



Bihar State Tourism Development Corporation Ltd.

A Government of Bihar Undertaking



NOTICE INVITING E-TENDER

For

Tender for Selection of Developer(s) for grant of leasehold rights for lease period of 60 years plus 30 years for Development, Operations & Maintenance of 5-star category Hotel over following land parcels:

- Approx. 1.50 acres land located at Hotel Patliputra Ashoka, Beerchand Patel Path, Patna, Bihar
- Approx. 4.89 acres land located at Sultan Palace, Complex, Patna, Bihar
- Approx. 3.24 acres land located at Bankipore Bus Stand Complex, Patna, Bihar

NIT. No: 14/30/H&C/Esstt./2024-25/42/25

Date: 07.01.2025

(Through e-procurement mode only – www.eproc2.bihar.gov.in)

- On behalf of Department of Tourism, Government of Bihar, the Bihar State Tourism Development Corporation Ltd. (BSTDC) a nodal agency for executing tourism infrastructure projects in the state of Bihar, India, intends to select developer(s) for grant of leasehold rights for lease period of 60 years plus 30 years for Development, Operations & Maintenance of 5-star category Hotel over following land parcels located at:
 - Approx. 1.50 acres land located at Hotel Patliputra Ashoka, Beerchand Patel Path, Patna, Bihar
 - Approx. 4.89 acres land located at Sultan Palace, Complex, Patna, Bihar
 - Approx. 3.24 acres land located at Bankipore Bus Stand Complex, Patna, Bihar
- Bihar State Tourism Development Infrastructure Ltd. (BSTDC Ltd.) invites e-bids from eligible experienced natural person, private entity, government-owned entity incorporated under the Indian Companies Act 1956 / Companies Act, 2013 or Applicable Laws of foreign countries or any combination of them, with a formal intent to enter into an agreement or under an existing agreement to form a Consortium, for grant of leasehold rights for lease period of 60 years plus 30 years for Development, Operations & Maintenance of 5-star category Hotel over above mentioned 3 (three) land parcels.

S. No	Particular	Bid processing Fees inclusive of GST (Non-refundable)	Bid Document Cost (Non-refundable)	Bid Security (EMD)	Lease Period
1	Grant of leasehold rights for Development, Operations & Maintenance of 5-star category Hotel over a land parcel admeasuring approx. 1.5 acres land located at Hotel Patliputra Ashoka, Beerchand Patel Path, Patna for lease period of 60 years plus 30 years	Rs. 5,900	Rs. 10,000	1.40 Crore	60+30 Years
2	Grant of leasehold rights for Development, Operations & Maintenance of 5-star category Hotel over a land parcel admeasuring approx. 4.89 acres land located at Sultan Palace, Complex, Patna, Bihar for lease period of 60 years plus 30 years	Rs. 5,900	Rs. 10,000	4.60 Crore	60+30 Years
3	Grant of leasehold rights for Development, Operations & Maintenance of 5-star category Hotel over a land parcel admeasuring approx. 3.24 acres land located at Bankipore Bus Stand Complex, Patna for lease period of 60 years plus 30 years	Rs. 5,900	Rs. 10,000	3.50 Crore	60+30 Years

Note: Lease period will be 60 years with option of auto renewal for additional 30 years

- Place & Date of Pre-bid meeting (both online and in person attendance permitted): Date -21.01.2025 time 12.30 PM.
: BSTDC office, Sikh Heritage, Bhavan, Daroga Rai Path, Patna- 800001
- Date of downloading of bid document
: From 08.01.2025 to 10.02.2025 up to 11.00 AM
: Through website: www.eproc2.bihar.gov.in
Date -10.02.2025 Time 03:00 PM
- Last date and time for receipt of bids on eproc2.
: Date -11.02.2025 Time 11:00 AM, through website: www.eproc2.bihar.gov.in
- Time and Date of opening of technical bids
: To be Communicated later on
- Time and Date of financial bids
: Through website: www.eproc2.bihar.gov.in
- Bid Submission
: 180 days
- Period of bids validity
: Managing Director (BSTDC)
- Officer inviting bids
- For participating in E-tendering process, the bidder shall have to get themselves registered to get user ID, Password and Digital signature. This will enable them to access the website www.eproc2.bihar.gov.in and download/participate in E – tender.
- All tender queries related to this tender shall be communicated at mbdstc-bih@gov.in
- (i) Bid processing fees/ Bid document cost to be paid through online mode i.e., Internet payment gateway (Credit/Debit Card), Net Banking, NEFT/RTGS.
(ii) Bids along with necessary online payments must be submitted through e-procurement portal www.eproc2.bihar.gov.in before the date & time specified in the NIT. The department does not take any responsibility for the delay/non availability of internet connection, Network Traffic/Holidays or any other reasons".
- The detailed eligibility criteria can be seen in the tender document. The tender documents can be obtained through website www.eproc2.bihar.gov.in
- Bid security should be paid through online mode i.e. Internet payment gateway (Credit/Debit Card), Net Banking, NEFT/RTGS or by Bank Guarantee of any scheduled banks payable in favor of Bihar State Tourism Development Corporation Ltd, Patna. Original BG will have to be deposited in the office of Managing Director, Bihar State Tourism Development Corporation Ltd., Sikh Heritage, Bhavan, Daroga Rai Path, Patna- 800001 before opening of technical bid.
- The bidders are requested to check their file size of uploaded documents at the time of submission & they should ensure that work file is uploaded If they feel that the complete file is not uploaded then they should click on cancel & update the same before submission The bidders should satisfy themselves of download ability/visibility of the scanned & uploaded file by them.
- File size should be less than 5 MB and should be in PDF or JPEG formats.
- No claim shall be entertained on account of disruption of internet service being used by bidders. Bidders are advised to upload their bids well in advance to avoid last hour's technical snags.
- Bids that are rejected during the bid opening process shall not be considered for further evaluation, irrespective of the circumstances.
- The bidders shall submit their eligibility and qualification details, Technical bid, Financial bid etc., in the online standard formats given for respective tenders in e-Procurement website (www.eproc2.bihar.gov.in) at the respective stage only The bidders shall upload the legible scanned copies of all the relevant certificates, documents etc., in support of their eligibility criteria/ technical bids and other certificate/ documents in the e-Procurement website The bidder shall sign on the supporting statements, documents, certificates, uploaded by him, owning responsibility for their correctness/authenticity.
- All the information/ corrigendum/addendum related to the project shall be published on the website www.eproc2.bihar.gov.in. The Authority shall have the right to reject the bid partially or fully without assigning any reason whatsoever.
- For any information Managing Director BSTDC can be contacted.
- Further details of works can be obtained from the office of Managing Director. For clarification, regarding the E –tendering process, please contact e-proc2.0, Helpdesk, Mjunction services Ltd., R.J. Complex, 2nd floor, Canara Bank Campus, Khajpura, Ashiana Road, P.S. – Shastri Nagar, Patna-800014, Bihar. Toll free No. 18005726571, Email Id: eproc2support@bihar.gov.in.

Sd/-
Managing Director
(BSTDC, Patna)