf of the Company.

FURTHER RESOLVED THAT [Authorized Person's Full Name] is fully authorized to take all necessary steps, give undertakings, and bind the Company legally in all matters pertaining to the submission and execution of [Project / Tender Name or Reference Number].

Specimen Signature of Authorized Signatory:

_____
[Authorized Person's Signature]
Name: [Authorized Person's Name]
Designation: [Designation]

For [Company Name]

_____
[Director Signature]
Name: [Director Name]
DIN: [DIN Number]
Date: [Date]

For [Company Name]

_____
[Director / CS Signature]
Name: [Name]
DIN / Membership No.: [Number]
Date: [Date]

Instructions: To be executed on Non-Judicial Stamp Paper of appropriate value as prescribed by local State Stamp Act and notarized.

POWER OF ATTORNEY (FORM-6)

KNOW ALL MEN BY THESE PRESENTS that we, M/s [Company / Entity Name], having our registered office at [Registered Office Address], do hereby nominate, constitute, and appoint [Authorized Person's Full Name], residing at [Address], holding [ID Type and No., e.g., Aadhaar / Passport / PAN], as our true and lawful Attorney-in-Fact.

The Attorney is hereby empowered to represent the Company in all proceedings, execute and submit Form-6, Form-4, tender documents, contracts, legal undertakings, and financial disclosures required for [Project / Tender Name or Reference Number].

IN WITNESS WHEREOF, the Principal has executed this Power of Attorney on this _____ day of _____, 20____.

_____	_____
Signature of Executant / Principal	Signature of Attorney / Authorized Person
Name: [Principal Name]	Name: [Attorney Name]
Designation: [Designation]	Designation: [Designation]
Company Seal:	

WITNESSES:

1. Signature: _____ Name: _____ Address: _____

2. Signature: _____ Name: _____ Address: _____

FORM-7: FINANCIAL PRICE BID FORMAT (ENVELOPE 2)

(To be submitted in a separate sealed envelope for each applied kiosk location.)

Minimum base rate: INR 16,500/month + GST

Selected Kiosk Code	EK-1 / EK-2 / WK-1 / WK-2 (Circle One)
Kiosk Plot Footprint	9 ft x 18 ft (162 Sq. Ft.)
Offered Monthly License Fee (in Figures)	INR _____ / Month + GST
Offered Monthly License Fee (in Words)	Rupees _____ / Month + GST

Note: Quoted monthly license fee must be in multiples of INR 500/- over the base rate of INR 16,500/-.

Signature of Authorized Signatory & Seal: _____

Applicant Undertakings & Declarations

1. **Security Deposit & Advance Rent:** If my/our offer is accepted, upon notification by SRFDCL, I/we agree to deposit an amount equal to 3 months' rent as Security Deposit, along with 1 month advance rent, maintenance charge, and applicable GST within 15 (fifteen) days via Demand Draft or approved electronic mode. The LOA will be issued only thereafter.
2. **Design Approval:** Prior to placing the prefabricated kiosk at the site, the licensee must obtain approval from the SRFDCL Design Committee. No temporary or permanent modifications shall be made without written permission from SRFDCL.
3. **Site Usage:** The licensee shall fabricate and install the kiosk at their own cost strictly within the designated space. No sales materials or equipment shall be placed in any open space outside the allotted area.
4. **Refund/Adjustment of EMD:** If our offer is not accepted, the EMD shall be refunded without interest within 60 (sixty) days of LOA issuance to the successful bidder. If our offer is accepted, the EMD amount shall be adjusted against the Security Deposit.
5. **Final Decision:** The decision of SRFDCL regarding acceptance or rejection of any offer shall be final and binding, and we shall not raise any dispute or litigation regarding the same.
6. **Forfeiture on Default:** If my/our highest auction bid is accepted but I/we fail to deposit the required security/rent amounts within the prescribed time limit, all deposited amounts including EMD shall be forfeited by SRFDCL.
7. **Compliance with Terms:** I/We agree to abide by all terms, conditions, and decisions specified by SRFDCL regarding the food kiosk license.
8. **Declaration of Truthfulness:** I/We hereby declare that all information provided above is completely true and correct. If any discrepancy or incomplete information is found, SRFDCL reserves full right to cancel the allotment/lease and repossess the space.
9. **No Past Default Declaration:** I/We hereby declare that during the last 3 years in the Sabarmati Riverfront area, I/we have not surrendered/returned any bid food kiosk/shop prior to lease expiry after being declared the successful highest bidder.
10. **Approved Items & AMC Jal Pricing:** The kiosk shall ONLY be used for selling AMC Jal (packaged water) and other packaged food items that DO NOT require gas stoves. Non-vegetarian food, egg dishes, tobacco, and tobacco products are strictly prohibited. Breach will lead to immediate lease termination, forfeiture of security deposit, and repossession. AMC Jal must be sold at prices fixed by AMC Water Production Department as detailed below

Sr. No.	Bottles / Jar Size	Pre-fixed Rate (Rs. Inclusive of GST & Carting)
1	200 ml	Rs. 5.00/-
2	500 ml	Rs. 10.00/-
3	1 Litre	Rs. 17.00/-
4	20 Litre	Rs. 30.00/-
5	200 ml (Alkaline)	Rs. 7.00/-
6	500 ml (Alkaline)	Rs. 12.00/-
7	1 Litre (Alkaline)	Rs. 20.00/-

11. **Full Acceptance:** I/We have read, understood, and solemnly affirm acceptance of all rules, advertisement details, and terms 1 to 10 stated above.

Full Name of Applicant	Signature & Date	Organization / Designation Stamp