SABARMATI RIVER FRONT DEVELOPMENT CORPORATION LTD (SRFDCL)

2nd Floor, "Riverfront House", B/H H.K. Arts College, Riverfront Road – West, Ahmedabad - 380009

Websites: www.sabarmatiriverfront.com/tenders.html , ahmedabadcity.gov.in/DC/Tenders

EXPRESSION OF INTEREST (EOI)

FOR

Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant/Cafe at the Multilevel Car Parking Rooftop, Sabarmati Riverfront

Oct 2026

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 (henceforth referred to as the "Authority" in this document), 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 Develop, Operate, and Manage a Premium Fine-Dining Restaurant at the Multilevel Car Parking (MLCP) Rooftop, Sabarmati Riverfront, Ahmedabad, Gujarat.

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.

CONTENTS

Disclaimer 2

Submission of EOI 5

EOI Schedule 6

Introduction 7

1 Project Background 7
2 Purpose of Inviting EOI 7
3 Expectations from the Interested Parties/ Agencies/ Companies. 7
4 Location 9
5 Commercial Structure & Key Terms 12
6 Site Visit 14
7 General Instruction to Bidders 14

Evaluation Criteria 15

8 Eligibility Criteria 15
9 Selection Criteria 16
10 Shortlisting of the Applicants & Issue of RFP 17

Preparation & Submission of EOI 18

11 EOI Preparation Cost 18
12 Amendment 18
13 Language 18
14 Documents to be Submitted 18
15 Submission of Application 19
16 Right to Accept/ Reject an EOI 19
17 Communication 19
18 General Conditions 19
19 Fraudulent or corrupt Practices by the Bidder 20
20 Indemnity 21
21 Confidentiality 21
22 Force Majeure 22
23 Dispute Resolution 22

Formats For Submission Of EOI 23

Form-1 Checklist for EOI Submission 24

Form-2 Covering Letter 25

Form-3 Details of the Applicant 27

Form-4 Financial Capacity of the Applicant 28

Form-5 Self Declaration 29

Form-6 Power of attorney 30

Form-7 Financial Quote 31

Annexure 1 Conceptual Zoning For restaurant/café 32

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/tenders.html , ahmedabadcity.gov.in/DC/Tenders**. Any subsequent clarifications, which may 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 INR 6,000/- plus GST 18% i.e. INR 7,080/- (INR Seven thousand eighty only)** in the form of a Demand Draft drawn from any Nationalized Bank, drawn in favor of "Sabarmati Riverfront Development Corporation Limited."

4. EOI shall be signed by authorized signatory on all the pages including all enclosures. The sealed hard copy of the same shall be submitted through courier/ post/ hand delivery at the address mentioned 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 clearly bear the name ***"EOI for Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant/Cafe at the Multilevel Parking Rooftop, Sabarmati Riverfront"***. It is the responsibility of the interested party alone to ensure that its EOI is delivered at prescribed address by the stated deadline. SRFDCL/AMC shall not be held responsible for any delay in delivery or lost in transit cases. The online submission and physical submission (deadline same date and time) to be carried out together/ parallel manner to avoid any delays in both the submission. Late submissions online/physical will not be entertained, and SRFDCL/AMC has right 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 Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant/Cafe at the Multilevel Car Parking Rooftop, Sabarmati Riverfront
2.	EOI Document Downloading Start Date/ Issue Date	17/10/2026
3.	Submission of EOI application	21/11/2026 till 17:00 hrs
4.	Date of Opening of EOI Applications	26/11/2026, 15:30 hrs
5.	Date of Presentation by the Applicants to the Authority	Will be intimated through mail and telephonic communication

INTRODUCTION

1 PROJECT BACKGROUND

Sabarmati Riverfront Development Corporation Limited (SRFDCL) is implementing the Sabarmati Riverfront Development Project with the objective of improving the environmental condition of the river and enhancing the quality of urban life by creating accessible public spaces along the river.

Under this project, lower promenades and upper promenades have been developed on both banks of the river along with various recreational and public infrastructure facilities. Sabarmati Riverfront has become a major attraction for visitors and tourists by providing leisure spaces, gardens, event areas, and boating activities. To manage the high footfall and ensure visitor convenience, specialized infrastructure, including a Multi-Level Car Parking (MLCP) facility, has been strategically developed.

In continuation of these developments, SRFDCL proposes to develop a Premium Fine-Dining Restaurant/Cafe at the MLCP Rooftop to enhance the visitor experience and provide an exclusive culinary destination allowing patrons to enjoy panoramic views of the riverfront surroundings.

SRFDCL therefore invites Expression of Interest (EOI) from reputed and experienced F&B Operators / Restaurateurs for the development, operation, and management of the proposed premium fine-dining project.

2 PURPOSE OF INVITING EOI

Sabarmati Riverfront Development Corporation Limited (SRFDCL) / Ahmedabad Municipal Corporation (AMC), is desirous of the Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant/Cafe at the Multilevel Car Parking Rooftop, Sabarmati Riverfront.

Under this format, the Authority shall provide the floorplate with the MEPF provisions and dedicated parking. The selected private sector partner shall be responsible for the complete interior fit-outs, commercial kitchen installation, and the end-to-end operation and maintenance of the fine-dining facility.

3 EXPECTATIONS FROM THE INTERESTED PARTIES/ AGENCIES/ COMPANIES.

a) Complete design, development, fit-out, and furnishing of the leased space (Total Area: 2,310 Sq.m), ensuring a premium fine-dining/cafe standard. *(Refer Annexure – 1 for the conceptual zoning).*
b) The restaurant's/cafe interior design and ambiance shall be aesthetically in line with the premium theme of the Sabarmati Riverfront and must maximize the riverfront view from the large seating area. (Refer Annexure -1)

c) Any design elements affecting the building façade/elevation/building aesthetics shall be strictly reviewed and approved by SRFDCL and the project architect. Any design elements affecting the building façade/elevation/building aesthetics shall be strictly reviewed and approved by SRFDCL and the project architect. Open-air dining, terrace seating, event decks and other temporary installations shall be permissible only in accordance with Clause 3(c) and the approved design/provisions of the EOI. Branding, signage, façade treatment, illumination and advertising rights shall be governed by the provisions and conditions of Clause 3 of the EOI and shall be subject to approval of SRFDCL wherever applicable.
d) The roof shall be designed in accordance with the provisions of the existing structure. The proposed roof design shall be reviewed and approved by SRFDCL and the project architect. No alteration or modification to the existing structural elements shall be permitted. Other than roof installation, no structural alterations shall be allowed.
e) End-to-end operation, management, and staffing of the restaurant/cafe, maintaining the highest standards of hospitality, hygiene, and food quality. Only vegetarian food services shall be permitted.
f) Obtaining all necessary statutory approvals, licenses, safety certificates, and permits required to operate a commercial F&B establishment.
g) Providing routine maintenance, upkeep, and repairs of the leased premises, including all interiors, MEP fixtures, and equipment installed by the agency.
h) The agency shall provide and implement all requisite fire safety measures and precautions in compliance with applicable regulations and statutory requirements.
i) SRFDCL will allocate a dedicated lift. The bidder shall arrange its own lift operator. The Operation & Maintenance cost of the dedicated lift shall be paid to SRFDCL as per the prevailing tender rates for the said services beginning from date of allocation / handing over of the premises.
j) The agency shall be responsible for waste management, including the transport of all garbage to a designated area on the ground floor for municipal collection.
k) All taxes & duties shall be borne by the agency, as required as per the AMC regulation.
l) The Authority will provide the floorplate along with MEPF (Mechanical, Electrical, Plumbing, and Firefighting) including Plumbing, HVAC, FFTG, ELE & ELV provisions up to the floor plate. Any further extension of these services beyond the floor plate shall be carried out by the agency at its own cost.
m) The Authority will allocate one dedicated parking space on the 6th floor as per GDCR specifically for the patrons of the restaurant. The agency shall manage valet parking services, if required. The Agency shall also coordinate with designated Parking Management Agency of the MLCP in coordination with SRFDCL.
n) The operation of the restaurant/café on a 24-hour basis shall be permitted, subject to obtaining the necessary NOC as per the applicable Shops & Establishments Act and any other necessary permissions.
o) Live entertainment events and private functions shall be permissible within the restaurant/café setup. Any separate construction of banquet/hall facilities shall not be permissible.
p) Game zones for children/adults and Box Cricket facilities shall not be permitted within the leased premises.
q) Seasonal stores, kiosks, and temporary stalls shall not be permitted within the premises.

r) No exclusivity shall be granted by SRFDCL for premium dining operations within the immediate Riverfront precinct.

s) All developments and installations, including kitchen installations, water features, landscape elements and rooftop structures, shall be subject to the applicable provisions of CGDCR and SRFDCL policies.

4 LOCATION

The proposed project is located at a prime geographic node within the Sabarmati Riverfront precinct in Ahmedabad, Gujarat. The Sabarmati Riverfront is highly accessible from major transit hubs across the city, attracting a robust mix of domestic tourists, business travellers, and local residents.

Figure 1: Site Context

At a micro level, the project is situated at the pinnacle of the newly developed Multi-Level Car Parking (MLCP) structure. The building is prominently located directly opposite the **Sabarmati Riverfront Flower Park** and the **Sabarmati Riverfront Event Centre**, which serves as the venue for the city's highly anticipated annual Flower Show. This strategic positioning ensures exposure to massive seasonal footfalls and a vibrant civic atmosphere.

Figure 2: MLCP with the marked proposed area.

Figure 3: MLCP structure highlighting the proposed rooftop area

A defining feature of this rooftop location is its unparalleled vantage point. The elevation provides patrons with unobstructed, panoramic views of the Sabarmati River and the city's iconic Atal Bridge. This unique visual connection to Ahmedabad's landmark pedestrian infrastructure ensures a highly desirable, exclusive, and premium dining atmosphere.

Figure 4: View of flower park and atal bridge from the terrace.

Figure 5: View of flower park from the terrace.

5 COMMERCIAL STRUCTURE & KEY TERMS

5.1 Leasable Area & Lease Tenure

The total designated leasable area for the Premium Fine-Dining Restaurant on the MLCP rooftop is **2,310 Sq.mt**. The lease rights shall be granted to the Selected Bidder for a total concession period of **Nine (9) years extendable by additional Six (6) years subject to approval of the competent authority.**

5.2 Moratorium Period

A moratorium period of One (1) year and Six (6) months from the date of the Lease Agreement shall be provided to the Selected Bidder, during which no lease rental or Revenue Share shall be payable.

Upon completion of the moratorium period, the Selected Bidder shall be liable to pay the fixed lease rental for the subsequent One (1) year and Six (6) months. The Revenue Share shall become payable upon completion of Three (3) years from the date of the Lease Agreement, in accordance with Clause 5.3.

5.3 Payment Mechanism (Financial Model)

The commercial framework for this project shall operate on a minimum Base Royalty with Year-on-Year escalation mechanism. The Selected Bidder shall be liable to pay the Authority:

- A fixed minimum **lease rental** of INR 300/- per Sq.mt. per month.
- A **Revenue Share** calculated as a percentage of the gross turnover generated from the restaurant operations. (to be quoted over and above the gross revenue generated).

The bidder shall quote the percentage of Revenue Share to be applied to gross turnover generated from restaurant operations after completion of 3 years from date of agreement.

The work shall be awarded to the H1 bidder based on the highest valid percentage of Revenue share quoted.

After the end of moratorium period, bidder shall be required to pay only basic lease rental for a period of next 1 year and 6 months. After 3rd year, the bidder shall be required to pay the lease rental as well as % revenue Share quoted by him.

The fixed lease rental shall be increased by 10% every 5th year starting after end of moratorium period.

The selected bidder shall maintain sperate audited books for the MLCP rooftop restaurant.

Financial Structure for reference:

Concession Year	Lease Rental (₹/Sq.mt./Month)	Revenue Share	Payment Obligation
Year 1 (first 12 months)	Free	Nil	Moratorium Period – No lease rental or Revenue Share payable
Year 2 (first 6 months)	Free	Nil	Moratorium Period – No lease rental or Revenue Share payable
Year 2 (next 6 months)	₹300	Nil	Lease Rental only
Year 3	₹300	Nil	Lease Rental only

Year 4 onwards	₹300 subject to escalation	% quoted by Bidder	Lease Rental + Revenue Share

Rent Escalation:

- Years 2–5: ₹300/sq.mt./month, subject to the exact commencement dates.
- Years 6–10: ₹330/sq.mt./month.
- Years 11–15: ₹363/sq.mt./month.

The revised lease rental shall become applicable from the commencement of the respective escalation period and shall remain in force until the next scheduled escalation. The escalation shall apply only to the fixed lease rental and shall not affect the Revenue Share percentage quoted by the Selected Bidder.

5.4 Authority's Infrastructure Provision

In addition to the rooftop space and the MEPF provisions up to the floor plate, the Authority shall provide the **exclusive allocation of the 6th-floor parking tier as per the GDCR norms**. This dedicated parking level is to be managed by the Selected Bidder to ensure seamless and premium parking convenience for the restaurant's patrons.

5.5 Lock-in Period

To ensure project stability and operational commitment, a strict lock-in period of Four (4) years shall be applicable to the Selected Bidder, commencing from the date of signing the Lease Agreement or the date of site handover, whichever is earlier.

This Agreement may be terminated prior to the expiry of the Concession Period upon the mutual written agreement of both the Authority and the Selected Agency. Any such mutual termination shall be subject to the final settlement of all outstanding dues and operational obligations up to the date of termination.

Exit and termination provisions after completion of the four-year lock-in period shall be governed by the prevailing SRFDCL Land Disposal Policy and applicable agreement terms.

5.6 DG set provisions for the Rooftop Café, if deemed necessary by the bidder, shall be arranged by the agency at its own cost.

5.7 The Selected Bidder shall pay a **Security Deposit** equivalent to three (3) months' advance payment as per the basic lease rental of 300 per Sq.mt. per month.

5.8 Payment obligation shall be made on a monthly basis to SRFDCL.

5.9 Upon expiry or termination of the concession, the premises shall be handed back in the condition stipulated under the Agreement or as mutually agreed between SRFDCL and the Selected Bidder. The site shall be handed over in an as-is condition, subject to the terms of the Agreement.

5.10 The applicant whose offer is accepted will have to deposit Rs. 1,00,000/- (Rupees one lakh) as an electric charges deposit with Sabarmati Riverfront Development Corporation Limited within 15 days. The said deposit amount will remain with Sabarmati Riverfront Development Corporation Limited till the lease period. After the lease period is over, it will be

returned within three months without interest after deducting the remaining amount due on account of electric bill.

6 SITE VISIT

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

1. Mrs. Ansuya Jha, General Manager (Planning & Development), SRFDCL

   M : +91 8980988989

   E-mail Address: gm.planning@srfdcl.com

2. Mrs. Deepa Dave, Deputy Manager (Urban Planning), SRFDCL

   M : +91 9376984897

   E-mail Address: dmurban@srfdcl.com

7 GENERAL INSTRUCTION TO BIDDERS

A. The cost of Bid document i.e. EOI fees will not be refunded under any circumstances.
B. Language of the bid shall be English only.
C. The Bidder should provide the details of the proposed restaurant to the authority.
D. Bidders are advised to visit the site to study the actual working conditions, before submitting the EOI.
E. Bidders shall submit necessary registration certificates any other if required for the execution of such work as per government rules along with the tender document.
F. If required bidders may visit River Front House, Riverfront House, Ellisbridge, Ahmedabad, Gujarat 380009 for further clarification.
G. Conditional EOI shall not be accepted. Authority reserves the right to accept or reject such EOIs without assigning any reason thereof.
H. 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 Municipal Commissioner, shall be final and binding to all.
I. If the EOI is cancelled no cost will be paid in any circumstances.
J. The courts at Ahmedabad in Gujarat state only will have jurisdiction to deal with and decide any legal dispute or contravention between the parties hereto.

EVALUATION CRITERIA

a. The Applicants' competence and capability is proposed to be evaluated by the following parameters.
   - General
   - Financial Capability in terms of Net-Worth & Annual Turnover and
   - Technical Capability of the Applicant.

b. On each of these parameters, the Applicant would be required to meet the evaluation criteria as detailed in this section.

c. The Applicant fulfilling the following conditions will be eligible to apply for this EOI.

8 ELIGIBILITY CRITERIA

a. The Applicant shall be legally competent to enter into an agreement as per prevailing Indian law and must be either:

   (i) A registered proprietary firm (Copy of GST registration, EPF registration, shop registration certificate, as may be applicable, should be submitted).

   Or

   (ii) Partnership firm registered the Indian Partnership Act (copy of registered partnership deed should be submitted)

   Or

   (iii) Limited liability partnership duly incorporated under the Limited Liability Partnership Act, 2008 (copy of registered partnership deed should be submitted)

   Or

   (iv) A company incorporated under the Companies Act 1956 (as amended or re-enacted and restated including the Companies Act 2013 as notified from time to time), (Copy of certificate of incorporation, Memorandum and Article of the Association of the Applicant should be submitted)

The term applicant/bidder/service provider/operator used in the EOI document would therefore apply to the above-mentioned categories. Companies with the same director or parent company or substitute Company can submit the bid through single/as one entity only, multiple bids are not allowed.

b. The Applicant must have a minimum of 5 (Five) years of continuous operational experience in the Food & Beverage (F&B) business as of the EOI submission date.
   - Copies of the initial (oldest) and current FSSAI (Food Safety and Standards Authority of India) Licenses, clearly demonstrating operations commenced at least 5 years prior.
   - A certificate from a Statutory Auditor or Company Secretary (CS) verifying the entity's active years in the F&B sector.

c. The Applicant must demonstrate an annual audited average turnover of 5 Cr. strictly from F&B services over the last three (3) financial years (2022-2023, 2023-2024, and 2024-2025). As per form – 4.

d. The Applicant should have a positive net worth for last three FY. The applicant should submit proof of net worth for the FY 2022-2023, 2023-2024, 2024-25 Signed by the authorized auditor.

e. The Applicant must be a legally compliant entity authorized to operate commercial F&B establishments. They must possess valid, active copies of the critical statutory licenses required for food service operations.

   - A valid State or Central License issued by the **Food Safety and Standards Authority of India (FSSAI)**.
   - A valid **Eating House License** and/or **Trade License** issued by the relevant municipal or local authority (e.g., AMC Health/Estate Department) for their existing operational outlets.

f. The Applicant must employ a qualified and adequately sized team of professionals capable of managing a premium, large-format F&B venue. The Applicant must provide a general profile of their core management and culinary team.
   - A self-certified declaration on the Applicant's official letterhead (signed by an authorized signatory).
   - The declaration must detail the overall organizational profile, the total number of key staff (e.g., Executive Chefs, F&B Managers, Operations Heads), their general professional qualifications, and the aggregate average years of relevant F&B experience held by this core team.

g. JV/Consortium is allowed.

   In case the Applicant is a Joint Venture (JV) or Consortium, the following conditions shall apply:

   - Bidding as a Consortium or JV is permitted, provided that the number of members in the Consortium/JV shall not exceed **3 (Three)**.
   - The members of the Consortium shall nominate one member as the **Lead Member**.
   - Both members of the Consortium shall be jointly and severally liable and responsible for the successful execution of the project and adherence to the terms and conditions of the EOI and the subsequent Concession Agreement.
   - The Consortium must submit a legally binding **Memorandum of Understanding (MoU) / Joint Bidding Agreement** on a 300 Rs. non-judicial stamp paper of appropriate value, explicitly detailing the roles, responsibilities, and equity share of each member.
   - Financial eligibility criteria shall be fulfilled by the Lead Member. Technical eligibility criteria may be fulfilled collectively by the Consortium members. Special Purpose Vehicle (SPV) shall not be permitted.

h. Applicants shall not be blacklisted by any Government department, PSU or Government company that is not eligible (Provide anti Blacklisting certificate as per the format attached form - 5).

9 SELECTION CRITERIA

Bidders who successfully meet the minimum eligibility criteria shall be invited to present their project proposal to the Authority. Only the financial bids of these eligible bidders shall be opened for further evaluation. The final selection of the successful bidder will be conducted strictly on a Highest Bidder (H1) basis.

The bidder shall compulsorily submit a financial quote for the percentage of Revenue Share to be applied to gross turnover generated from restaurant operations after 3rd year from date of agreement.

The bidder quoting the highest valid Revenue sharing percentage shall be declared the H1 Selected Bidder, subject to fulfilment of all other terms and conditions of the EOI.

Also, the authority shall reserve the right to negotiate with the H2 bidder in case the proposed activities/elements of the 1st ranked bidder is not as per the vision and design stipulation as described in the RFP document, without any prior notice to any bidder.

10 SHORTLISTING OF THE APPLICANTS & ISSUE OF RFP

- Authority reserves the right to select the bidder at the EOI stage and not move forward with the RFP stage. In such case, concession agreement will be executed post the selection stage at the EOI level.
- The Authority reserves the right to award the lease either to a single successful bidder.
  Or
- The authority may procced with the Request for Proposal (RFP) document, which will be limited to the applicants filling the EOI (Closed Bid). If as per the authority's opinion, none of the submitted EOI is up to the mark, the Authority reserves the right to go for open tender.
- SRFDCL/AMC reserves the right to reject any or all EOIs received at any stage without assigning any reasons thereof.

PREPARATION & SUBMISSION OF EOI

11 EOI PREPARATION COST

The Applicant is responsible for all costs incurred in connection with participation in this process, including, but not limited to, costs incurred in the conduct of informative and other diligence activities, participation in meetings/ discussions/ presentations, preparation of its application, in providing any additional information required by the authority to facilitate the Application process. The authority will in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process. All materials submitted by the Applicant shall become the property of the authority and may be returned at its sole discretion. No Applicant shall submit more than one EOI.

12 AMENDMENT

The Authority may modify the EOI by issuing an addendum/corrigendum before the last date of submission of the Application. Any addendum/corrigendum issued shall be part of EOI and shall be posted on SRFDCL/AMC's websites.

To give Applicants reasonable time in which to take addendum/corrigendum into account in preparing their applications, the authority may at its sole discretion, extend the last date of submission of application.

13 LANGUAGE

The EOI application prepared by the Applicant and all correspondence and documents related to the EOI, and exchange by the Applicant and the authority shall be written in English. Any printed literature furnished by the Applicant may be written in another language if such literature is accompanied by a translation of its pertinent passages in English, in which case, for the purpose of interpretation of the EOI, the English translation shall govern.

14 DOCUMENTS TO BE SUBMITTED

The Application shall include the following requisite documents and necessary supporting documents as specified in Forms No. 1 to 6:

i. Form 1: Checklist for EOI Submission
ii. Form 2: Covering Letter
iii. Form 3: Details of the Applicant
iv. Form 4: Financial Capacity of the Applicant
v. Form 5: Self Declaration
vi. Form 6: Power of Attorney
vii. Proposed Design & Planning

viii. Proposed brand with Indicative area
ix. Business & Marketing Plan

15 SUBMISSION OF APPLICATION

- The duly filled application forms along with required/ supporting documents as per the EOI document, signed and stamped by the Authorized Signatory shall constitute the Application. The Application must be supported with documentary evidence wherever necessary.
- The Application shall be of A4 size and must be submitted in hard copy as a spiral/hardbound document. Along with a hard copy, a soft copy in PDF format shall also be submitted to **www.sabarmatiriverfront.com/tenders.html , ahmedabadcity.gov.in/DC/Tenders**.
- The Application shall be submitted in a sealed envelope indicating the name, address, and contact phone number of the Applicant.
- The sealed envelope shall clearly bear the following identification,

"EOI for Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant at the Multilevel Car Parking Rooftop, Sabarmati Riverfront"

16 RIGHT TO ACCEPT/ REJECT AN EOI

- The Authority reserves the right to reject or accept any or all EOI applications without assigning any reason and the same shall be at the entire discretion of the Authority. The Authority's decision in this respect shall be final and binding.
- The Authority reserves the right to change/modify any or all the provisions of this EOI.
- The Authority may cancel the EOI at any stage without assigning any reasons whatsoever and will not be liable to compensate any participant on any grounds whatsoever.
- The participant shall not be entitled to a refund of the cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason, at any stage.

17 COMMUNICATION

All official communication including submission of Application should be addressed to:

Mrs. Ansuya Jha, General Manager (Planning & Development), SRFDCL

Contact no.: +91- 8980988989

18 GENERAL CONDITIONS

1. All the information provided will be considered for the purpose of review of capability and suggestions of interested Applicants. The authority may seek verbal /written clarifications from interested

Applicants to clarify ambiguities and uncertainties arising out of the information submitted. The authority may optionally invite Applicants to make a presentation as part of the evaluation process.

2. The authority shall be under no obligation to shortlist any interested party as part of this EOI process or to issue a Request for Proposal (RFP) for the Project.
3. The authority may cancel this EOI process at any stage without assigning any reasons whatsoever and will not be liable to compensate any Applicant on any grounds whatsoever. The Applicants shall not be entitled to refund of cost of documents or other costs in case the EOI is cancelled for whatsoever reason or without assigning any reason.
4. The Agency shall mobilize at his own cost, all the equipment's and manpower required to execute the work in accordance with the scope of work. SRFDCL shall not consider any claims for reimbursement of transportation cost for mobilization of men and equipment.
5. The Agency shall co-operate and co-ordinate with other Agencies working in the AMC or Officials who are in charge of work / service.
6. Any Information or material borrowed by the agency from SRFDCL, if any, shall remain the sole property of SRFDCL. Such property of SRFDCL shall be returned within the timeframe of completion of the work.
7. The authority or its representatives may ask to change/alter/modify the scope, if deemed suitable, during the work execution period. The Agency shall make all good to incorporate such change/alteration/Modifications in the work being executed.
8. The decision of the Municipal commissioner AMC / Director (SRFDCL) will be final and abiding to all in any circumstances.

19 FRAUDULENT OR CORRUPT PRACTICES BY THE BIDDER

The Bidders and their respective officers, employees, agents, and advisers shall observe the highest standard of ethics during the Bidding Process. Notwithstanding anything to the contrary contained herein, the Authority may reject a Bid without being liable in any manner whatsoever to the Applicant if it determines that the Bidder has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice in the Bidding Process.

Without prejudice to the rights of the Authority under Clause 6.2 hereinabove, if a Bidder is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Bidding Process, such Bidder shall not be eligible to participate in any tender or tender issued by the Authority during a period of two (2) years from the date such Bidder is found by the Authority to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice, as the case may be.

For the purposes of this Clause, the following terms shall have the meaning hereinafter respectively assigned to them:

"Corrupt practice" means the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or

indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly, with the Bidding Process or the LOA or has dealt with matters concerning the Contract or arising there from, before or after the execution thereof, at any time prior to the expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOA or after the execution of the Contract, any person in respect of any matter relating to the Project or the LOA or the Contract or otherwise, who at any time has been or is a legal, financial or technical adviser of the Authority in relation to any matter concerning the Project;

"Fraudulent practice" means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the Bidding Process;

"Coercive practice" means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person's participation or action in the Bidding Process;

"Undesirable practice" means establishing contact with any person connected with or employed or engaged by the Authority with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or having a Conflict of Interest; and

"Restrictive practice" means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the Bidding Process.

20 INDEMNITY

The Agency shall at all times, i.e. during the subsistence of the Contract and at any time thereafter, defend, indemnify, and hold AMC harmless from and against all claims (including without limitation claims for infringement of intellectual property, breach of contract, death or injury to person/animal or damage to property, or other tort claims) and expenses (including costs incurred in defending itself in court proceedings) arising out of or relating to the breach by Agency of any covenant representation or warranty or from any act or omission of the Agency or his agents or employees.

21 CONFIDENTIALITY

Agency shall agree not to disclose to any third party or use confidential information of the other which each learns during the course of the Contract.

Agency shall not disclose or disseminate any data/information pertaining to the work, without prior permission to any person other than those employees of Authority, or its affiliates, who have a need to know it in order to organise the event on behalf of the Authority.

The provisions of Confidentiality in respect of Confidential Information shall not apply to the extent that such Confidential Information is:

1. Already known to the Receiving Party free of any restriction at the time it is obtained from the Disclosing Party,

2. Subsequently learned from an independent third party free of any restriction and without breach of the Contract;
3. Is or becomes publicly available through no wrongful act of the Receiving Party or any third party;
4. Is independently developed by the Receiving Party without reference to or use of any Confidential Information of the Disclosing Party and without the participation of individuals who have had access to Confidential information of the Disclosing Party; or
5. Is required to be disclosed pursuant to applicable law, rule, regulation, government requirement or court order, or the rules of any stock exchange (provided, however, that the Receiving Party shall advise the Disclosing Party of such required disclosure promptly upon learning thereof in order to afford the Disclosing Party a reasonable opportunity to contest, limit and/or assist the Receiving Party in crafting such disclosure).
6. The Receiving party will ensure that all their employees who are provided access to the Disclosing Party's Confidential Information, shall sign confidentiality agreements with the Disclosing party incorporating the same restrictive conditions as are set out in this clause, if so required by the Disclosing party. The confidentiality obligations in terms of this clause shall survive for the term of this arrangement and for a period of two years thereafter.

22 FORCE MAJEURE

For purposes of this contract, Force Majeure means an event beyond the control of the parties to the contract and not involving either party's fault or negligence and is not foreseeable.

If, at any time during the existence of the contract, either party is unable to perform in whole or in part any obligation under this contract rendering performance of obligations impossible because of any Force Majeure event which includes acts of God, war, revolutions, hostility, civil commotions, floods, earthquake, epidemics, quarantine restrictions, then the date of fulfilment of contract shall be postponed during the period when such circumstances are operative.

23 DISPUTE RESOLUTION

Amicable Solution

(a) Save where expressly stated otherwise in this Agreement, any dispute, difference or controversy of whatever nature howsoever arising under, out of or in relation to the Agency's Agreement including incompletion of the Project between the Parties and so notified in writing by either Party to the other (the "Dispute") in the first instance shall be attempted to be resolved amicably by the Authority and Agency in accordance with the procedure set forth in sub- article (b) below.

(b) Either Party may require the Dispute to be referred to the Deputy Municipal Commissioner, Kankaria Lake front, for the time being for amicable settlement. Upon such reference, the two shall meet at the earliest mutual convenience and in any event within 15 days of such reference to discuss and attempt to amicably resolve the Dispute. If the Dispute is not amicably settled within 15 (fifteen) days of such meeting between the two, either Party may refer the Dispute to Dispute Review Expert (also refered to as adjudicator). Municipal Commissioner, Ahmedabad Municipal Corporation shall act as Dispute Review Expert.

FORMATS FOR SUBMISSION OF EOI

FORM-1 CHECKLIST FOR EOI SUBMISSION

Sr. No.	Enclosures to the EOI	Status of Submission (Yes/ No)	Remarks
1.	Demand Draft		
2.	Signed EOI Document/s		
3.	Covering Letter (Form-2)		
4.	Details of The Applicant (Form-3)		
5.	Financial Capacity of the Applicant (Form-4)		
6.	Self-Declaration (Form-5)		
7.	Power of attorney (Form-6)		

FORM-2 COVERING LETTER

(On Applicant's letter head)

To Date:

General Manager,
Planning Department, SRFDCL,
Riverfront House, Ahmedabad.

Subject: Submission of Bid of "EOI for Selection of an Agency to Develop, Operate, and Manage a Premium Fine-Dining Restaurant at the Multilevel Car Parking Rooftop, Sabarmati Riverfront".

With reference to your EOI Document dated……, I / We, having examined all relevant documents and understood their contents, here by submit our EOI for selection as for the subject project. The EOI is unconditional and unqualified.

1. I/We acknowledge that the SRFDCL will be relying on the information provided in the EOI and the documents accompanying the EOI, and we certify that all information provided in the EOI and in the Appendices are true and correct nothing has been omitted which renders such information misleading; and all documents accompanying such EOI are true copies of their respective originals.
2. I/ We shall make available to the SRFDCL any additional information it may deem necessary or require for supplementing or authenticating the EOI.
3. I/We acknowledge the right of the SRFDCL to reject our application without assigning any reason or otherwise and hereby waive our right to challenge the same on any account whatsoever.
4. I/We certify that in the last seven years, we have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Applicant, nor been expelled from any project or contract by any public authority nor have had any contract terminated by any public authority for breach on our part.
5. I/We declare that:
    a. We have examined and have no reservations to the EOI Document, including any amendment issued by SRFDCL/AMC.
    b. I/ We do not have any conflict of interest as mentioned in the EOI Document.
    c. I/ We have not directly or indirectly or through an agent engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice in respect of any tender or 'Request for Proposal' issued by, or any agreement entered into with the SRFDCL/AMC or any other public sector enterprise or any government, Central or State; and
    d. I/We hereby certify that we have taken steps to ensure that in conformity with the provisions of this EOI, no person acting for us or on our behalf will engage in any corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice.

6. I/We understand that you may cancel the Selection Process at any time and that you are neither bound to accept any EOI that you may receive nor to select the "agency", without incurring any liability to the Applicants in accordance with the EOI document.
7. I/We certify that in regard to matters other than security and integrity of the country, we or any of our Associates have not been convicted by a Court of Law or indicted or adverse orders passed by a regulatory SRFDCL/AMC which would cast a doubt on our ability to undertake the Project or which relates to a grave offence that outrages the moral sense of the community.
8. I/ We further certify that in regard to matters relating to security and integrity of the country, we have not been charge-sheeted by any agency of the Government or convicted by a Court of Law for any offence committed by us or by any of our Associates.
9. I/We hereby irrevocably waive any right or remedy which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by the SRFDCL/AMC (and/ or the Government of India) in connection with the selection of "Developer" or in connection with the Selection Process itself in respect of the above-mentioned Project.
10. I/ We agree and understand that the EOI is subject to the provisions of the EOI document. In no case shall / we have any claim or right of whatsoever nature if the Project is not awarded to me/us or our EOI is not opened or rejected.
11. I/ We agree to keep this EOI valid for 180 (One hundred and eighty) days.
12. I/We have studied EOI 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 SRFDCL/AMC or in respect of any matter arising out of or concerning or relating to the Selection Process.
13. I/We agree and undertake to abide by all the terms and conditions of the EOI Document. In witness thereof, I/we submit this EOI under and in accordance with the terms of the EOI Document.

Yours faithfully,
(Signature of the Authorized Signatory)
Name
Designation
Seal of the Applicant

FORM-3 DETAILS OF THE APPLICANT

Sr. no.	Particulars	Details
1.	Name of Firm/ Company	
2.	Type of Firm (Private Limited/Public Limited company/LLP/Partnership) *(Please Provide Documentary Proof)*	
3.	Country of registered office of the Applicant	
4.	Address of registered office of the Applicant	
5.	Address of corporate headquarters	
6.	Date of Incorporation of the Applicant (Please provide *copy of 'Incorporation Certificate')*	
7.	PAN Number (Please provide *copy of PAN Regn. Certificate)*	
8.	GST Registration Number (Please *provide copy of GST Regn. Certificate)*	
9.	No. of years of operations	
10.	Associate firms, if applicable	
11.	Authorized signatory name	
12.	Authorized signatory designation	
13.	Authorized signatory contact details (email and phone number)	
14.	Has the Applicant been blacklisted by any government agencies in the last five years from the date of EOI submission (Yes/No)	

FORM-4 FINANCIAL CAPACITY OF THE APPLICANT

< On statutory auditor's letterhead>

S. No.	Financial Years	Turnover of the Applicant (Amount in INR)
1	2022-2023	
2	2023-2024	
3	2024-2025	
Average of three years		

Net-worth of the Applicant	(Amount in INR)
For FY 2022-2023	
For FY 2023-2024	
For FY 2024-2025	

Note: *The Applicant shall submit the 'Turnover Statements' for last three financial years, certified by the Auditor and the 'Net-worth Statement' as per their Audited Balance Sheet of last three years, Certified by the Auditor.*

Signature of Authorized Signatory
Name:
Designation:
Company:
Date:
Seal of the Applicant

FORM-5 SELF DECLARATION

Format for Self - Declaration certifying that the Entity/Promoter/s / Director/s of Entity are not blacklisted (On a Stamp Paper of relevant value- To be notarized)

Anti-Blacklisting Declaration

I M/s. …… (Name of the Proposer), (the names and addresses of the registered office) hereby certify and confirm that we or any of our promoter/s / director/s are not barred by Government of Gujarat (GoG) / any other entity of GoG or blacklisted by any state government or central government / department / Local Government / Municipal Body/ Public Agency in India or from abroad from participating in providing Consulting / Advisory Services of any kind, either individually or as member of a Consortium as on the _____-(Proposal submission Date).

We further confirm that we are aware that our Application for the captioned Project would be liable for rejection in case any material misrepresentation is made or discovered with regard to the requirements of this EOI at any stage of the Bidding Process or thereafter during the agreement period. Dated this ……..Day of ……., 2026.

Name of the Proposer
Signature of the Authorized person

Name of the Authorized Person

FORM-6 POWER OF ATTORNEY

(Required only if the Signatory to the Bid is not directly authorized by the Company Board or Partners. Otherwise, the Board Resolution/Partners Resolution would suffice)

Dated:

To,
General Manager,
Planning Department, SRFDCL,
Riverfront House, Ahmedabad

Dear Sir,

REF: Your RFP Ref.:

<Proposer's name> hereby authorizes **<Designated Representative's name>** to act as a representative of **<Proposer's name>** for the following activities vide its Board Resolution (and Power of Attorney if applicable)[1] attached herewith.

To attend all meetings conducted by SRFDCL and shall discuss, negotiate, finalize and sign any Proposal or agreement and contract with SRFDCL related to tender.

Yours faithfully,

<Signature and Name of appropriate authority of the Proposer >

<Signature and name of the Designated Representative of the Proposer for acceptance of this Power of Attorney>

For

<Name of Proposer >

Encl: Board resolution for Authorized signatory

[1] *In case the Signatory to the bid is not directly authorized through a Board/Partners Resolution of the firm, then the Power of Attorney vesting relevant powers to the Signatory should be attached. The purpose is to trace the authorization to a Board/Partner's Resolution.*

FORM-7 FINANCIAL QUOTE

<Online Only>

Sr. No.	Commercial Parameter	IN Numeric	In Words
1.	**Revenue Share** *Percentage of Revenue share (in %)*	_____ %	

Note: The financial model is explained in Clause 5.3 of this document. It is deemed that the bidder agrees and understand it thoroughly and agrees to all terms stated in this document.

Authorized Signature: _____

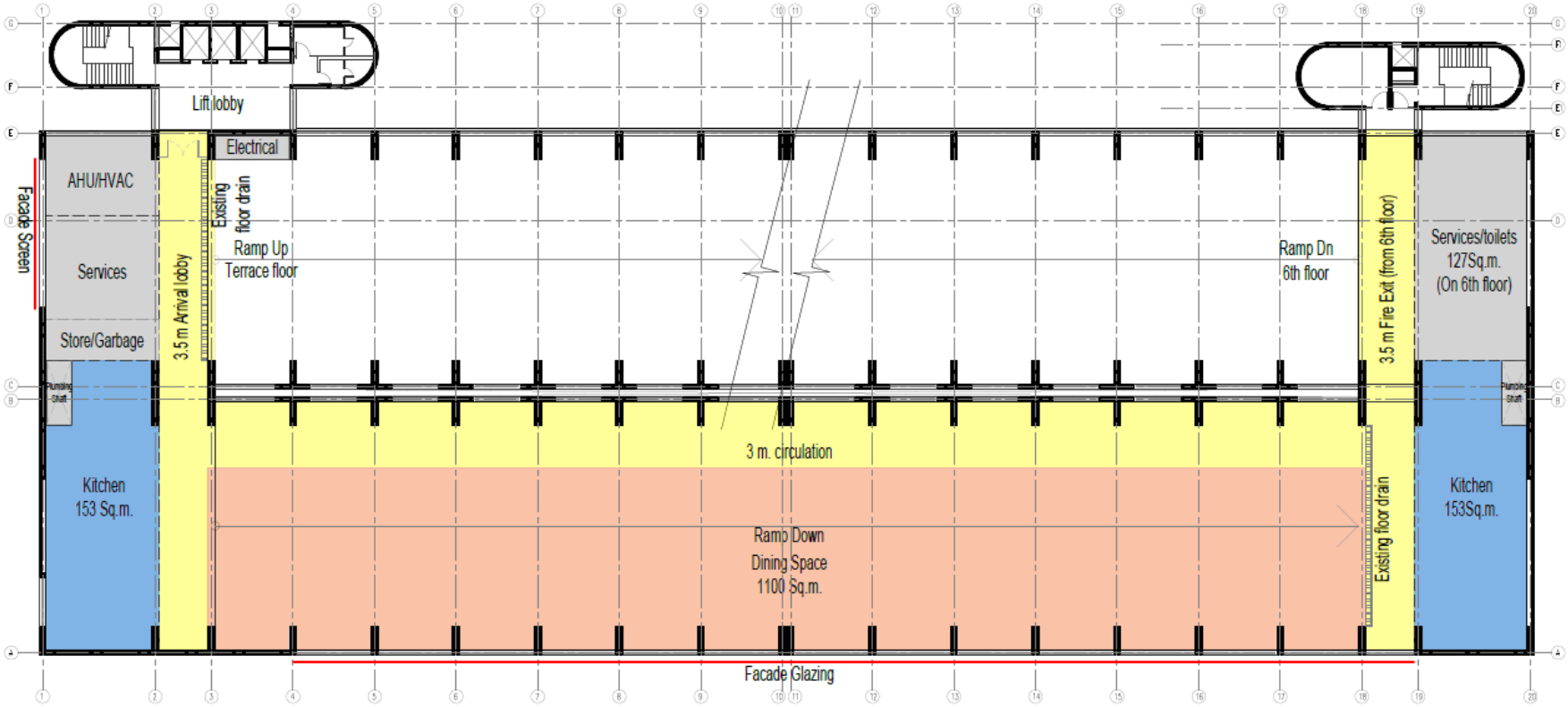
Name of the Authorized Signatory: _____

Designation: _____

Company Seal: _____

Date: _____

ANNEXURE 1 CONCEPTUAL ZONING FOR RESTAURANT/CAFÉ



Terrace Floor Plan
Total area : 2310 Sq.m