EXPRESSION OF INTEREST (EOI)

for

SPACE REQUIREMENTS AND PREFERRED COMMERCIAL / REVENUE MODEL

for the
"RIVERSIDE SAVOURIES" PROJECT

INVITING EXPRESSION OF INTREST (EOI) FOR PROPOSED SPACE REQUIREMENTS AND PREFERRED COMMERCIAL /REVENUE MODEL FOR THE RIVERSIDE SAVOURIES PROJECT ON THE WEST BANK OF RIVER SABARMATI BETWEEN ELLIS BRIDGE AND NEHRU BRIDGE.

Category A: Signature Cuisine Outlets

Category B: Café / Cafeteria Outlets

EOI Reference No.: SRFDCL/EOI/RS/2026-27/001
Date of Issue: 29/10/2026

SABARMATI RIVERFRONT DEVELOPMENT CORPORATION LIMITED (SRFDCL)
2nd Floor, "Riverfront House", B/H H.K. Arts College,
Riverfront Road – West
Ahmedabad – 380009

Websites:www.tender.nprocure.com, www.sabarmatiriverfront.com

DISCLAIMER

1. This Expression of Interest document (the "EOI Document") is issued by Sabarmati Riverfront Development Corporation Limited (SRFDCL) (the **"Authority"**) solely to assess market interest and obtain inputs from experienced Food & Beverage (F&B) operators on space requirements and commercial models, for use in planning the Project and preparing the RFP.

2. This EOI Document is not an agreement, offer or invitation to bid. Neither its issue nor any response to it creates any contract, obligation, liability or legitimate expectation on the part of the Authority.

3. The information in this EOI Document, including the concept plan, areas, data and assumptions, is indicative only and is given in good faith. Neither the Authority nor its officers, employees, consultants or advisors make any representation or warranty, express or implied, as to its accuracy or completeness. To the fullest extent permitted by law, none of them accepts any liability, whether in contract, tort or otherwise, for any loss, damage, cost or expense arising from this EOI Document or the EOI process.

4. Each Applicant should make its own investigations, verify the information in this EOI Document and obtain independent advice.

5. The Authority may, at its sole discretion and without giving reasons, amend, suspend or withdraw this EOI Document or the EOI process at any time. Any addendum or corrigendum will be published only on [website / e-procurement portal], which Applicants must check regularly.

6. Submitting an EOI, or being invited for consultation, does not give any Applicant any right, preference, weightage, exemption or legitimate expectation in the RFP or in the award of any lease, licence or concession. Not taking part in this EOI will not disqualify any party from bidding in the RFP.

EOI DATA SHEET

Item	Particulars
Name of the Authority	Sabarmati Riverfront Development Corporation Limited
Name of the Project	"Riverside Savouries" Project
Location of the Project	The West Bank of River Sabarmati Between Ellis Bridge and Nehru Bridge
EOI Reference No.	SRFDCL/EOI/RS/2026-27/001
Categories of EOI	Category A – Signature Cuisine Outlets Category B – Café / Cafeteria Outlets
Date of issue of EOI	29/10/2026
Last date for written queries	02/11/2026 up to 17:00 hrs, by e-mail only
Pre-EOI meeting / site visit	12/11/2026 (optional to attend)
Responses to queries	By 23/11/2026, on the website only
Last date and time for submission ("Due Date")	27/11/2026 up to 17:00 hrs
Date and time of opening	28/11/2026 at 12:00 hrs
Mode of submission	[Sealed hard copy at the address below + soft copy (PDF)]
Validity of EOI response	180 (one hundred and eighty) days from the Due Date
Address for submission and correspondence	2nd Floor, "Riverfront House", Between Gandhi & Nehru Bridge, Pujya Pramukh Swami Maharaj Marg (Riverfront-West),Ahmedabad – 380009
Contact officer / e-mail / phone	Tel: +91-79-26580430 ||Email: office@srfdcl.com Website: www.sabarmatiriverfront.com
Website for addenda / corrigenda	www.tender.nprocure.com, www.sabarmatiriverfront.com www.ahmedabadcity.gov.in

1. Definitions

In this EOI Document, unless the context requires otherwise:

1.1. "**Applicant**" means a single entity or a Consortium/Joint Venture that submits an EOI under this EOI Document;

1.2. "**Consortium/JV**" means a group of not more than two (2) entities that submit an EOI jointly under Clause 4.4;

1.3. "**Due Date**" means the last date and time for submission of EOIs given in the Data Sheet, as extended from time to time;

1.4. "**EOI**" means the response submitted by an Applicant under this EOI Document, including all forms, documents and attachments;

1.5. "**Project**" means the proposed Riverside Savouries F&B development described in Clause 2;

1.6. "**RFP**" means the Request for Proposal, if any, which the Authority may issue later for allotment of spaces in the Project through open competitive bidding.

2. INTRODUCTION AND PROJECT BACKGROUND

2.1. The Sabarmati Riverfront project was initiated to transform the river banks of the Sabarmati River into a vibrant, usable urban waterfront. It is developed by the Sabarmati Riverfront Development Corporation Limited (SRFDCL).

2.2. The Phase-1 extends approximately 11.5 km the development includes continuous double-level promenades on both the eastern (about 11.2 km) and western (about 11.3 km) banks, providing dedicated walking and cycling tracks along with improved urban connectivity.

2.3. Key architectural and public amenities such as the Atal Bridge, Flower gardens, landscaped lawns, public utility infrastructure, and a multi-level parking facility were also developed. Overall, Phase-1 aimed to reconnect the city with its river, enhance environmental quality, improve public access to the waterfront, and promote urban regeneration and vibrant social activity along the riverbanks.

2.4. As part of phase-1 of the Sabarmati Riverfront project, an iconic structure for Riverside Savouries is planned on the west bank of the Sabarmati River between Ellis Bridge and Nehru Bridge. To facilitate implementation of the Project, EOIs are invited from reputed and experienced Applicants in relation to the proposed lease / licence of shops / premises in the above-mentioned iconic structure for an initial period of ten (10) years, extendable by up to five (5) years. The details of the Project are set out below:

2.4.1. Location of the Proposed Iconic structure for Riverside Savories on River Sabarmati between Ellis Bridge and Nehru Bridge on West Bank: **As specified in Annexure-A**

2.4.2. INDICATIVE PLANS & DESIGN OF RIVERSIDE SAVOURIES :

- The Riverside Savories shall be developed on an area of approximately 20,721 sq.m. with addition at a grade of BJ Park.
- The Riverside Savories building shall comprise an retail buildings, service lane, Integrated BJ Park, Continuous walking loop, Pedestrian walkway connecting to the lower promenade.
- The estimated project cost of Riverside Savories shall be approximately more than INR 100 Crore. The development of Riverside Savories will be taken up by SRFDCL.

2.5. Highlights of concept plan:

- The proposed site includes three major complex with open sky view of the riverfront.
- The plan of the proposed location is attached hereby and it is a G+2 floors building. The BUA (Built-up area) of the proposed site will be approximate 18,900 Sq. M.
- The approximate built-up area of ground floor will be 6300 Sq. Mt, for first floor 9000 Sq. Mt and for third floor 3600 Sq. Mt.
- The building will going to be develop by SRFDCL and surrounding area will be develop by SRFDCL as pedestrian plaza which will be connected to BJ Park.

- The traffic will/may be plan to move under the tunnel below Ellis to Nehru Bridge on riverfront west will be develop by SRFDCL as a part of project.
- This project will have approximately 1377 Sq. Mt. of pedestrian plaza connecting B.J. Park to river and this will be develop by SRFDCL .
- It will have basement parking in area Appox. 6300 sq mt.
- Minimum Clear Floor height 12 ft.
- It will have separate lift for services purpose.
- Direct connectivity from road to the parking area has been planned.
- Each restaurant will be provided with a kitchen attached to the restaurant.
- Each set up will have two entries, one on the front side for the guests to enter the restaurant and the other on the back side of the kitchen for staff entry, material entry, garbage discharge, etc.
- Water supply will be provided by SRFDCL.
- There will be a centralized garbage storage area mostly in the basement for every restaurant to put their garbage bags at given location.
- It shall be given on lease basis for the lease period of 10+5 years.

Component	**Building**	
	Approximate Built Up	
	Sq. Mtrs.	**Sq. Fts.**
Building A	6300	67788
Building B	9000	96840
Building C	3600	38736
Total	18900	203364
Additional component		
Basement	7852	84497

2.6. The Authority intends to develop the Project itself, including the buildings, requisite spaces and common infrastructure. The handover condition (bare shell / warm shell / fitted-out) will be decided based on responses to this EOI Document. The spaces will then be offered through an open, competitive RFP process, on lease / licence for a period of up to a maximum of fifteen (15) years (initial ten (10) years, extendable by up to five (5) years).

3. OBJECTIVE AND NATURE OF THIS EOI

3.1. The objectives of this EOI Document are:

- to gauge the interest of established F&B brands and operators in the Project;
- to understand their space, technical and utility requirements, including carpet area, frontage, outdoor seating, kitchen and private dining rooms;
- to understand their preferred commercial / revenue models and indicative commercial terms; and
- to help the Authority finalise the design, space programme, eligibility criteria, evaluation method and commercial terms of the RFP.

3.2. This EOI Document is a market consultation exercise only. It is not a tender,

a bid or a pre-qualification. No allotment, lease, licence or concession will be granted on the basis of this EOI Document.

3.3. The RFP, if issued, will be published and will be open to all eligible parties. Applicants submitting an in response to this EOI Document will not receive any preference, weightage or exemption in the RFP. The eligibility criteria, terms and conditions in the RFP may be different from those in this EOI Document.

3.4. Applicants are requested to frame their proposals within a lease / licence period of up to a maximum of 15 (10 + 5) years. Any extension beyond the initial ten (10) years will be at the sole discretion of the Authority and on the terms set out in the RFP.

4. INDICATIVE QUALIFICATION CRITERIA

4.1. The Applicant may be a private, public or Government-owned legal entity (company, limited liability partnership, partnership firm or sole proprietorship) that has been running a restaurant / café / canteen / food court / food stall business, dealing with the preparation, stocking and serving of food, for at least three (3) years, or a Consortium/JV that meets Clause 4.4. A foreign entity may apply, but must operate through an Indian entity if selected under the RFP.

4.2. **Category A – Signature Cuisine.** The Applicant should meet the following criteria. All periods and figures are reckoned as on the Due Date.

Sr. No.	Criterion	Requirement	Documentary evidence
1	Product specialization / signature offering	A clearly defined core product specialization, such as: (i) signature vegetarian cuisine; or (ii) a regionally authentic and standardized menu.	Brand profile, current menu, photographs of outlets
2	Brand and experience	At least three (3) years in the F&B business, operating under its own brand name.	Trademark registration / application; incorporation or registration certificate; FSSAI licenses; Form 3
3	Scale of operations	Experience of operating / managing at least three (3) multi-brand food courts or ten (10) global-brand food outlets, as owner / operator / aggregator, in the last five (5) consecutive years. Of these, at least two (2) outlets must be operational as on the Due Date.	Form 3, with FSSAI licenses / lease deeds / landlord certificates

4	Financial capacity	Average annual turnover of at least **Rs. 8.25 crore** from the F&B business only, in the preceding three (3) financial years ending 31 March 2026 (or 31 March 2025, if accounts for 2025-26 are not yet audited).	Form 4, with audited financial statements and a statutory auditor's / Chartered Accountant's certificate
5	Lease record	At least one (1) outlet operated under a lease / licence of three (3) years or more, and no lease / licence terminated for the Applicant's default in the last five (5) years.	Lease deed(s) and / or landlord certificate(s); declaration in Form 7

4.3. **Category B – Café / Cafeteria.** The Applicant should meet the following criteria. All periods and figures are reckoned as on the Due Date.

Sr. No.	Criterion	Requirement	Documentary evidence
1	Product specialisation / signature offering	A clearly defined core product specialisation, such as: (i) a specialty coffee programme; or (ii) an artisanal bakery / dessert concept.	Brand profile, current menu, photographs of outlets
2	Brand and experience	An established F&B brand that has operated under its own brand name for more than five (5) years. At least three (3) years in the F&B business, operating under its own brand name.	Trademark registration / application; incorporation or registration certificate; FSSAI licences; Form 3
3	Scale and quality of operations	At least three (3) outlets operational as on the Due Date, of which at least two (2) are in premium commercial environments in metropolitan / Tier-1 cities, such as Grade A malls (premium, institutionally owned or professionally managed shopping centres in prime, high-visibility areas), airports, premium hotels or premium high streets.	Form 3, with FSSAI licences / lease deeds / landlord certificates

4	Financial capacity	Average annual turnover of at least **Rs. 5.00 crore** from the F&B business only, in the preceding three (3) financial years ending 31 March 2026 (or 31 March 2025, if accounts for 2025-26 are not yet audited).	Form 4, with audited financial statements and a statutory auditor's / Chartered Accountant's certificate
5	Lease record	At least one (1) outlet operated under a lease / licence of three (3) years or more, and no lease / licence terminated for the Applicant's default in the last five (5) years.	Lease deed(s) and / or landlord certificate(s); declaration in Form 7

4.4. **Consortium / Joint Venture.** A Consortium/JV may apply, subject to the following:

4.4.1. it has not more than two (2) members, each from the food / F&B industry, one of whom is designated as the Lead Member;

4.4.2. the Lead Member holds at least fifty-one per cent (51%) equity / interest in the Consortium/JV and maintains a higher stake than the other member throughout the EOI process and, if selected, the entire lease tenure;

4.4.3. the criteria in Clauses 4.2 / 4.3 may be met by the members jointly, but the product specialisation and brand (criteria 1 and 2) must be those of the Lead Member, and the credentials of a member will be counted only if it holds at least twenty-six per cent (26%) stake

4.4.4. the members submit a Consortium/JV undertaking in **Form 9**, and are jointly and severally liable for all their obligations, representations and submissions; and

4.4.5. the composition of the Consortium/JV is not changed after submission without the prior written consent of the Authority.

4.5. Outlets operated by franchisees under the Applicant's brand must be shown separately in Form 3 and will be considered at the Authority's discretion. The experience and turnover of a parent, subsidiary or associate may be claimed only if documented and accepted by the Authority.

4.6. An Applicant may apply in either or both Categories, but must submit a separate EOI for each Category. An entity may submit, or be a member of, only one EOI in each Category, whether alone or in a Consortium/JV. If it does otherwise, all EOIs in which it participates in that Category will be disqualified.

4.7. The criteria in this Clause are indicative and serve to judge the credibility of inputs. The Authority may relax, modify or tighten any criterion in the RFP.

4.8. The Authority may visit any outlet listed to verify the information submitted, and the Applicant must facilitate such visits.

5. INFORMATION AND PROPOSALS SOUGHT

Each Applicant must submit the following for each Category it applies in:

5.1. **Space requirement (Form 5):** carpet area, frontage, outdoor area, kitchen, private dining rooms and any other requirements.

5.2. **Revenue model options (Form 6).** The Applicant may indicate one or more of the following models and the indicative terms it proposes:

5.2.1. **Lease / licence on fixed rent:** for a period of up to fifteen (15) years;

5.2.2. **Revenue share model:** a percentage of gross revenue payable to the Authority;

5.2.3. **Hybrid model:** a Minimum Guarantee (MG) plus a revenue share, with the higher of the two being payable; and

5.2.4. **Co-branding partnership:** a joint branding / partnership arrangement with the Authority, describing the structure, the obligations of each party and the sharing of revenue.

5.3. **Concept note** (not more than ten (10) pages): the proposed concept and menu, target customers, design theme suited to a riverfront setting, sustainability measures, estimated investment in fit-out, likely employment, and implementation timeline.

5.4. **Comments on the indicative RFP principles** in Clause 10, and any other suggestions to make the Project commercially viable and successful.

5.5. All figures and terms in Forms 5 and 6 are indicative and non-binding on both the Applicant and the Authority. However, the Authority may rely on them when it designs the Project and sets the reserve price, minimum guarantee, revenue share or other terms of the RFP.

6. INSTRUCTIONS FOR SUBMISSION

6.1. **Language and currency.** The EOI and all correspondence must be in English. All amounts must be stated in Indian Rupees (INR). Documents in any other language must be accompanied by a certified English translation, and the translation will prevail.

6.2. **Format and signing.** The EOI must be submitted in the Forms in this EOI Document, in the order of the Checklist in **Annexure B**. Every page must be numbered and must be signed and stamped by the authorised signatory, whose authority must be supported by a Power of Attorney (Form 8) or a Board resolution. Any interlineation, erasure or overwriting must be initialled by the signatory.

6.3. **Sealing and marking.** The EOI must be submitted in a sealed envelope marked: "**EOI for Riverside Savouries Project – Category [A / B] – EOI Ref. No.** SRFDCL/EOI/RS/2026-27/001, together with the name and address of the Applicant. The Authority will not be responsible for the misplacement or premature opening of an EOI that is not marked as required. [If submitted online, the EOI must be uploaded on the e-procurement portal as per its instructions.]

6.4. **Copies.** One (1) original hard copy and one (1) soft copy (searchable PDF on a pen drive) must be submitted. If there is any discrepancy, the original hard copy will prevail.

6.5. **Due Date.** The EOI must reach the Authority on or before the Due Date. EOIs received late, or by fax or e-mail, will not be considered and may be returned unopened. The Authority may extend the Due Date by issuing a corrigendum.

6.6. **Modification and withdrawal.** An Applicant may modify, substitute or withdraw its EOI by written notice received before the Due Date. No EOI may be modified after the Due Date, except for clarifications sought by the Authority under Clause 7.2.

6.7. **No fee.** No EOI processing fee or Earnest Money Deposit is payable at this

EOI stage.

6.8. **Clarifications and pre-EOI meeting.** Queries must be sent by e-mail to the contact officer by the date in the Data Sheet. The Authority will post its responses on the website without identifying the source. The Authority is not obliged to respond to every query, and only its written clarifications will be binding.

6.9. **Site visit.** Applicants are advised to visit the site at their own cost and risk. The Authority will not be liable for any loss, damage or injury caused during a site visit.

6.10. **Validity.** The EOI must remain valid for one hundred and eighty (180) days from the Due Date. The Authority may ask Applicants to extend this period.

6.11. **Cost.** The Applicant must bear all costs of preparing and submitting its EOI, including site visits, meetings and presentations, and the Authority will not be liable for them, whatever the conduct or outcome of the EOI process.

6.12. **Incomplete or conditional EOIs.** An EOI that is incomplete, conditional, not in the required Forms, or not signed as required may be rejected.

7. EVALUATION AND FURTHER PROCESS

7.1. EOIs will be opened at the date and time in the Data Sheet. Applicants or their authorised representatives may attend.

7.2. The Authority may ask any Applicant to clarify its EOI or to provide missing documents. However, no change in the substance of the EOI will be sought, offered or permitted.

7.3. The Authority will review the EOIs against the indicative criteria in Clause 4. It may invite any or all Applicants for a presentation or consultation, which will create no right or obligation.

7.4. The Authority will use the responses at its discretion to finalise the design, space programme, categories, number of units, commercial structure and terms of the RFP.

7.5. The RFP, if issued, will be advertised publicly and will be open to all eligible parties. No individual intimation to Applicants is required.

7.6. The Authority does not undertake that the Project will be developed, or that an RFP will be issued, within any time or at all.

8. RIGHTS OF THE AUTHORITY

Without any liability or obligation, and without giving reasons, the Authority reserves the right to:

(a) accept or reject any or all EOIs, in whole or in part;

(b) cancel, suspend or annul the EOI process at any stage, and/or invite fresh EOIs;

(c) modify the scope, location, layout, area, design, categories, number of units, tenure, eligibility criteria or commercial structure of the Project;

(d) extend the Due Date or any other timeline;

(e) verify any information in an EOI from any source and seek further documents;

(f) disqualify any Applicant, at any stage, for misrepresentation, suppression of facts, or any conduct in breach of Clause 9.3, including after award under the RFP;

(g) waive any minor deviation or non-conformity in an EOI that does not affect its substance;

(h) use, adapt, publish and incorporate any idea, concept, layout, suggestion or

information in an EOI into the design of the Project and the RFP, without any payment, attribution or obligation to the Applicant (subject to Clause 9.2); and

(i) take any decision on the matters in this EOI Document, which decision will be final and binding on all Applicants.

9. **GENERAL TERMS AND CONDITIONS**

9.1. By submitting an EOI, the Applicant accepts that this EOI process creates no binding obligation on the Authority. It waives, fully and unconditionally, any claim against the Authority, its officers, employees, consultants and advisors arising from or relating to this EOI process, including from any decision taken under Clause 8.

9.2. All EOIs and documents submitted will become the property of the Authority and will not be returned. The Authority may use them as stated in Clause 8(h). The Authority will make reasonable efforts to keep commercially sensitive documents (such as financial statements and lease deeds) confidential, subject to the Right to Information Act, 2005, applicable law and orders of any court or authority. Disclosure to its officers, consultants and advisors is permitted. The Applicant warrants that its submission does not infringe any third party's intellectual property rights.

9.3. Applicants must observe the highest standards of ethics. If the Authority finds that an Applicant, or anyone acting on its behalf, has directly or indirectly engaged in any corrupt, fraudulent, coercive, undesirable or restrictive practice, including collusion, the Authority may reject its EOI and debar the Applicant and its members from the RFP and other tenders of the Authority for up to three (3) years, without prejudice to other remedies under law.

9.4. Any attempt by an Applicant to influence the Authority in evaluating EOIs, or to contact any officer of the Authority other than the designated contact officer about this EOI Document, may lead to its EOI being rejected.

9.5. An Applicant must not have a conflict of interest that affects the EOI process. An Applicant, its member or its associate that is or has been engaged as a consultant or advisor to the Authority for this Project will be treated as having a conflict of interest.

9.6. If any information in the EOI is found to be false, misleading or suppressed, the Applicant may be disqualified at any stage, without prejudice to any other action under law.

9.7. An Applicant, or any member of a Consortium/JV, that is blacklisted or debarred by any Central or State Government, Government authority or public sector undertaking, and whose debarment is in force on the Due Date, is not eligible. The Applicant must declare this in **Form 7**.

9.8. This EOI Document and the EOI process are governed by the laws of India.

9.9. Any addendum, corrigendum or clarification issued by the Authority will form part of this EOI Document. If there is any conflict, the latest one will prevail. If there is a conflict between the English text and any translation, the English text will prevail.

10. **INDICATIVE PRINCIPLES PROPOSED FOR THE RFP**

The following principles are presently proposed for the RFP. They are given only to obtain Applicants' comments (in Form 6, Part C). They are not binding and may be changed in the RFP.

10.1. **Ownership:** The land, buildings and common infrastructure will remain

the property of the Authority at all times. The operator will get only a right to use the allotted space for the permitted purpose. It will not get any tenancy, ownership or other interest under any rent control or tenancy law. It may not mortgage, charge or encumber the space.

10.2. **Tenure:** The period of lease/ license shall be up to a maximum of fifteen (15) years (10 + 5). Extension will be at the sole discretion of the Authority, subject to satisfactory performance and revised terms.

10.3. **Fit-out:** All interiors, fit-out, equipment and furniture will be provided by the operator at its own cost and risk. Designs will need the prior approval of the Authority and must follow the Project's design theme.

10.4. **Securities:** an interest-free security deposit equal to [__] months' rent / MG and a performance bank guarantee.

10.5. **Payments:** rent / MG escalation of [__%] every [__] year(s). For revenue-share models: an integrated point-of-sale (POS) system with real-time access for the Authority, monthly statements, and the Authority's right to audit.

10.6. **Charges:** Utilities (separately metered), common area maintenance (CAM) charges, GST and all other taxes, cesses and levies will be borne by the operator.

10.7. **Approvals:** The operator must obtain and maintain all licences and approvals, including FSSAI, trade, fire, Pollution Control Board and excise (if applicable and permitted), and comply with all applicable laws.

10.8. **Environment and river safety:** no discharge of effluent or waste into the river; grease traps and connection to the sewer / STP; segregation of solid waste; compliance with the single-use plastic ban, noise limits and riverfront / flood-zone regulations.

10.9. **Insurance and indemnity:** comprehensive insurance (including public liability), and indemnity to the Authority against all third-party claims.

10.10. **Restrictions:** no sub-letting, assignment, franchising-out or change in control without the prior written consent of the Authority.

10.11. **Termination and handover:** termination for default, with forfeiture of securities. Peaceful handover at the end of the term or on termination, in good condition. The Authority will have the right to take over fixed fit-outs.

10.12. **Operations:** minimum operating hours, hygiene and quality standards, display of prices, public access, and no adverse effect on public safety or on the riverfront environment.

FORM 1
COVERING LETTER
(On the letterhead of the Applicant / Lead Member)

Ref.: _____ Date: _____

To,
[Designation of Officer]
Sabarmati Riverfront Development Corporation Limited
2nd Floor, "Riverfront House", B/H H.K. Arts College,
Riverfront Road – West
Ahmedabad – 380009

Sub.: Expression of Interest for Space Requirements and Preferred Commercial / Revenue Model for the Riverside Savouries Project – Category [A – Signature Cuisine / B – Café / Cafeteria] – EOI Ref. No. [___]

Sir / Madam,

1. With reference to the above EOI Document, we, having examined it in full and understood its contents, submit our EOI for Category [A / B].
2. We confirm that all information and documents in our EOI are true and correct. We authorise the Authority to verify them with any person or authority.
3. We understand and accept that this EOI is a non-binding market consultation; that it creates no right, preference or legitimate expectation in our favour; that the RFP will be open to all eligible parties; and that the Authority may use the information and ideas in our EOI as stated in the EOI Document without any payment or obligation to us.
4. We accept the Authority's rights under Clause 8 and waive all claims against the Authority under Clause 9.1.
5. Our EOI is valid for 180 days from the Due Date.
6. We have enclosed all Forms and documents as per the Checklist in **Annexure B**

Yours faithfully,

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 2
PARTICULARS OF THE APPLICANT
(For a Consortium/JV, provide these particulars for each member in separate columns.)

#	Particulars	Details
1	Name of the Applicant	
2	Legal status (Company / LLP / Partnership / Proprietorship / Consortium/JV)	
3	Registered office address	
4	Date and place of incorporation / registration (enclose certificate)	
5	PAN / GSTIN / CIN or LLPIN/ FSSAI licence no. / Udyam (MSME) no.	
6	Brand name(s) under which outlets are operated; trademark registration no.	
7	Year from which the brand has operated under its own name	
8	Category applied for (A / B)	
9	For a Consortium/JV: name of Lead Member, other member and equity / interest share of each	
10	Name, designation, phone and e-mail of authorised signatory	
11	Name, phone and e-mail of contact person (if different)	
12	Website	

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 3
BRAND AND OPERATIONAL EXPERIENCE

(List the outlets relied on to meet criteria 2, 3, 4 and 6 of Clause 4.2 / 4.3. Show franchisee-operated outlets separately. Attach supporting documents and cross-reference them.)

#	Brand / outlet name	Location and city	Type of premises*	Carpet area (sq ft)	Own / Lease / Franchise	Start date; lease tenure	Status $	Doc. ref.
1								
2								
3								
4								
5								
…								

* Grade A mall / multi-brand food court / airport / premium hotel / high street / other (specify).
$ Operational / closed (with date and reason).

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 4
FINANCIAL CAPABILITY
(To be filled in separately by each member/ partner, in case of Consortium/ JV)

Financial year	Turnover from F&B business (Rs. crore)	Total turnover (Rs. crore)	Net worth (Rs. crore)
2023-24			
2024-25			
2025-26			
Average			

(If audited accounts for FY 2025-26 are not yet available, the Applicant may use FY 2022-23 to FY 2024-25 and state the reason.)

Chartered Accountant's Certificate

(On the letterhead of the Statutory Auditor / Chartered Accountant)

We have verified the audited financial statements and books of account of *[Name of Applicant]*. We certify that the turnover from the F&B business, the total turnover and the net worth for the financial years stated above are as shown in the table above, and that they are correct as per its audited financial statements.

Name of firm: _____ Firm Regn. No.: _____
Name of partner: _____ Membership No.: _____
UDIN: _____ Signature & seal: _____ Date: _____

FORM 5
PROPOSAL FOR SPACE REQUIREMENT
(To be filled in separately for each Category. Figures are indicative and non-binding.)

Sr. No.	Parameter	Requirement (minimum – preferred)	Remarks / justification
Area and layout			
1	Carpet area (sq m / sq ft)		
2	Frontage (running metres), and river-facing or not		
3	Outdoor area / outdoor seating (sq m)		
4	Kitchen area (sq m); type (full / finishing / central-kitchen supplied)		
5	Private dining rooms (number and seating capacity of each)		
6	Any other requirement		

Attach an indicative layout or block plan, if available.

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 6

PREFERRED REVENUE MODEL AND COMMERCIAL SUGGESTIONS

(Mark your order of preference (1, 2, 3 …) and give indicative terms. Figures are non-binding but may be relied on by the Authority under Clause 5.5.)

Part A – Revenue model

Model	Preference	Indicative terms proposed
Short Term Lease on fixed rent (up to 15 years)		Rent: Rs. ____ per sq ft per month (carpet area); escalation: ___% every ___ year(s); rent-free fit-out period: ___ months; security deposit: ___ months' rent; preferred tenure: ___ years
Revenue share		Revenue share: ___% of gross revenue (excluding GST); basis of computation: _____; reporting / POS integration offered: _____
Hybrid (MG + revenue share, the higher of the two)		MG: Rs. ____ per sq ft per month OR Rs. ____ per annum; revenue share: ___%; MG escalation: ___% every ___ year(s)
Co-branding partnership		Proposed structure, Authority branding, investment by each party, sharing of revenue / profit: _____

Part B – Projections (indicative)

Item	Year 1	Year 3	Year 5
Expected average daily footfall			
Expected average bill value (Rs.)			
Expected gross annual revenue (Rs. crore)			

Part C – Comments on the Indicative RFP Principles (Clause 10) and other suggestions

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 7
UNDERTAKING AND DECLARATION
(On non-judicial stamp paper of appropriate value, or on letterhead, as decided by the Authority)

We, *[Name of Applicant / each member of the Consortium/JV]*, hereby declare and undertake that:

(a) we, and each member of our Consortium/JV, are not blacklisted or debarred by any Central or State Government, Government authority or public sector undertaking, and no such debarment is in force as on the Due Date;
(b) no criminal proceedings for any economic offence, and no insolvency, winding-up or liquidation proceedings, are pending against us or our members and no lease / licence of any of our outlets has been terminated for our default in the last five (5) years;
(c) we have no conflict of interest as described in Clause 9.5, and we are not part of any other Applicant in the same Category;
(d) we have not engaged, and will not engage, in any corrupt, fraudulent, coercive, undesirable or restrictive practice, and we have not canvassed with any officer of the Authority;
(e) all information and documents submitted are true, complete and correct. We accept that any misrepresentation may lead to disqualification at any stage, including after award under the RFP;
(f) we understand that this EOI is non-binding; that it gives us no preference or right in the RFP; and that the Authority may use our ideas and information without payment or obligation, as stated in Clause 8(h) and Clause 9.2;
(g) we will bear all costs of our participation, and we waive all claims against the Authority arising from this EOI process; and
(h) we will immediately inform the Authority of any change in the above facts.

Signature: _____
Name & Designation of Authorised Signatory: _____
Name of Applicant / Lead Member: _____
Seal / Stamp: Place: _____ Date: _____

FORM 8

POWER OF ATTORNEY FOR AUTHORISED SIGNATORY

(On non-judicial stamp paper of appropriate value, duly notarised. A Board resolution may be submitted instead.)

Know all men by these presents that we, *[Name and address of the Applicant]*, do hereby irrevocably constitute, nominate and appoint Mr./Ms. *[Name], [Designation],* son/daughter/wife of [____], presently residing at [____], as our true and lawful attorney (the **"Attorney"**). The Attorney is authorised to do in our name and on our behalf all acts, deeds and things necessary in connection with our EOI for the Riverside Savouries Project, EOI Ref. No. [____]. This includes signing and submitting the EOI and all other documents and writings, attending meetings, and giving clarifications to the Authority.

We hereby ratify and confirm all acts, deeds and things lawfully done by our Attorney under this Power of Attorney.

In witness whereof, we have executed this Power of Attorney on this [__] day of [_____], 2026.

For [Name of Applicant] (Signature, name, designation and seal of executant)	Accepted (Signature of Attorney) Name: _____
Witness 1: _____ (name and address)	Witness 2: _____ (name and address)

Notarised by: _____

FORM 9

CONSORTIUM / JOINT VENTURE UNDERTAKING

(Applicable only to a Consortium/JV. On non-judicial stamp paper, signed by all members.)

We, the undersigned members, hereby undertake that:

(a) we have formed a Consortium/JV, comprising [Lead Member] (Lead Member, [__%]) and [Other Member] ([__%]), to submit an EOI for Category [A / B] of the Riverside Savouries Project;
(b) the Lead Member is authorised to represent the Consortium/JV, deal with the Authority and receive all communications on behalf of all members;
(c) we are jointly and severally liable to the Authority for all representations, information and obligations under our EOI;
(d) the role of each member is as follows: *[brand / operations / finance / other];*
(e) the composition of the Consortium/JV will not be changed without the prior written consent of the Authority; and
(f) if the RFP is issued and we take part in it, we will meet the Consortium/JV requirements of the RFP.

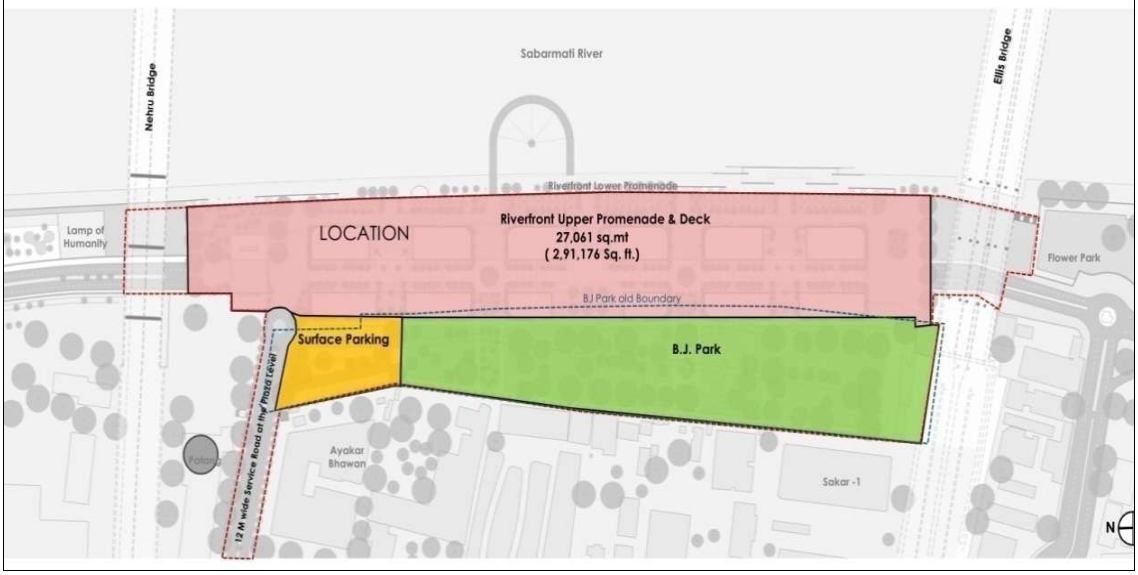
For Lead Member (Signature, name, designation, seal)	For Other Member (Signature, name, designation, seal)
Witness 1: _____	Witness 2: _____

Annexure-A

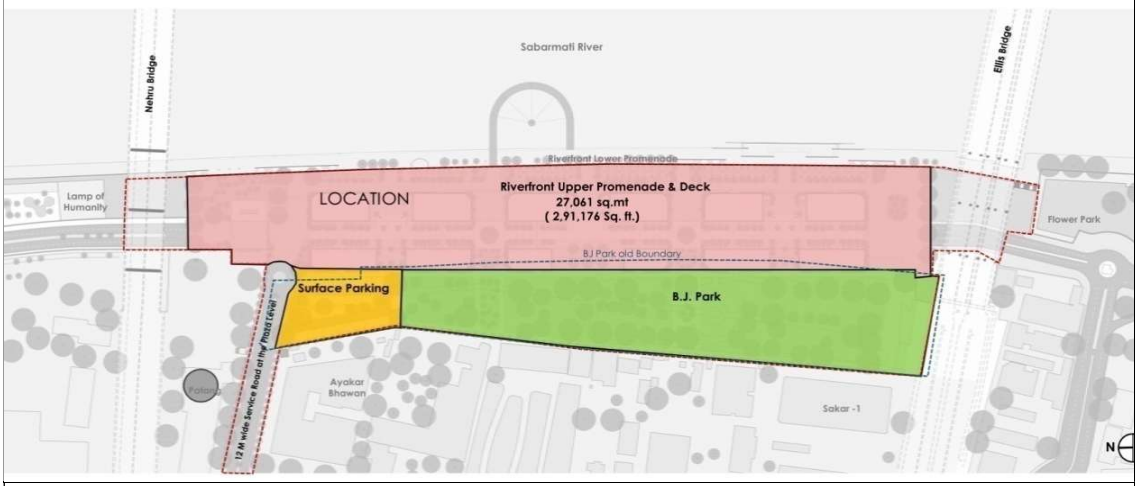
Location of Proposed Iconic structure for Riverside Savouries on River Sabarmati between Ellis Bridge and Nehru Bridge on West Bank :



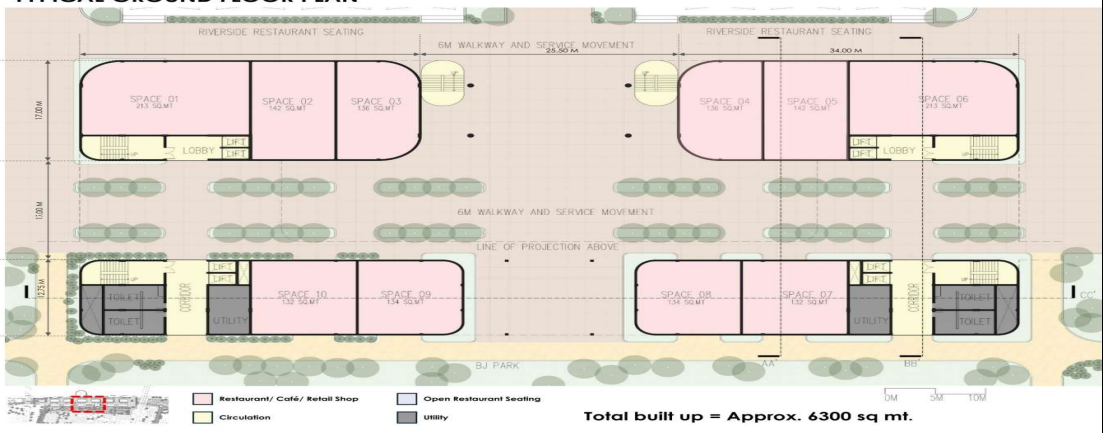
PROJECT AREA



PROJECT AREA

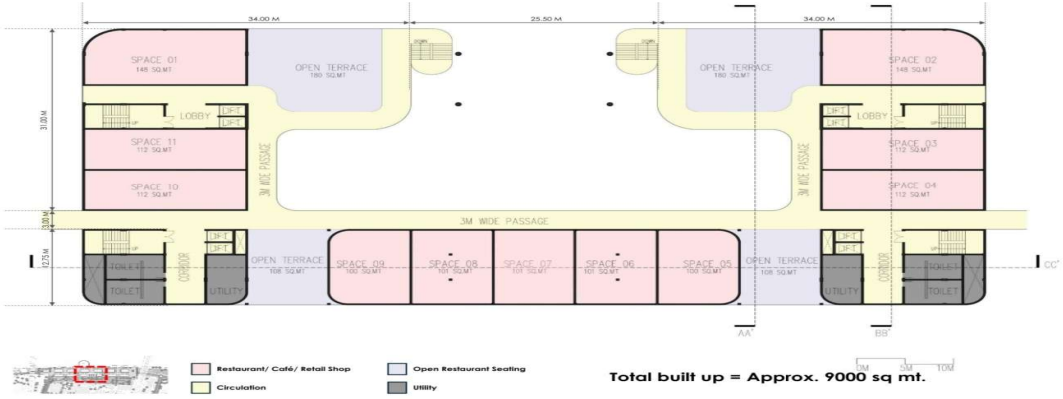


TYPICAL GROUND FLOOR PLAN



Total built up = Approx. 6300 sq mt.

TYPICAL FIRST FLOOR PLAN



Total built up = Approx. 9000 sq mt.

Annexure B
CHECKLIST OF SUBMISSION

Sr. No.	Document	Submitted (Y/N)
1	Form 1 – Covering Letter	
2	Form 2 – Particulars of the Applicant, with registration / incorporation documents, PAN, GST	
3	Form 3 – Brand and Operational Experience, with trademark, FSSAI licences, lease deeds / landlord certificates	
4	Form 4 – Financial Capability, with audited financial statements for the last three (3) years and CA certificate	
5	Form 5 – Proposal for Space Requirement (with indicative layout, if any)	
6	Form 6 – Preferred Revenue Model and Commercial Suggestions	
7	Concept note (Clause 5.3)	
8	Form 7 – Undertaking and Declaration	
9	Form 8 – Power of Attorney / Board resolution	
10	Form 9 – Consortium/JV Undertaking (if applicable)	
11	Soft copy (searchable PDF on pen drive)	