

**EXPRESSION OF INTEREST FOR OPERATION AND  
MANAGEMENT OF LAKE VIEW GUEST HOUSE AT  
GNDTP BATHINDA**

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## **NOTICE**

### **TO OPERATE VVIP LAKE VIEW GUEST HOUSE GNDTP BATHINDA AS HOTEL ON LEASE BASIS.**

Expression of Interest (EOI) is invited from interested parties to take VVIP Lake view Guest House at GNDTP Bathinda on lease for operating it as a hotel and restaurant. The site is beautifully landscaped area of 1.74 acres. This three storey guest house is having two family suites, 6 rooms along with conference hall, waiting room, dining room which are exquisitely built having elegant furniture & furnishing material. Interested parties may submit their detailed proposal along with credentials. Short listed parties will be called for discussion & presentation. Details of the property & photographs are available at our website [WWW.PSPCL.IN](http://WWW.PSPCL.IN)

Last date of submission of proposal: 18/09/2017 up to 03.00 PM

Proposal should be sent in sealed envelope to DY. CE/CIVIL GNDTP BATHINDA.

Dy.Chief Engineer/Civil  
GNDTP Bathinda

## INSTRUCTIONS AND CONDITIONS TO PROPOSERS

1. Proposer should be a reputed and experienced Hotelier/Hotel Management professional or an Individual with proven track record of running of high end 3 star hotels for at least 5 years.
2. The EOI should be sent in sealed cover super scribed as Expression of Interest to operate Guest House on lease at the office of the **DY. CE/CIVIL GNDTP BATHINDA** at **03:00 pm** on or before **18/09/2017**.
3. The proposal must be accompanied by non-refundable evaluation fee of **Rs.1000/- + GST** through DD of a Nationalized bank in favour of A.O. O&M GNDTP Bathinda.
4. The EOI will be opened in the Office of **Dy. Chief Engineer/Civil GNDTP Bathinda** on 19th of September 2017 at **01.00 PM**.
5. The eligible proposers shall be intimated to make detailed presentation and explain the proposal to the evaluation committee. The Proposer will have to explain the proposal with detailed working plan (like deployment of human resources, equipment, facilities etc.) for operation and management of Guest House efficiently and safeguard the property, equipment and furniture etc.
6. This EOI Document is not an agreement or offer by PSPCL to the proposers. The purpose of this EOI is to provide potential parties with information to assist the formulation of their bid in open tenders. Final terms & conditions and eligibility of the bidders to participate in the final bid shall be decided by the competent authority after studying proposals of all the participants
7. The cost on account of preparation and submission of proposals are not reimbursable by PSPCL, and PSPCL will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the process.
8. The Evaluation and Tender Opening committee reserves all rights either to accept or reject any or all the proposals at any time without assigning any reason
9. The successful proposers will be invited to submit their bids in open tender.
10. Interested parties may visit the site before submitting their proposals between 10.00 am to 3.00 pm on any working day between Monday to Friday.

Dy. Chief Engineer/Civil  
GNDTP Bathinda

## LAKE VIEW GUEST HOUSE BATHINDA

### 1. LOCATION:

(i) Bathinda (Punjab).

(ii) The building is surrounded by a Lake of 30 acre about 17' deep.

### 2. PLOT AREA: 1.74 Acre

### 3. FLOORS: (Fully Furnished with Ultra-modern furnishing material)

(i) Ground Floor: Covered area 5575 sqft.

(ii) First Floor: Covered area 4125 sqft.

(iii) 2<sup>nd</sup> Floor: Covered area 3800 sqft.

(iv) Area of other auxiliary buildings 807 sqft.

### 4. ACCOMMODATION:

(a) Two King size ultra-modern Family suites having high quality furniture & furnishing material along with individual dressing room and a common meeting hall at the second floor of the building

(b) Six. Rooms, One at Ground floor and Five at 1st floor.

### 5. OTHER FACILITIES:

(i) One. Conference room with sitting capacity of 30 at the Ground floor with state of the art Audio visual arrangement.

(ii) Waiting Hall, Dining Hall & Kitchen at Ground floor.

(iii) Reception Hall, Care taker Room, office room at Ground floor.

(iv) Two no. lifts one for service & other for Guests.

(v) Security check post at entrance.

(vi) Separate electrical mtc. room, space for drivers & Ground floor parking.

(vii) Dormitory for Drivers.

### 6. SURROUNDINGS:

The surroundings are exquisitely landscaped with high green lawns having about 25 no. 12-15' high date-palms, small shrubs & ornamental trees with unique flora & fauna.

The Guest House is surrounded by a Lake. There are three adjacent lakes which further add to the beauty of the site. All the three water bodies are also visible from inside the rooms giving a very soothing & charming feeling to guests.

## Terms and conditions

- No additions, alterations, modifications to the existing building shall be allowed in any manner without the written approval of PSPCL. The lessee shall maintain the building and surroundings in good condition.
- The initially Lease contract is likely to be for a period of 3 years & further extension will depend upon performance of the operator.
- Any statutory approval if required shall be got arranged by the lessee at his own level. All sanctions, permissions, no objections, letters of intent, consent, licenses, clearance, approvals etc. shall be obtained by the lessee at his cost and such document shall be kept effective and in force at all material times.
- The base price of the lease contract will be Rs. 1,00,00,000/- ( Rupees One Crore) only per annum.
- The lessee shall maintain the building and movable properties like furniture, electrical installations, equipment's etc. in good condition and shall compensate PSPCL, for any damages to such properties with replacement value.
- After the expiry of the Lease Contract period, the lessee shall surrender back possession of all movable and immovable properties franchised, including superstructure existing presently and any addition if done after approval of PSPCL.
- The lessee shall not claim any title to the superstructure already put up and to be put up by him or claim any compensation at the time of surrendering possession after the expiration of the Lease Contract.
- The building, furniture and other properties shall be got insured against fire, rioting and possible losses and the insurance policy to be taken in the joint names of the PSPCL and the lessee and the insurance premium will be borne by the successful bidder.
- PSPCL has the right to inspect the premises and also the book of accounts etc. at any time.
- The lessee shall not encumber the GNDTP properties by way of pledge, hypothecation, mortgage, charge, lien, lease, leave and license or in any other manner.

Signature of Proposer

## **ANNEXURE-1**

### **TECHNICAL BID**

1. The Proposer should have a minimum of 5 years' experience of Running/ operation and management of a hotel of category above 3 star. (Documentary proof to be enclosed as "Annexure A" )
2. The Proposer should submit the Audited Annual Accounts of the firm for the preceding three years in separate sheet as "Annexure B".
3. The Proposer should submit the Current business of his firm in hand with details and proof in separate sheet as "Annexure C".
4. The Proposer should produce the Latest copy of (not later than one year) Solvency certificate for amount not less than Rs.100.00 lacs of any Nationalised Bank , schedule Bank ,or State Bank. "Annexure D".
5. The Proposer should furnish PAN, GST No., EPF & ESI Registration if any with other statutory documents required for the subject Lease Contract.

Signature of Proposer

**Front Elevation**



**Rear Elevation**





**Parking & Lawns**



Reception



**Dining Hall**



**VIP Waiting Room**



**Conference Hall**



**Room no.6**



**1st Floor Sitting Area**



**Room No. 1**



**Room No. 2**



**Room No.3**



**Room No. 4**



**Room No. 5**



2nd Floor Lounge





**Common Meeting Hall**



**Family Suit -1 Bed Room**



**Family Suit -1 Drawing Room**



**Family suit-2 Bed Room**



**Family suit-2 Drawing Room**



**Outer View From inside**



**View From Balconies**



**View From Different Location**



Night View







Satellite View

