

# **ROURKELA SMART CITY LIMITED**

**ROURKELA**

**GOVERNMENT OF ODISHA**



**RFP NO: -RSCL/524**

**Date:06/04/2026**

## **REQUEST FOR PROPOSAL**

**Selection of Agency for Operation & Maintenance of Big  
Recreational Park at Koelnagar (Koel Eco-trail), Rourkela**

### **TENDER SCHEDULE**

<b>Availability of Tender documents</b>	<b>:</b>	<b>From 07-04-2026</b>
<b>Last date for submission of Sealed Tender</b>	<b>:</b>	<b>17-04-2026, 5 PM</b>
<b>Opening of Technical Bid</b>	<b>:</b>	<b>18-04-2026, 11.30 AM</b>
<b>Opening of Financial bid</b>	<b>:</b>	<b>will be intimated</b>

**Issued by  
Chief Executive Officer  
Rourkela Smart City Limited  
Rourkela**

## **DISCLAIMER**

The information contained in this RFP document or subsequently provided to Bidders, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisers, is provided to Bidders on the terms and conditions set out in this RFP and such other terms and conditions subject to which such information is provided.

This RFP is not an agreement or an offer by the Authority to the prospective Bidders or any other person. The purpose of this RFP is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to this RFP. This RFP includes statements, which reflect various assumptions and assessments arrived at by the Authority. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP, may not be complete, accurate, adequate or correct. Each Bidder 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 RFP and obtain independent advice from appropriate sources.

Information provided in this RFP to the Bidders may be on a wide range of matters, some of which may depend upon interpretation of law. The information given 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 for any interpretation or opinion on the law expressed herein.

The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person including any Bidder 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 RFP or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way in this Selection Process.

The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Bidder upon the statements contained in this RFP. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder, as the case may be, for the Authority reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever and cancel the entire bidding process.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation for submission of the Proposal, regardless of the conduct or outcome of the Selection Process.

## Table of Contents

### Contents

DISCLAIMER .....	2
1. Introduction .....	5
2. Scope of Work .....	6
3. Eligibility Criteria.....	11
4. Submission of Queries .....	15
5. Bid Evaluation Criteria.....	17
6. Check list of Documents to be Submitted along with Technical Proposal .....	21

### Schedule of Bidding Process

Rourkela Smart City ("RSCL") invites proposals from prospective bidders for Lease-cum-development/Upgradation, Operation & Maintenance of Big Recreational Park at Koel Nagar in accordance with the conditions and manner prescribed in this RFP document.

Prospective bidders are advised to carefully study the RFP document available at <https://rhc.nic.in> and visit the properties listed in this RFP, before submitting their proposals in response to the RFP.

**Table1: Important Information**

SL.NO	INFORMATION / SUBJECT	DETAIL
1	NAME OF WORK	Selection of agency for Operation and Maintenance of Big Recreational Park at Koelnagar (Koel Eco-trail), Rourkela" for (10+5) years.
2	DATE OF PUBLICATION OF BID	07.04.2026
3	SECURITY DEPOSIT	Rs. 30,00,000/-
4	BID SECURITY TO BE DEPOSITED	Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand only)
5	BID PROCESSING FEE	Rs 11,800/- inclusive of GST
6	BASE MONTHLY RENTAL FEE	Rs 2,70,000/- exclusive of GST and other taxes. Monthly rental fee shall be increased @ 10% in every 2 years.
7	LAST DATE AND TIME FOR BID SUBMISSION	17-04-2026, 5 PM
8	BID SUBMISSION PLACE	Rourkela Smart City Limited, 3 <sup>rd</sup> Floor, ICCB Building, ROURkela One, Panposh, Rourkela-769004
9	BID OPENING PLACE	Office Chamber of CEO, RSCL
10	NAME AND OFFICE FOR INVITING TENDER	CEO, RSCL
11	HELPLINE NO AND EMAIL ADDRESS	8917470507 rourkelascl@gmail.com

## 1. Introduction

Rourkela Smart City Limited (RSCL), which was incorporated in 2016, aims to promote Rourkela as a live-able city that gives a better quality of life to its citizens with a clean and sustainable environment; to enter into contracts, partnerships and service delivery arrangements with various firms, as may be required for the implementation of the Smart Cities Mission;

To undertake comprehensive development by promoting mixed land use, provision of Smart Roads, recreational parks, creation of walk-able localities, landscaping and streetscaping of different Roads, Development of open spaces and Smart parks for citizens, Vedvyas Tourism for Tourist, Tribal Museum and Integrated Command Control Centre are giving identity to the city and applying smart solutions to infrastructure and services in order to make them better.

## 2. Salient Features of the park:

- (i) Marriage Mandap with bride room, groom room, kitchen, toilet, store room and office space.
- (ii) 6 nos of shops.
- (iii) 2 nos of restaurant with wash rooms facilities.
- (iv) Skating arena.
- (v) Yoga Mandap.
- (vi) 2 nos of water bodies for boating and water sports activities.
- (vii) Maze garden (bhulbhuleya)
- (viii) Medicinal garden.
- (ix) 7 nos of wooden picnic pindis.
- (x) Play equipments for children, gazebos, attractive pedestrian bridges.
- (xi) Sufficient Parking space for vehicles.
- (xii) Office Space.
- (xiii) Public toilets and drinking water facilities.

## 3. Scope of Work

The broad scope of work under this RFP is given below:

### **Responsibility of Lessee(herein after referred to as“Lessee”or“Operator”or “Bidder”):**

Lessee shall design, redevelop, upgrade, augment, finance, manage, market, operate, maintain, and repair/ refurbish the Property and Project Assets at its own cost and expense in accordance with the provisions of this RFP, standards and specifications, applicable laws, terms of applicable permits and good industry practices.

Lessee, if required, may Modify or construct amenities with prior approval of RSCL. The construction of any new component shall be in compliance with the prevailing by-laws and other regulatory frame works being stipulated by various governing authorities and development authorities from time to time over the construction phase/ Minimum Development Obligation Period. All planning, designing and other interventions shall be done with prior approval from RSCL.

Lessee shall obtain and maintain all applicable permits, in conformity with the applicable laws and in compliance therewith.

Lessee shall co-brand the property along with RSCL. The final branding of the property shall be approved by RSCL.

Lessee shall maintain the property during the entire lease period subject to standards approved by RSCL.

Lessee shall provide to the Lessor reports on a regular basis during the Lease Period on the refurbishment, renovations, addition of assets carried out, and always provide the Lessor such information, data and documents that the Lessor may reasonably require. Lessee must submit the annual financial statements to Lessor. RSCL may undertake physical inspections of the leased properties as and when deemed necessary. The lessee shall always co-operate with RSCL officials/ appointed agency for the same.

Lessee shall pay, in a timely manner, all taxes, duties, levies and other charges in respect of the operation of the Property and its business, including but not limited to income tax, Goods and Services Tax (GST),excise duty, customs duty that may be levied, claimed, or demanded from time to time by any Government Authority including any increase therein effected from time to time from any Government Authority, in respect of the Project. Lessee shall furnish relevant clearance certificates/ proof of payment annually to RSCL in this regard.

Lessee shall pay all charges, taxes, fines, late fees, and other outgoings in relation to the use of utilities and services by the Lessee or its Contractors and agents during the implementation and operation of the Project such as water supply, sewage, disposal, fuel, garbage collection and disposal, electric power, gas, telephone, and other utilities and ensure avoidance of any disruption thereof due to disconnection or withdrawal of the facility.

Lessee shall promptly remove all surplus construction machinery and materials, waste materials (including, without limitation, hazardous materials and e-waste, all types of solid and liquidwaste etc.), garbage and other debris from the Property and keep the Property in an eat and clean condition and inconformity with the applicable laws, applicable permits and in accordance with good industry practices.

Lessee shall be liable for all hazardous, dangerous, and other goods, materials, creatures, and substances brought, kept, stored, or handled at the Property.

Lessee shall maintain requisite insurance of the property wherein both the parties can be beneficiary in accordance with the investment. Lessee shall ensure that there is no damage or loss to Property, Project Assets, and developed project facilities like sanitation, sewage treatment plant and disposal, drainage, solid and hazardous waste disposal, effluent treatment plant and disposal and other utilities and facilities (hereinafter referred to as "Project Facilities").

Lessee shall provide or arrange, at its cost during the Lease Period, power, electricity, water, sanitation, sewage treatment and disposal, drainage, solid and hazardous waste disposal, effluent treatment and disposal and other utilities and facilities required from time to time in respect of the implementation, operation and maintenance of the Project and comply to the requirements relating thereto under the applicable laws, applicable permits, and good industry practices.

Lessee shall arrange, procure, and provide, at its cost, all the infrastructure facilities, services and requirements, all goods, materials, consumables, and other requisites necessary for the implementation, operation, and maintenance of the Property during the Lease Period.

Lessee shall employ qualified personnel to efficiently operate and manage the Project. Lessee shall make available all necessary financial, managerial, technical, and other resources for effective execution of the Project.

Lessee shall ensure maintenance of proper and accurate records, data and accounts relating to the operations of the Project and the revenues earned thereof.

Lessee shall comply with all applicable laws/ rules including those relating to local building regulations, safety, health, sanitation, environment, labour, and hazardous/ dangerous materials during execution of the Project. Lessee shall follow the building bye laws and regulations of the nearest Urban Area for additional construction/ development in case the Property is in Rural Area. Further, Lessee shall ensure non-violation of all applicable environmental standards and pollution control norms as laid down by Central/ State Pollution Control Board and other Government Agencies.

Lessee shall promptly and diligently repair, replace/ restore the Property, Project Assets and Project Facilities or part thereof which may be lost or damaged.

Lessee shall be required to state their investment plan before execution of the Project.

During the Lease Period, the Lessee must improve the Property, Project Assets and Project Facilities.

### **Broad Scope of work**

- Garden and lawn maintenance including soft and hard landscaping.
- Maintenance and upkeep of lawn area, plants, trees, creepers, hedges, palms, by regularly doing the following works.
- Watering, clearing and mowing the pre and post video graph/Photograph of the work is to be kept for reference.
- Top dressing of entire lawn with proportionate quantity of garden soil, manures, fertilizer pesticides etc. twice a year to make the lawn healthy, glossy green and dressing free trimming considering shape of all hedges. Term lies and pesticides. Regular clearing of lawn area

RFP for Selection of Agency for Operation & Maintenance of Big Recreational Park at Koelnagar (Koel Eco-trail), Rourkela including cutting of grass/plants to uniform size and shape maintenance of complaint register proving flower arrangement on special occasion/festivals.

### **Maintenance of Water Bodies**

The park contains 1 natural pond, 2 boating water bodies and 1 rainwater harvesting pond which are to be cleaned regularly and filtration of water bodies must be done in interval of every 15 days. Fishing is not allowed in the water bodies.

### **Garbage Collection and Disposal**

Empty all garbage containers including clearing of the surrounding area collection the garbage from the garbage box, clearing from the premises to dumping site etc.

### **Civil Work**

Maintenance of all civil structures including statues, benches, Fountains, S. S railing, G.I. Grills gates etc.

### **Maintenance of Electrical Installation work and Light fixtures/lamp**

The agency shall maintenance all electrical wiring network including maintenance/ repair of all lamps/fixtures/ panel box / Pumps/ earthing etc. regularly, Wastage of electricity should be avoided by switching off the points when not required.

### **Maintenance Of Toilets/ P.H. Fixtures**

All the toilet should regularly be cleaned using toilet cleaners. All P.H. and sanitary fitting should be maintained properly and repaired when required to avoid public inconvenience.

### **Maintenance of Pathway/Paver Track**

The Pathway/Paver track should be cleaned in regular intervals including charge/ replacement of paver blocks if required.

### **Maintenance of Lawn/Plants/Trees/Landscaping Area**

Lawn should be maintained properly by cutting and trepanning grass/ plant trees using cutting machines by experts. Watering to landscaping area/tree and plant should be done twice daily on regular basis.

### **Painting of Grills/ Name Plates/ Signage/ Painting on Boundary Wall**

Such Fixture should be painted at least once in a year with approved colour and paints.

### **Drinking Water Facility**

The area earmarked for drinking water facility shall be very clean and dry, quality of drinking water should be maintained as per norms.

### **Other Scope of Work to be done**

- The park should be opened/closed strictly as per time schedule fixed.
- A display board indicating the time of opening and closing of the park should be fixed at the entry side for awareness of visitors.
- The Park should remain closed for visitors during the period of maintenance/ repair and while hosting events.
- Events such as marriage parties, cultural Function, birthday parties, yoga are allowed inside the marriage mandap area.

### **Activities not permitted in any case in the project premises:**

1. Any activities resulting into pollution to ground water
2. Any activities creating breach of urban design guidelines of Rourkela
3. Any activities of hazardous nature to environment and the society
4. Activities resulting in air and noise pollution
5. Any unlawful activities
6. Opening of Liquor shop/Gamble shop

The above prohibited activities are not exhaustive and can include any act or omission, which is violation and against this agreement.

### **Following staff to be deployed at site for maintenance:**

1. Supervisor-01 nos
2. Security-06 nos in each shift
3. Cleaning and house keeping staff- 04 nos
4. Gardener-04 nos
5. Electrician-01 nos(as and when required)
6. Plumber-01 nos(as and when required)
7. Ticket collector -02

### **Responsibility of the Lessor:**

The Lessor shall comply with the following as its responsibilities during the Lease Period:

- Provide the Lease Property, free from encumbrances to the Lessee for the Lease period on as-is-where-is basis.

### **Duration of the Contract:**

The contract shall be valid for a period of 10 years commencing of the date of award of contract. The Lease Period can further be extended by another 5 years subject to mutual agreement between RSCL and Lessee. Six months prior to the end of the Lease Period (10 years), the

RFP for Selection of Agency for Operation & Maintenance of Big Recreational Park at Koelnagar (Koel Eco-trail), Rourkela  
Lessee and RSCL may mutually agree to extend the lease period by another 5 years. Lessee will not be required to pay any additional premium for such extension. Only, the rate of biennial escalation in the Annual Lease Rental shall be negotiated for the additional lease period.

### **Performance Security and Lease Rental**

Highest monthly rent to the Lessor shall be the financial bid parameter for Award of the Rights of Development, Augmentation, Upgradation, Operation & Maintenance of the Project. GST shall be paid extra on monthly at applicable rate.

The Lease Rental Fee shall be increased by 10% on compounded basis after every two years.

The monthly rent shall be paid within 7 days of succeeding month. GST shall be paid extra by Lessee at applicable rate.

### **Minimum Development Obligation of the Lessee (“Minimum Development Requirement” or “MDO”)**

The Lessee shall meet the following minimum development obligations:

Lessee shall create an adequate waste disposal system for management and disposal of the waste generated during the execution of Project.

Lessee shall be responsible for maintaining hygiene and quality standards at the Property and Project Facilities and providing quality services to tourists.

Lessee shall be responsible for providing adequate safety & security to the tourists visiting the Property.

Lessee shall be responsible for the branding of the property, after obtaining approval from RSCL.

## **8. Eligibility Criteria**

The bidder must only be a company/firm registered under the Companies Act, 2013 or a Limited Liability Partnership registered under the LLP Act, 2008. The bidder must submit a Proof of Registration of the legal entity (Certificate of Incorporation, PAN Card, GSTIN, Udyog Aadhar, etc.) Bids by any other legal entities shall not be entertained and shall summarily be rejected.

Bidders/ prospective bidders convicted by any court of law OR who have criminal cases pending adjudication before any Court of law against them; and/or whose contracts have been terminated OR bids have been disqualified/ have been rejected due to violations of bid conditions such as submission of false information, suppression of information as mandated by bid conditions, submission of false affidavit, either prior to or subsequent to bid finalization by Central Govt or any State Govt or any Govt agency/ies in past 5 years (from the date of publication of this RFP) shall not be eligible.

It shall be the primary responsibility of the intending bidders to ensure correct submission of information. Any failure to submit correct information, non-compliance to any of the bid conditions, any suppression of information or misrepresentation of facts, etc. shall make the bid liable to be declared non-responsive and disqualified. Further, the Authority may forfeit the EMD and may take appropriate action for blacklisting such bidders after following the due process of law. This clause shall remain in force for the entire duration of the contract.

The technical bid shall be comprises of following details:

Sl. No	Technical Criteria	Documentary Proof
1	Should not have defaulted/black listed by any Govt. Dept./PSU of India and there should not be any pending litigation against a bidder with the Central/State Government department	Self-declared affidavit on non-judicial stamp of value 100 INR to be submitted.
2	Agency should be a proprietor/company/MSME registered.	Self-certified copy of incorporation or Udyog Aadhar.
3	Should have GST registration.	Self-certified copy of the certificate is to be submitted.
4	Should have PAN registration number.	Self-certified copy of PAN to be submitted.
5	Must have a minimum average turnover of 50 lakhs in the last 3 years (FY22-23, 23-24 & 24-25)	Copy of the turnover certificate from CA with UDIN to be submitted.
6	Must have Net worth of minimum 20 Lakhs.	Copy of the Audited Balance Sheet and Profit & Loss account as 31 <sup>st</sup> March 2025 with UDIN from CA to be submitted.
6	The company should have a local office based in Rourkela or to be open a local office at Rourkela.	Self-certified copy of the certificate
7	Must have work experience of maintenance of public places like park, hotel, govt building etc for minimum two years.	Self-certified copy of experience and photographs.
8	Bid security	Rs. 2,70,000/-
9	Bid processing fee	Rs. 11,800/- inclusive of GST
10	Profile of the organization.	Self-certified copy of the organization profile.

Note: Payment shall be made through NEFT/RTGS/UPI/POS in following bank a/c details:

**Rourkela Smart City Limited**  
**State Bank of India**  
**Uditnagar Branch, Rourkela**  
**A/c No.-36450132867**  
**IFSC: SBIN0007474**

**Financial Bid:**

1. The Bidder should quote only one rate for the bid otherwise the proposal will not be considered.
2. Prices will be quoted in Indian rupees in annexure I.
3. The administration will not bear the burden of any other charges such as installation, maintenance, transportation charges etc. related to the project/scope of work.
4. Bidders are requested to quote their price per month above the reserve price payable to the Rourkela Smart City Limited.

**Performance Security**

The Selected Bidder shall deposit Performance Security of Rs 30,00,000 prior to the signing of the Agreement from **Scheduled Commercial Bank**. The amount shall be retained till the end of contract period.

The Performance Security shall be forfeited at the sole discretion of the Lessor towards any unsatisfactory performance and liquidated damages that may be payable by the Selected Bidder to the Lessor and/or against termination eventualities attributed to the Selected Bidder, under the terms of the Agreement.

The Preferred Bidder shall deposit the performance security in favor of '**Chief Executive Officer, Rourkela Smart City Ltd.**' within 15 (fifteen) days from the date of issuance of LoA.

**Due Diligence, Inspection, and Investigation**

The Bidders shall be deemed to have conducted a due diligence exercise with respect to all aspects of the properties, including visiting the properties on the specific dates as mentioned in the RFP and ascertaining for themselves the conditions, traffic, location, surroundings, climate, accessibility, and other data with applicable laws and regulations or any matter considered relevant by them.

**Validity of Proposal**

The Proposal shall remain valid for a period not less than 240 (Two Hundred and Forty) days from the due date of submission ("Proposal Validity Period"). RSCL reserves the right to reject any Proposal that does not meet this requirement. Validity of Proposal shall be extended for a specified additional period at the request of RSCL with same terms & condition. A Bidder agreeing to the request will not be allowed to modify his Proposal. The Proposal Validity Period of the Successful Bidder shall be extended till the date of execution of the Agreement.

**Right to Reject the Proposal**

Notwithstanding any thing contained in this RFP Document, RSCL reserves the right to reject any/ all proposals including the highest proposal or withdraw the invitation of the proposal at any stage without citing any reason. Nothing contained herein shall confer any right upon a bidder or create any obligation/ liability upon of any type whatsoever.

**Interpretation**

In case of any ambiguity in the interpretation of the conditions of the selection and scale of charges, the interpretation of the RSCL will be final and binding on the parties to the conditions of selection.

**Proprietary Data**

All documents and other information provided by Lessee to Lessor shall remain or become the property of RSCL. The lessee shall also treat all information as strictly confidential and will not divulge any details related to any Proposal or any information related thereto. All information collected, analyzed, processed or in whatever manner provided by the Bidder to DoT in relation to the Service shall be the property of RSCL.

## **9. Submission of Queries**

Bidders may send their queries in writing to [rourkelascl@gmail.com](mailto:rourkelascl@gmail.com) and during the period as mentioned in the Schedule of RFP. All the Bidders will be sent clarification to queries received within the stipulated date. The queries received after the prescribed date will not be entertained by DoT.

### **Pre-Bid Meeting**

- (a) The purpose of the Pre-Bid Meeting will be to clarify and discuss issues with respect to the Project, the RFP document, or any other related issues.
- (b) The Bidders may nominate/ authorize their representative to attend the Pre-Bid Meeting. Such nomination must be made under the signature and seal of the bidder in their letter head. In the absence of such authorization, the representative shall not be allowed to participate.
- (c) Pre-bid meeting may happen through video conferencing mode.
- (d) The bidders are advised to visit the property to familiarize themselves with it before the pre-bid meeting.

### **Amendment of RFP**

At any time prior to the Proposal Due Date, RSCL may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the RFP through the issuance of Addendum/ Corrigendum. This will be uploaded to the web site (<https://rmc.nic.in>) which will also be treated as part of the RFP document.

### **Preparation and Submission of Proposal**

The Bidders are required to submit the Hard copy of Proposals which includes Bid Security Deposit, Bid Application Fee, turnover certificate Audited Balance Sheet and Profit & Loss account, experience certificate and other technical documents in Envelope – 1, & Financial Proposal in Envelope–2 separately sealed Envelopes and all the two Envelopes must be packed in one sealed Envelope mentioning the name of the company/Firm along with complete address details and phone number and shall also mention the Name of the property / properties applied for. Bid Proposals shall be submitted on or before the specified date and time at the address given below.

**Chief Executive Officer,  
Rourkela Smart City Ltd,  
3<sup>rd</sup> Floor, ICCB Building, rOURkela  
One, Panposh, Rourkela-769004**

### **Language and Currency**

The Proposal and all related correspondence and documents shall be written in English language. The currency for the purpose of the Proposal shall be INR.

## 10. Evaluation of Bids

- a) Tendering authority shall evaluate the bids in respect to the substantive responsiveness of the bid or otherwise. Tendering authority shall carry out a detailed evaluation of the substantially responded bids. Tendering authority shall check the bid to determine whether they are complete, whether any computational errors have been made or required sureties have been furnished.
- b) Arithmetical error shall be rectified on the following basis:
  1. If there is a discrepancy between the unit price and total price that is obtained by multiplying the unit price and quantity, the unit price shall prevail and the total price shall be corrected by the purchaser.
  2. In case of discrepancy between words and figures, the amount in words shall prevail.
- c) If any bid is found substantially non-responsive shall be rejected by the evaluation committee.
- d) Tendering Authority may waive any minor infirmly or non-conformity or irregularity in the bid which does not constitute a material/service deviation.
- e) Tendering Authority shall evaluate in detail and compare the substantially responsive bids.
- f) The Financial bid will be opened only when a bidder qualifies in the technical bid.**
- g) The shortlisted agency quoting the highest price bid shall be the preferred bidder.
- h) The decision taken by the tender committee shall be final and binding to all participating bidders. It cannot be challenged in any court of law.

### Other Terms:

If any Bidder is found to be disqualified in accordance with the terms of the RFP or the Technical Proposal is found to be non-responsive or the Bidder does not meet the eligibility criteria, then the Proposal submitted by such Bidder will be rejected.

To determine whether the Bidder satisfies the eligibility criteria, RSCL will examine the documentary evidence of the Bidder's eligibility and qualification submitted by the Bidder and any additional information which RSCL receives from the Bidder upon request by RSCL. Where any information provided by a Bidder is found to be patently false or amounting to a material misrepresentation, RSCL reserves the right to reject the Proposal.

Upon completion of evaluation of the Technical Proposals, RSCL will notify the Bidders on the date specified in the Bid Schedule, whether they are qualified and eligible for opening of their financial proposal. The Financial Proposals of those Bidders who do not qualify will not be opened.

### Award of the Project

After completing the evaluation of the Financial Proposals and identifying the Preferred Bidder, RSCL shall issue the Letter of Award ("LoA") to the Preferred Bidder, indicating its intention for signing of the agreement. The Preferred Bidder shall customarily be the Selected Bidder.

Within 7 (seven) days upon issuance of such LoA to the Selected Bidder, the Selected Bidder shall be required to sign and stamp the LoA and send it to Lessor as acknowledgement of the LoA. In the event the duplicate copy of the LoA duly signed by the selected bidder is not received by the stipulated date, unless it consents to extension of time for submission thereof, the right to signing of the agreement shall be forfeited.

An Agreement will be drawn up between RSCL and the Selected Bidder. The

Lease-cum-Development Agreement (“LDA” or “Agreement”) format shall be provided to the Lessee by Lessor before execution of the same. The selected bidder will enter in to the Agreement with the Lessor for the operation, maintenance, development, design, construction, upgradation, renovation, restoration, furnishing, financing and management of the property Agreement within 30 (thirty) days of the issuance of the LoA by RSCL. The Lessee shall commence the Services as per the assignment within 7 (seven) days from the date of the signing of the Agreement or such other date as may be mutually agreed.

These elected bidder shall be required to pay the performance security in the form of **Demand Draft/ NEFT/RTGS/UPI/POS** in favor of “**Chief Executive Officer, Rourkela Smart City Ltd.**” issued by **Scheduled Commercial Bank**, payable at Rourkela. Any other mode of payment shall not be accepted.

If the Selected Bidder fails to satisfy the conditions specified in the RFP or fails to execute the Agreement on or before the date stipulated in the LoA, RSCL may, unless it consents to an extension, without prejudice to any of its rights under the RFP or law, disqualify the Selected Bidder, revoke the LoA. Also, the bid security may be forfeited. If RSCL elects to disqualify such Bidder and revoke the LoA, then the procedure set out in the RFP shall follow. The bidder, including the promoters of the bidding firm, may also be blacklisted from participating in any further tendering process of RSCL.

The cost of execution of agreement and any other related legal documentation charges and incidental charges will be borne by the Selected Bidder.

#### **Financing:**

Selected bidders may obtain finance from financial institutions through suitable debt to comply with their obligation under the Minimum Development Obligation and any further development in the leased property. The financial institutions may be given a right of substitution by execution of the Substitution Agreement.

#### **Event of Default by Lessee**

Tendering authority may, without prejudice to any other remedy for breach of contract, by written notice of default, sent to the agency, terminate this contract in whole or in part.

- a. If the agency fails to deliver any or all the services/goods within the time specified in the contract, or any extension thereof granted by tendering authority
- b. If the agency fails to perform any other obligation (s) under the contract; and
- c. If the agency, in either of the above circumstances, does not remedy his failure within 15 days (or such longer period as the competent authority may authorize in writing) after receipt of the default notice from tendering authority.

#### **Disputes**

All disputes between the Successful Bidder and Lessor shall be settled as per the Dispute Resolution procedure elaborated in the Draft Lease cum Development Agreement. During the bidding process no dispute of any type would be entertained. Even in such cases where RSCL ask for additional information from any Bidder, the same cannot be adduced as a reason for citing any dispute. The courts at Rourkela shall have the exclusive jurisdiction to try all the cases arising out of this RFP document.

**Annexures**

**Form-1:Covering Letter**  
(on the letter head of the bidder)

Date:

To  
Chief Executive Officer,  
Rourkela Smart City Ltd  
3<sup>rd</sup> Floor, ICCB Building,  
ROURkela One,  
Panposh, Rourkela-  
769004

**Ref:“RFP for Lease-cum-Development/ Upgradation, Operation & Maintenance of Big Recreational Park at Koel Nagar in Rourkela”**

Sir,

Being duly authorized to represent and act on behalf of ..... (herein after referred to as “the Bidder”) and having reviewed and fully understood all the Bid requirements and information provided and collected, the undersigned hereby submits the Bid on behalf of (Name of Bidder) for Lease-cum-Development/Upgradation, Operation & Maintenance of the project, Odisha with the details as per the requirements of the RFP.

We confirm that our Bid is valid for a period as specified in the subject RFP from the date of opening of bids. We also hereby agree and undertake as under:

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Bid we hereby represent and confirm that our Bid is unqualified and unconditional in all respects and we agree to all the terms and clauses of the RFP and Scope of Work, a part of the RFP document provided to us.

Yours faithfully,

For and on behalf of (Name of Bidder)

**Duly signed by the Authorized Signatory of the Bidder**  
**(Name, Title and Address of the Authorized Signatory)**

**Form-2**  
**Bidder's-Profile**

Sl.	Particular	Compliance
1	Name of the Bidder:	
2	Legal Status of the Firm: <i>(i.e., Company or LLP)</i>	
3	Registered Office Address with telephone, fax, website and email:	
4	Date of Incorporation: <i>(Please attach copy of certificate of incorporation/ registration)</i>	
5	Company profile (include background of company, organization structure, background of promoters, business of company, years in similar line of business, experience, and details of current activities)  <i>(Attach supporting documents such as Company brochures, etc.)</i>	
6	Details of individual(s) who will serve as point of contact/ communication with contact number and email-id	
7	Has the bidder been barred by the Central/ State Govt.or any entity from participating in any project?  • If yes, does the bar subsist on the date of application?	
8	Has the bidder been convicted by any court of law OR has criminal cases pending adjudication before any Court of law against them?	
9	Has any contract of the bidder been terminated OR bids have been disqualified/ have been rejected due to violations of bid conditions, either prior to or subsequent to bid finalization by Central Govt or any State Govt or any Govt agency/ies in past 5 years?	
10	Has the bidder been penalized due to delay as per contract or for any other reason in relation to execution of a contract in the last three years?  • If yes, please provide the details.	
11	Nature & details of experience in similar field:  <i>(Please attach relevant documentary evidence)</i>	
11	Any other details deemed necessary to be provided.	

For and on behalf of:

Organization Seal

Signature:

Name:

Designation:

(Authorized Representative and Signatory)

**Form-3**

**Format for Power of Attorney for Signing of Bid**

(On Stamp Paper of Rs100/-)

POWEROF ATTORNEY

Know all men by these presents, We,.....(name of firm and address of the registered office) do hereby constitute, nominate, appoint and authorize Mr./Ms.....(name and residential address) who is presently employed with us and holding the position of as our attorney (hereinafter referred to as "Authorized Representative") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal in response to the **"RFP for Lease-cum-Development/ Upgradation, Operation & Maintenance of Big Recreational Park at Koel Nagar in Rourkela"** issued by RSCL including but not limited to signing and submission of all documents and providing information/responses to RSCL, representing us in all matters in connection with our Bid for the above said project.

We here by agree to ratify all acts, deeds and things law fully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds, and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Datedt his \_\_\_\_\_Day of 2026.

For \_\_\_\_\_

(Name and designation of the person(s) with authority to authorize).

Accepted

\_\_\_\_\_

\_\_\_\_\_Signature)

(Name, TitleandAddressoftheAttorney)

**Form-4**  
**Format of Bid Affidavit**

*(To be furnished by the bidder on an INR100- non-Judicial Stamp Paper and attested by Notary)*

I, the undersigned, do hereby certify that all statements made in the Proposal are true and correct to the best of my belief and knowledge.

The undersigned hereby authorize(s) and request(s) any bank, person, firm or corporation to furnish pertinent information deemed necessary and requested by the RSCL to verify this statement or regarding my (our) competence and general reputation.

The undersigned certifies that the Net Worth information submitted in Form 6 as part of this Bid is exclusively available at the disposal of the bidder/s for undertaking the project and is not committed for any other project/s.

The undersigned further certifies that the bids submitted by the undersigned have not been declared Non Responsive/ Rejected on grounds of suppression of facts, submission of false information in the bid, indulging in fraudulent and unethical practices, by Central or any State Government or Central Public Sector Undertaking, Central Public Sector Enterprise, State Public Sector Undertaking during the last five years.

The undersigned understands and agrees that further qualifying information may be requested and agrees to furnish any such information at the request of RSCL.

Deponent

(Signed by Authorized Signatory)

(Title of the Signatory)

(Name of the Organization)

(Date)

**Form-5**

**Format of Bid Undertaking**

(To be submitted on letter head of the applicant duly signed by authorized signatory)

Date-:

To,

Chief Executive Officer,  
Rourkela Smart City Ltd  
3<sup>rd</sup> Floor, ICCB Building,  
rOURkela One,  
Panposh,  
Rourkela-769004

**Ref: RFP for Lease-cum-Development/ Upgradation, Operation & Maintenance of Big Recreational Park at Koel Nagar in Rourkela.**

Dear Sir,

We have examined in detail and have understood the terms and conditions stipulated in the RFP issued by RSCL and in any subsequent communication sent by RSCL. Our Proposal is consistent with all requirements of submission as stated in the RFP or in any of the subsequent communication issued by the RSCL. We would be solely responsible for any errors or omissions in our Proposal.

We hereby declare that we have read and understood the rules governing the development of the Tourism Accommodation Units as given above, examined and understood and satisfied ourselves regarding the content of the various agreements, declarations and deeds to be executed and do hereby undertake to execute them when called upon to do so, and commit in unequivocal terms, in letter and spirit, that the Tourism Accommodation Units shall be implemented as per the comprehensive stipulations and requirements that have been spelt out by the DoT, in this RFP and Bidding Documents including adherence to the areas/ capacities / specifications / regulations as have been detailed by the RSCL in this regard.

We also undertake to present the Project Up-gradation & Operation Plan for any Project within 90 days of issuance of the LoA for that Project by RSCL. We agree to incorporate in the Project Up-gradation & Operation Plan all comments and suggestions provided by RSCL.

We also commit to abide by the decision of RSCL on all matters relating to the implementation of the Project and thereafter, the Operations and Maintenance of the Projects.

For and on behalf of:

(Signature of the Authorized Signatory)

Name of the person:

Designation:

Signed by the Bidder

**Form- 6**  
**Financial Proposal**

To,

Chief Executive Officer,  
Rourkela Smart City Ltd  
3<sup>rd</sup> Floor, ICCB Building,  
rOURkela One,  
Panposh,  
Rourkela-769004

**Sub: Financial Proposal for “RFP for Lease-cum-Development/ Upgradation, Operation & Maintenance of Big Recreational Park at Koel Nagar in Rourkela –**

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**[Name of property]”**

Sir,

With reference to the subject RFP document dated\_/ we have examined the Bidding Documents and understood their contents,

I/we offer to upgrade/ develop, operate, maintain, and manage the Property at \_\_\_\_\_

*[insert name of the Property]* in accordance with the stipulated terms and conditions and Other particulars there in as defined in this RFP.

I/ We here by offer and agree to pay the following as Monthly rental fee

Sl. No	Reserve bid price Rs. 2,70,000/- (Rupees Two Lakh seventy Thousand only)	Agency Name	Quoted price per month in Rs.
<b>In words</b>			

Note:The above amount is exclusive of GST. GST shall be paid separately, as applicable.

I / we understand that DoT is not bound to accept the highest or any Financial Bid(s) received. I/ we agree that my/ our Financial Bid shall remain valid for a period as mentioned in this RFP from the Bid Due Date prescribed for submission of Proposal. I / we confirm that our Financial Bid is unconditional and that we accept all terms and conditions specified in the RFP. I / we agree to be bound by this offer if we are the Selected Bidder for the aforementioned Project. There will be no grant, positive or negative from DoT.

Yours sincerely,

Authorized Signature:

Name and Title of Signatory:

Name of Firm:

Address

Date

**Signature**

**Authorized Signatory with Official Seal**

