



**GOA TOURISM DEVELOPMENT CORPORATION LTD.,**  
**ParyatanBhavan, 3rd Floor, Patto, Panaji-Goa.403001**  
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**DETAILED TENDER NOTICE**  
**(E-TENDERING MODE ONLY)**

No. GTDC/Properties/2025-26/Mayem Property/4260

Dated: 07.01.2026

**Redevelopment, Operations and Maintenance of GTDC Residency at Mayem,  
Bicholim, Goa on Private Investment Mode**

Goa Tourism Development Corporation Limited (GTDC) invites e-tenders from single entities, joint ventures, and consortia for "**Redevelopment, Operations and Maintenance of GTDC Residency at Mayem on Private Investment Mode**" 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 abovementioned legal entities, with a formal intent to enter into a Consortium agreement. Consortium of maximum 3 (three) members is allowed. Except the lead bidder, other members of the consortium shall be in existence for minimum 2 (two) years prior to the Bid Due Date and as part of the supporting document, the respective certificate of incorporation shall be submitted along with the technical proposal.
- The Bidder should have experience in development or, operations and maintenance of 3-star or higher category Hotels / Resorts having Wellness retreats including yoga, ayurved, naturopathy, meditation, Spa or other allied wellness activities along with hospitality infrastructure with at least 50 (Fifty) rooms anywhere in the world for a period of at least 3 (Three) years anytime before the bid due date;
- Average Annual Turnover of any 3 (three) years of last 5 (five) financial years i.e 2020-21, 2021-22, 2022-23, 2023-24 and 2024-25 should be at least INR 6,00,00,000/- (INR Six Crores only).
- The entity should have net worth of Rs.18 crores as on 31st March 2025.
- 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) Should not have been disqualified in any tenders of Dept. of Tourism, Govt of Goa or Goa Tourism Development Corporation Limited (GTDC) in the past due to material misrepresentation or fraudulent submission of any documents.

f) 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.	<b>Redevelopment, Operations and Maintenance of GTDC Residency at Mayem on Private Investment Mode</b>	Rs.30,00,000/- (Rupees Thirty Lakh only)	INR 30,000/- (Rupees Thirty Thousand only)	INR 3,000/- (Rupees Three Thousand only)	
2.	Date & time for Submission of Pre-bid queries	Last date & time for submission of pre-bid queries: 15.01.2026 up to 5.30 pm			
2.	Time / date of receipt / opening of bid	a) Last date and time for submission of bids: 29.01.2026 up to 11.00 a.m. b) Opening of the technical bid: 30.01.2026 at 04.30 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 duly attested and in case of proprietorship, duly registered certificate/document.
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.

**Sd/-  
Managing Director,  
GTDC**