



GOA TOURISM DEVELOPMENT CORPORATION LTD.,  
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**DETAILED TENDER NOTICE**  
**(E-TENDERING MODE ONLY)**

GTDC/Properties/2022-23/Farmagudi Residency/5313

Dated 23.01.2023

**DEVELOPMENT, OPERATIONS & MAINTENANCE OF WELLNESS CENTER & RESORT AT FARMAGUDI, PONDA ON JOINT VENTURE MODE (Retender)**

Goa Tourism Development Corporation (GTDC) invites e-tenders from single entities, joint ventures, and consortia for “**DEVELOPMENT, OPERATIONS & MAINTENANCE OF WELLNESS CENTER & RESORT AT FARMAGUDI, PONDA ON JOINT VENTURE MODE (Retender)**” with the following minimum eligibility criteria:

- Independent private legal entity incorporated / registered in India: proprietorship concern, partnership firm, Limited Liability Partnership (LLP), private limited company registered under Companies Act 1956 or 2013, public limited company registered under Companies Act 1956 or 2013 including, government-owned entities. A group of entities (the "Consortium"), a combination of the above legal entities, with a formal intent to enter into a Consortium agreement.
- The Bidder / member of the consortium should have experience in Development or Operations and Maintenance of 3-star or higher category Hotels or Resorts / well-known or reputed Wellness Centers or SPAs or Ayurveda Centers anywhere in the world for a period of at least 3 (Three) years before the bid due date.

OR

The Bidder / member of the consortium for the purpose of this project must have entered into a MOU / Management / Franchise Agreement with a well-known technical partner or reputed brand with the following criteria:

- a) The technical partner should have expertise in development or operations and maintenance of Hotels / Resorts / Wellness Center / Spas / Ayurveda Centers, etc. anywhere in the world for a period of at least 3 (Three) years before the bid due date.
- OR
- The technical partner should be a reputed brand having at least 3 (three) own or franchised Hotels / Resorts / Wellness Centers / SPAs / Ayurveda Centers etc. anywhere in the world.
- The Bidder should have Average Annual Turnover (combined average annual turnover for consortiums) in 3 (three) years of last 5 (five) financial years i.e 2017-18, 2018-19, 2019-20, 2020-21 and 2021-22 should be at least INR 10,00,00,000/- (INR Ten Crore).
  - The Bidder should have Positive net worth (positive combined net worth for consortiums) as on 31.03.2022.
  - The Bidder (single entity / any member of the Consortium):
    - a) Should not be involved in any major litigation such as fraud and FEMA violations.

- b) Should not be involved in any conflict-of-interest situation.
- c) Should not have been blacklisted by any Central Government / State Government / PSU in India.
- d) Should not have any active disputes with Department of Tourism (Government of Goa) or Goa Tourism Development Corporation Limited.
- e) All experience certificates must be certified by Chartered Accountant

Agencies interested in applying for the tender may submit their duly filled bid with complete information as required as per the tender document:

S.No.	Brief Description	E.M.D. / Bid Security	Cost of Tender Document (Non-refundable)	Tender Processing Fee (Non-Refundable)
1.	DEVELOPMENT, OPERATIONS & MAINTENANCE OF WELLNESS CENTER & RESORT AT FARMAGUDI, PONDA ON JOINT VENTURE MODE (Retender)	Rs.40,00,000 /- (Rupees Forty Lakh)	INR 30,000/- (Rupees Thirty Thousand)	INR 3,000/- (Rupees Three Thousand)
2.	Date & time for Submission of Pre-bid queries	Last date & time for submission of pre-bid queries: 17.02.2023 up to 5.30 pm		
2.	Time / date of receipt / opening of bid	a) Last date and time for submission of bids: 13.03.2023 up to 11 am. b) Opening of the technical bid: 14.03.2023 at 4.30 pm.		

**Note: Bidders can contact eprocure help desk in case of any issues faced while browsing the <https://eprocure.goa.gov.in> website via the following:**

Sr. No	Contact	Phone Number
A	Support Helpdesk	91-7972854213, 91-7822039673, 91-7972871944
B	Senior Support	91-9834889836
C	For any technical related queries please call at 24x7 Help Desk Number	0120-4001002, 0120-4001005, 0120-6277787

Interested and eligible bidders who have not registered with Goa Infotech Corporation Ltd., Altinho, Panaji and intending to participate in Online Tendering may register now and apply before the last date of request for application.

The application of the intending Bidder's should accompany the following documents.

1. Attested copy of valid Incorporation Certificate of the company / firm. In case of a partnership firm, attested copy of Partnership deed.

2. Attested copy of GST certificate
3. Attested copy of PAN Card. In case of an Applicant registered outside India, the copy of PAN Card will not be required.
4. Mode of Payment towards Cost of the Tender Document, Bid Security and Tender Processing Fee: To be paid online through e-payment mode via NEFT / RTGS / net banking with pre-printed challans available on e-tendering website and directly credit the amount to ITC account as generated by challans for NEFT / RTGS.
5. In case of International bidders, some of the above documents may not be applicable.

The applicant should scan and upload the above required documents. The submission of the tenders is through E-Tendering mode.

Incomplete application shall be summarily rejected and right to reject any or all the tenders including the lowest without assigning any reasons thereof is reserved by the Corporation.

**Brijesh Manerkar**  
**Managing Director,**  
**GTDC**