

EXPRESSION OF INTEREST FOR DEVELOPMENT OF GOLF VILLAGE

ANIIDCO Ltd. invites EoI for a world-class Golf Course and Golf Villas at Rangachang, Sri Vijaya Puram, Andaman & Nicobar Islands

This initiative is part of the broader vision to promote sustainable and high-end tourism in the Andaman & Nicobar Islands.

Details of EoI: <https://aniidco.and.nic.in/> | <https://andaman.gov.in/>
Pre application conference: 23 June 2025 | Last date for submission: 14 July 2025

Key highlights of the project:

- A unique opportunity to be part of a long-term exclusive luxury tourism and sports infrastructure project
- Spectacular location with panoramic ocean view and lush tropical surroundings
- Option for Lagoon villas and reclamation of land



For further queries, please contact:
Managing Director, ANIIDCO Ltd.
Email: gmaniidco.and@nic.in | Phone: 03192 232098
Website: <https://aniidco.and.nic.in/>

**ANDAMAN AND NICOBAR ISLANDS
INTEGRATED DEVELOPMENT CORPORATION LIMITED
(ANIIDCO)**

A Government Undertaking

UT Administration
Andaman and Nicobar Islands (ANI)

EXPRESSION OF INTEREST (EoI)

**Development of Golf Village
at Rangachang & Rangachang Extension
Sri Vijaya Puram**

Issued on: 12.06.2025

Reference No. : 1-1477/ANIIDCO/Projects/2021-22/Vol-XIV/948

**ANIIDCO Ltd.
Vikas Bhawan
PB No.180, Sri Vijaya Puram: 744101
Andaman & Nicobar Islands, India**

Disclaimer

*The information contained in this Expression of Interest document (the “**EoI**”) or subsequently provided to the Applicants, whether verbally or in documentary or any other form by or on behalf of the Andaman and Nicobar Islands Integrated Development Limited (“**ANIIDCO**”) or any of its employees or advisors, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.*

*This EoI is not an agreement and is neither an offer nor invitation by ANIIDCO to the prospective Applicants or any other person. The purpose of this EoI is to provide interested parties with information that may be useful to them in the formulation and submission of their proposal pursuant to this EoI (the “**Proposal**”).*

This EoI includes statements, which reflect various assumptions and assessments arrived at by ANIIDCO in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require.

This EoI may not be appropriate for all persons, and it is not possible for ANIIDCO, its employees or advisors to consider the investment objectives, financial situation and particular needs of each party who reads or uses this EoI. The assumptions, assessments, statements and information contained in the EoI Document, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this EoI and obtain independent advice from appropriate sources.

ANIIDCO, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Applicant 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 EoI or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the EoI and any assessment, assumption, statement or information contained therein or deemed to form part of this EoI or arising in any way for participation in this Selection Process.

ANIIDCO also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Applicant upon the statements contained in this EoI.

ANIIDCO has issued this EoI with the best intention to explore the market for eligible and interested Applicants and has no compulsions to enter into definitive contractual agreements. This EoI does not guarantee conversion of this EoI into any definitive contractual agreements.

The issue of this EoI does not imply that ANIIDCO is bound to select an Applicant, for the Project and ANIIDCO reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.

ANIIDCO reserves the right to change any or all conditions/ information set in this EoI document by way of revision, deletion, updating or annulment through issuance of appropriate addendum as ANIIDCO may deem fit without assigning any reason thereof.

ANIIDCO reserves the right to accept or reject any or all Proposal without giving any reasons thereof. ANIIDCO will not entertain or be liable for any claim for costs and expenses in relation to the preparation of the Proposals to be submitted in terms of this EoI Document.

Contents

1 INTRODUCTION	4
1.1 Background	4
1.2 EoI Document.....	6
1.3 Number of Proposal.....	6
1.4 Cost of Proposal	6
1.5 Site Visit and Due Diligence.....	6
1.6 Language	6
1.7 Submission of Proposal	6
1.8 Confidentiality	7
1.9 Proprietary Data.....	7
1.10 Stakeholder Meeting.....	7
2 PROPOSED GOLF VILLAGE	8
2.1 Proposed Sites for Golf based Development.....	8
2.2 Project Proposal.....	9
2.3 Layout Plan.....	11
2.4 Investment in Golf Courses	11
2.5 Project Structure	12
2.6 Role of Developer.....	13

1 INTRODUCTION

1.1 Background

- 1.1.1 The Union Territory (UT) of Andaman and Nicobar Islands (ANI) presents immense potential for investment in tourism sector. A conducive environment coupled with proactive initiatives taken by Government of India (GoI) have proved to be a powerful driver towards creation of world class tourist destination and position the UT as a premium investment destination.
- 1.1.2 NITI Aayog, the policy think tank of GoI is committed to the holistic development of Andaman and Nicobar Islands. As part of the endeavour, NITI Aayog has identified tourism as a primary sector of development to actively pursue economic benefit for both public and private interests. The identified islands are divided amongst packages, where each package consists of multiple islands/ sites proposed to be developed. Under Andaman Package IV, there are 12 sites which are evaluated for the development potential. International standard Golf Course is one such projects identified under Package IV.
- 1.1.3 Further, to initiate the project development process, the ANI Administration has appointed Andaman and Nicobar Islands Integrated Development Limited (ANIIDCO) as the Project Management Authority for undertaking development of sustainable Eco-tourism projects in the Islands. ANIIDCO, plays a proactive role in the promotion of tourism and development of tourist infrastructure in the Andaman & Nicobar Islands. As such, ANIIDCO is envisaging private sector participation to develop, operate and manage these tourist facilities through Public-Private Partnership (PPP). This initiative forms part of the broader effort being made to enhance the tourism potential in the UT, by bringing about development of the natural assets and at the same time creating an opportunity for channeling private investment into infrastructure development in the UT.
- 1.1.4 In order to explore the possibility of engagement with the private sector and also to understand the broad contours, roles and responsibilities, obligations, implementation framework etc., and to finalize the terms and conditions of engagement, ANIIDCO is inviting the “**Expression of Interest (EoI)**” from competent and interested parties.
- 1.1.5 Brief particulars of the Project are as follows:

Name of the Project	Development of Golf Village at Rangachang and Rangachang Extension, Sri Vijaya Puram (erstwhile known as Port Blair)
Location	a) Two Sites i.e. Rangachang Village and Rangachang Extension, situated @ 4.00 Km apart; b) Both sites are located in Sri Vijaya Puram Tehsil of South Andaman district in Andaman Islands; c) The Rangachang village site is situated @20 Km away from Sri Vijaya Puram and accessible by NH-4
Land Area	a) Site 1: Rangachang Village - 52.67 Ha. (Golf Course). b) Site 2: Rangachang Extension - 26.22 Ha. (Hospitality and Real Estate)

Golf Village	<p><u>Golf Course</u></p> <p>a) 18 Hole Golf Course with a yardage of minimum [7300] yards from the championship tees with the scope of lengthening the course in future with land reclamation subject to CRZ Clearance;</p> <p>b) a Golf Driving Range, Chipping Range and Putting Range with training centre;</p> <p>c) Golf Academy (Golf instruction, Practice areas, Equipment fitting, Golf school programs etc.);</p> <p>d) Club House with restaurant, Coffee shop and Bar and a pro shop selling equipment and tickets for green tees for players;</p> <p>e) Sports Centre of Excellence (indoor and Outdoor sports);</p> <p>f) Maintenance areas, water treatment and storage facilities, irrigation and drainage system, and all other ancillary facilities which would be necessary to develop and maintain a competition level golf course of international standards;</p> <p>g) Adequate Car parking areas to meet the requirement of National and International Golf events;</p> <p>h) Site Infrastructure (Internal road, Power, Solar, Rain Water Harvesting/Water Storage, Desal Plant, Irrigation system, Parking etc.)</p> <p><u>Hospitality</u></p> <p>The Resort/Five-star Hotel comprising of the Country Club and Hospitality Unit will cover approximately 10-20 acres of land and will cater to the business/industrial entrepreneurs. The actual land area of the various components of the integrated project shall be finalized after detailed planning and design exercise</p> <p><u>Real Estate</u></p> <p>The Real Estate component may consist of Golf Villas & Cottages and Premium residential plots with all infrastructure facilities.</p> <p><u>Additional Revenue Generating Activities</u></p> <p>Water-front properties i.e. ocean-view Lagoon Beach Villas development along with options for land reclamation</p>
Concession Period	Long-term
Clearance & Approvals required	Environment, Forest, ICRZ Clearances and Land Conversation

1.1.6 The EoI Document can be downloaded on the websites <https://aniidco.and.nic.in> (or) <https://andaman.gov.in> by the interested parties.

1.1.7 Applicants are invited to examine the Project in greater detail, and to carry out, at their cost, such studies as may be required for submitting their EoIs.

1.1.8 Based on the response received in the EOI, ANIIDCO would prepare a Request for Proposal (RFP) for Golf village project and issue an open tender.

1.1.9 For any clarification, you may contact:

General Manager (Projects),
Andaman & Nicobar Islands Integrated Development Corporation Ltd. (ANIIDCO)
Vikas Bhawan, Post Box No. 180
Sri Vijaya Puram – 744101; Andaman and Nicobar Islands
Phone No: 03192 232098, Email ID: gmaniidco.and@nic.in
Contact Person:
Manoj Panda, Mob.: 98719 79370

1.2 EoI Document

1.2.1 To be eligible for this EoI, an Applicant shall fulfil eligibility conditions as specified below:

- a) Experience of development and maintenance of at least one 9 or 18 hole golf course over the last 7 (seven) years from the Proposal Due Date; or
- b) Experience of development and management of a 5-Star Luxury Hotel/Resort with minimum 50 keys over the last 7 (seven) years from the Proposal Due Date; or
- c) Developed more than 4.0 lakh sq. ft. built up area in a maximum of 2 of real estate projects on cumulative basis over the last 7 (seven) years from the Proposal Due Date

1.3 Number of Proposal

1.3.1 No Applicant shall submit more than one Proposal for the Project.

1.4 Cost of Proposal

1.4.1 The Applicants shall be responsible for all of the costs associated with the preparation of their Proposals and participation in the Selection Process. ANIIDCO shall not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Selection Process.

1.5 Site Visit and Due Diligence

1.5.1 Applicants are encouraged to submit their respective Proposals after visiting the Project site and ascertaining for themselves the site conditions, location, surroundings, climate, availability of power, water and other utilities for construction, access to site, handling and storage of materials, weather data, applicable laws and regulations, and any other matter considered relevant by them.

1.6 Language

1.6.1 The Proposal with all accompanying documents and all communications in relation to or concerning the Selection Process shall be in English language and strictly on the prescribed forms provided in this EoI.

1.7 Submission of Proposal

1.7.1 The EoI along with details of the organization/firm, credentials, shall be sent on e-mail at gmaniidco.and@nic.in latest by 05:00 PM on 14.07.2025. The eligible applicants will be invited for the presentations and discussions.

<i>Format</i>	<i>Description</i>	<i>Documents Required</i>
Form1	Covering Letter	<i>As per Format</i>
Form 2	Details of the Applicant	<i>a. Certificate of Incorporation, or other Registration Certificate as applicable based on the type of legal entity; b. PAN and GST Certificate;</i>
Form 3	Financial Capacity of the Applicant	<i>Net worth and Annual Turnover for the last three FYs as on Proposal Due Date;</i>
Form 4	Details of Similar Projects Undertaken	<i>Experience in similar projects;</i>
Form 5	Project Concept	<i>Details of the Proposal</i>

1.8 Confidentiality

- 1.8.1 Information relating to the examination, clarification, evaluation, etc. shall not be disclosed to any person who is not officially concerned with the Selection Process or is not a retained professional adviser advising ANIIDCO in relation to, or matters arising out of, or concerning the Selection Process. ANIIDCO shall treat all information, submitted as part of the Proposal, in confidence and shall require all those who have access to such material to treat the same in confidence. ANIIDCO may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or to enforce or assert any right or privilege of the statutory entity and/or ANIIDCO or as may be required by law or in connection with any legal process.

1.9 Proprietary Data

- 1.9.1 All documents and other information supplied by ANIIDCO or submitted by an Applicant to ANIIDCO shall remain or become the property of ANIIDCO. Applicants are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and submission of their Proposal. ANIIDCO will not return any Proposal or any information provided along therewith.

1.10 Stakeholder Meeting

- 1.10.1 A Stakeholder Meeting of the interested parties shall be convened through Video Conferencing and the interested parties are requested to join the meeting through the link given below. During the course of the Meeting, the Applicants will be free to seek clarifications and make suggestions for consideration of ANIIDCO.

Time: 03.00 PM.

Date: 23.06.2025

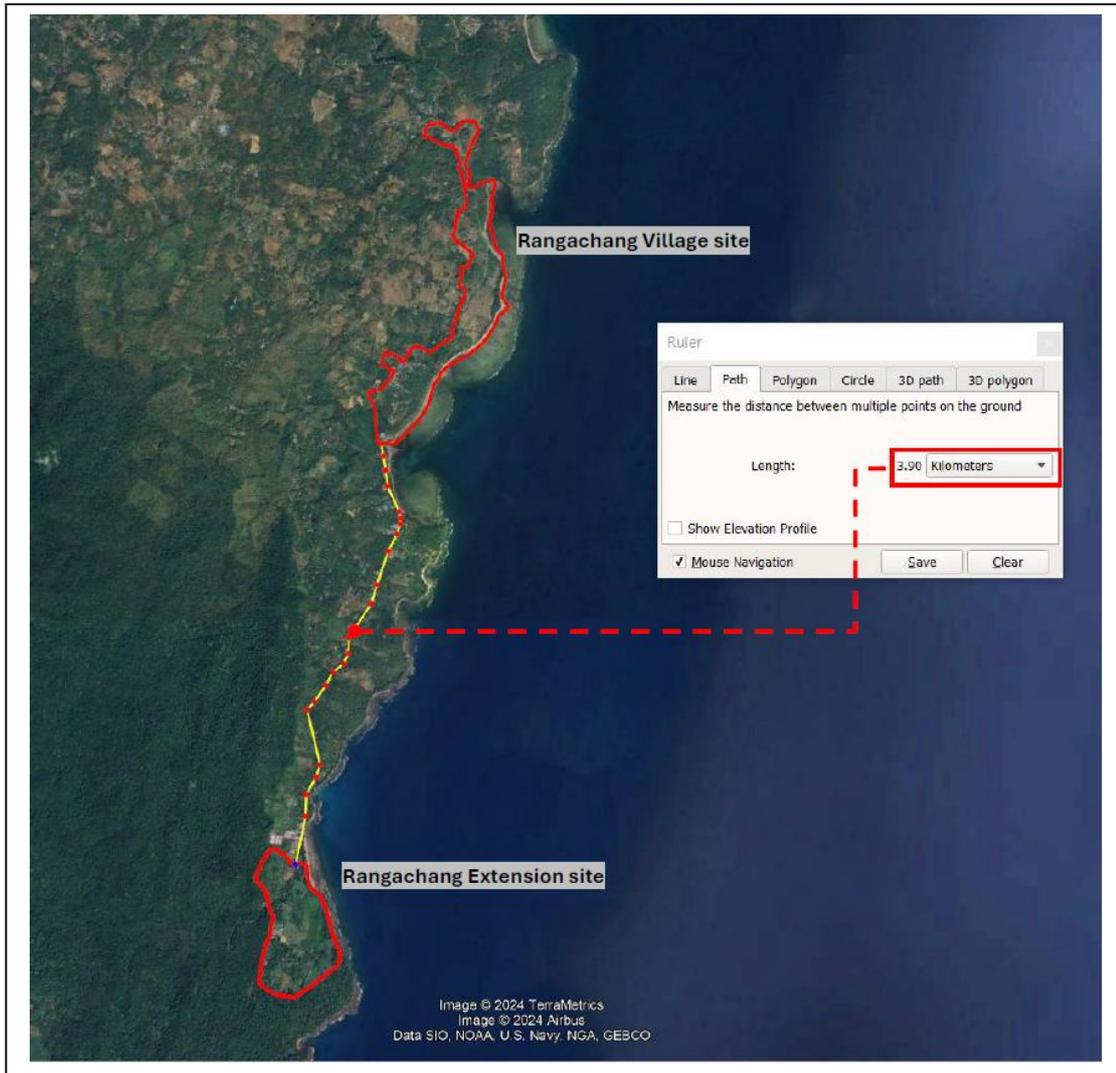
Video Conferencing Link: <https://meet.google.com/fqf-iacg-qmv>

- 1.10.2 All queries must be submitted to ANIIDCO (gmaniidco.and@nic.in) before the Stakeholder meeting.

2 PROPOSED GOLF VILLAGE

2.1 Proposed Sites for Golf based Development¹

2.1.1 ANIIDCO has decided to undertake development of Golf Village at Rangachang and Rangachang Extension, Sri Vijaya Puram through Public-Private Partnership. These two Sites i.e. Rangachang Village and Rangachang Extension (Chidiya Tapu), are situated @ 4.00 Km apart. Both the sites are located in Sri Vijaya Puram Tehsil of South Andaman district in Andaman Islands.



<i>Rangachang - 52.67 Ha. (18-Hole Golf Course)</i>	<i>Rangachang Extension - 26.22 Ha. (Hospitality and Real Estate)</i>
Rangachang village is located in Sri Vijaya Puram (erstwhile known as Port Blair) Tehsil of South Andaman district	Chidiya Tapu village (the location for Rangachang Extension site) is in Port Blair Tehsil of South Andaman district

¹ AECOM Studies

<i>Rangachang - 52.67 Ha. (18-Hole Golf Course)</i>	<i>Rangachang Extension - 26.22 Ha. (Hospitality and Real Estate)</i>
<p>in Andaman Islands. It is situated 20 Km away from Sri Vijaya Puram. The site is accessible by NH-4 and adjacent to sea. The identified site is near proposed greenfield airport.</p> <p>The Rangachang Village site is a linear site with about 2.6 Km. long sea face and has an average width of 250-300 M. It is dominated by Coconut trees and Areca Nut trees. Small mangrove patches are also existing.</p>	<p>in Andaman Islands. It is situated 26 Km away from Sri Vijaya Puram. The site is accessible by NH-4 which passes through the site.</p> <p>Site is located near a cliff and does not have direct access to a beach but has a clear view of Andaman Sea.</p>
<p><u>Infrastructure</u> A & N Administration will endeavour to provide infrastructure support in terms of availability of power & water from existing available capacity on usual payment applicable for tourism projects. However, any additional requirement & backup to be arranged by the concessionaire.</p>	
<p><u>Applicable environmental clearances</u></p> <p>a) CRZ Clearance under Coastal Regulation Zone Notification, 2019 under section 3 of Environment (Protection) Act, 1986.</p> <p>b) Diversion of Forest land for non-forest purpose under the Forest (Conservation) Act, 1980.</p> <p>c) EIA clearance required under EIA notification 2006 category 8 (b) – Township and area development project.</p>	

2.2 Project Proposal

2.2.1 A Golf Village is a community or resort that has a golf course and other amenities. Golf villages may also include residential areas, golf academies, and other activities. The Project would be integrated with associated infrastructure & tourism facilities. The facilities would be of top-of-the-line international standards. The Project will have its focus on the 18-hole Golf Course, which will be a full-fledged facility and be developed as a world-class facility capable of hosting international level PGA golfing events.

2.2.2 Keeping in mind the locational advantage and scenic characteristics of the site, an integrated golf community is proposed for the site. The major components of the proposal are:

<i>Golf Course</i>	<i>Hospitality</i>	<i>Real Estate</i>
a) 18 Hole Golf Course with Driving Range, Chipping Range and Putting Range;	a) Five Star Hotel/ Resort;	a) Golf Villas & Cottages;
b) Golf Academy with Proshop, Golf Cart	b) Convention Centre, with a plenary hall of minimum 500 capacity;	b) Premium residential plots;
		c) Plug-and-play infrastructural

<i>Golf Course</i>	<i>Hospitality</i>	<i>Real Estate</i>
and Caddy Rental, Lockers and Administrative Office; c) Sports Arena (Indoor and Outdoor Games - Tennis, Gymnasium, Yoga & Meditation Centre, all modern facilities of Spa, Pool tables, Bowling alleys etc.); d) Country Club with Restaurant, Coffee shop and Bar; e) Maintenance & Storage building	c) Conferencing & Banqueting; d) Multi-cuisine restaurants; Swimming Pool and Spa; e) Institutional and Commercial Areas; f) Advanced Medical / Wellness Centre	support

2.2.3 The proposed Golf Village would be an ideal destination for Corporate to conduct their golf outings. The comprehensive golf facility along with the attached conference / banquet facility thus proposed would be the most suitable destination for golf and corporate events. Day long events on an exclusive basis in the entire facility and team events at the golf course, are some of the facilities, from a range of options that corporate can choose from:

- a) Golf Clinics for Corporate and their clients;
- b) Team outings at the Golf Course;
- c) Family Golf outing

2.2.4 The golf design architect/design agency shall design the layout of the golf village and include best environmental management and resilient landscape practices for golf courses.

2.2.5 It is suggested that emphasis be given on natural surroundings and wildlife to provide golfers and visitors a whole new sensorial golfing experience. Broad strategies may include:

- a) Extending the golfing experience to include surrounding landscape and dramatic seafront, maintaining view corridors to the Andaman Sea, and introducing designed tropical groves and lagoons as part of golf course obstacles.
- b) Enhancing the existing vegetation of the site through plantation and reforestation along the fairways. A strategy of enclosing the fairways with native planting species and then revealing the sea at certain areas as one moves from the course towards the seashore can be followed.
- c) Adopt resilient landscape strategies to create sustainable conditions-ecologically and economically.

2.3 Layout Plan

2.3.1 The proposed layout will utilize the natural landscape as its guide. The private developer must ensure that the golf course is in harmony with landscape so that the course appears to have existed for generations and does not disturb the natural draining pattern of the site towards the sea.

2.3.2 The Golf Course will incorporate local topographical features and conform to international championship standards.

2.3.3 The bidder shall have option of land reclamation in the sea for further expansion of the Golf Course to create additional range in future.

2.3.4 The Resort/Five-star Hotel comprising of the Country Club and Hospitality Unit will cover approximately 10-20 acres of land and will cater to the business/industrial entrepreneurs. The actual land area of the various components of the integrated Project shall be finalized after detailed planning and design exercise.

2.3.5 The Real Estate component may consist of approximately 50 Golf Villas & Cottages and 50 Premium residential plots with all infrastructure facilities.

2.3.6 The Project will be designed to create a tourist hub both from the perspective of entertainment for high and medium end tourists and creating a business centre.

2.4 Investment in Golf Courses

2.4.1 A burgeoning interest in golf and increasing opportunities made available in air travel created a new type of tourism: golf tourism. Development of golf courses by private investors is seen by many as major contributors to ANI's economic development.

2.4.2 Over the last decade, one of the most significant trends in the golf course industry is the privatization of operations at existing public golf courses. In recent years, this trend has extended to include private participation in the development of public courses. Public-private joint development of public golf courses is not really a new phenomenon. Public agencies began to evaluate ways either to reduce their role in providing these services, to improve the economics of public golf courses or to convert non-performing assets (i.e., public property) into income-producing ones.



2.4.3 There are several fundamental factors which have led to the trend toward privatization, but the driving force behind the private sector's interest is the improvement in the economics of public golf courses, which is generally attributable to the following factors:

- a) Increasing participation;
- b) Rapidly increasing revenue potential, resulting from greens and cart fees escalating faster than operating expenses, and from increasing demand for carts and tournament play;
- c) Increasing awareness of profit potential, improved marketing and increased use of outside professional management;
- d) Constraints on the supply of golf, due to high land and construction costs;
- e) Increased receptiveness on the part of public agencies to private participation

2.5 Project Structure

2.5.1 It is proposed to develop the Golf Village on a Public Private Partnership (PPP) format. Structuring on a PPP platform has been seen as an avenue to optimize development and implementation in such a way that it is sustainable in the long run. PPP provides an attractive alternative to bring private investments as well as efficiency gains in the provision of services. As such, selecting the appropriate framework would play a critical role for successful implementation of the Project. For a project of this stature, the following need to be kept in mind while evolving the project implementation framework:

- a) Safeguarding the primary objectives of ANIIDCO;
- b) Integrated approach for development along with adjoining areas;
- c) Demand and competition in the market;
- d) Investment scenario more particularly in ANI;
- e) Funding considerations;
- f) Timely completion of the project;
- g) Ensuring best value for money for the end user

2.5.2 The proposed Golf Village has been structured as Design, Build, Finance, Operate & Transfer (DBFOT), wherein the private sector would bring in its technical, financial and managerial expertise and ANIIDCO would provide policy, land and other facilitation support. The Selected Bidder/ Developer would use its expertise to design the Golf Village to achieve pre-determined performance standards and functional requirements and thereafter operate and maintenance of the Golf Villages during the Concession Period.

2.5.3 It is the industry's experience that by involving the Private Sector developers right from the conceptualization stage, providing the developers with the freedom to innovate on the Project, it is possible to tap the efficiency and marketing skills of the Private Sector to the advantage of the Project and to leverage the Project for larger spin-offs for the region.

- a) The Developer selected through a competitive bidding process would enter into a Concession Agreement with the ANIIDCO over the pre-agreed Concession Period and transfer the same to the ANIIDCO at the end of the Concession Period.

-
- b) In order to avail the Concession, the Selected Bidder may pay to ANIIDCO Gross Revenue Share or Annual Concession Fee or both² (payable after the moratorium period of 3-5 years).

2.6 Role of Developer

2.6.1 The Developer will undertake Design, Construction, Development, Finance, Operation and Maintenance of the Project. The responsibility will also include all activities that are required to be undertaken, in order to comply with the Minimum Development Obligations and the Andaman & Nicobar Islands (Municipal) Regulation, 1994.

2.6.2 The Developer would be encouraged to use innovative technology and design for creation of the other Project facilities as per the market demand and subject to the design fulfilling the requirements and performance criteria stipulated by ANIIDCO. The facilities would need to be planned, designed and constructed in accordance with the Specifications & Standards and Maintenance and Performance Standards provided by ANIIDCO. The Scope of Works shall also include:

- a) Conceptualisation and design of the Project as per the applicable guidelines/building bye-laws etc.;
- b) Finalisation of DPR and detailing of the facilities;
- c) Obtain all the requisite clearances and sanctions from concerned government authorities;
- d) Finance and Construction of all facilities under Minimum Development Obligations and other components of the Project;
- e) Providing infrastructure and support facilities;
- f) Marketing of the facilities;
- g) Arranging finances for the Project;
- h) Maintenance Works: Maintenance works include routine and periodic maintenance activities. The routine maintenance will include maintenance of golf course, circulation area, key buildings, amenities, parking area, pavement, drainage and sewerage, other building services, mechanical equipment, etc.;
- i) Operation & Management: This includes Operation and Management of all facilities under the Project, and security related activities, collection of lease rentals, during routine and periodic maintenance activities.

² To be finalized based on detailed financial analysis

Annexures
Annexure - I

Form 1

ANNEXURE-I
Covering Letter
(On Applicant's letter head)

Dated:

To

**The Managing Director,
Andaman and Nicobar Islands Integrated Development Corporation Ltd.
(ANIIDCO Ltd)
Vikas Bhawan, PB No. 180,
Sri Vijaya Puram, Andaman and Nicobar Islands - 744101**

Sub: EoI for Development of Golf Village at Rangachang & Rangachang Extension, Sri Vijaya Puram

This has reference to the advertisement pertaining to the above captioned subject. We are interested in submitting our Expression of Interest for the same. We would like to clearly state that we qualify for this work as our organisation meets all the pre-qualifying criteria indicated herein and our organisation is not under a declaration of ineligibility for corrupt or fraudulent practices. We understand that if the details given in support of claims made by us are found to be untenable or unverifiable or both our EoI will be rejected without any reference to us. We further clearly understand that ANIIDCO is not obliged to inform us of the reasons of rejection of our Proposal.

Yours faithfully,

(Signature of the Authorised signatory)

(Name and designation of the of the Authorised signatory)

Name and seal of Applicant

Date:

Place:

ANNEXURE-I
Particulars of the Applicant

1.	Name of the Applicant	
2.	Legal status	Individual / Sole Proprietorship / Company / Partnership Firm / LLP/LLC
3.	Country of incorporation Date of incorporation and/ or commencement of business	Please attach: <ul style="list-style-type: none"> ▪ <i>Copy of Certificate of Incorporation or any other relevant Certificate to claim legal entity of the Applicant;</i> ▪ <i>Permanent Account Number (PAN) issued by the Income Tax Authority;</i> ▪ <i>GST registration certificate</i>
4.	Registered address/ Corporate headquarters <i>In case of non-Indian companies, does the Applicant have business presence in India?</i>	
5.	Brief description of the Applicant	<ul style="list-style-type: none"> ▪ <i>Details of its main lines of business of the Company and proposed role and responsibilities in this Project</i> ▪ <i>Organisation Chart showing the structure of the organization, including the names of the Directors/Partners (as applicable);</i>
6.	Particulars of the Authorised Signatory	Name: Designation: Address: Mobile Number: E-Mail Address:

(Signature of the Authorised signatory)

(Name and designation of the of the Authorised signatory)

Name and seal of Applicant

Date:

Place:

ANNEXURE-I
Financial Capacity of Applicant

I hereby declare that I have scrutinized and audited the financial statement of M/s_____ .

	2023-24	2022-23	2021-22
Net worth (INR Crore)*			
Annual Turnover (Rs Crore)			
Average Annual Turnover (Rs Crore)			

* for the purpose of Net worth Calculation it is defined:

Net worth: = Equity Capital + Reserve and Surplus - Revaluation Reserve - Accumulated losses - Intangible assets)*

(Signature of the Authorised signatory)

(Name and designation of the of the Authorised signatory)

Name and seal of Applicant

Date:

Place:

ANNEXURE-I**Details of Eligible Project**

1.	Title of the Project	
2.	Project Location	
3.	Entity for which the project was constructed/ developed	
	<i>Name of the Entity (Client)</i>	
	<i>Detailed Address</i>	
	<i>Nodal Officer Name</i>	
	<i>Mobile No. and e-mail id</i>	
4.	Brief Description of the Project	<i>Please provide a brief on the project (attach brochure, if any)</i>
	<i>Total Built-up Area (in sq.mts.)</i>	
	<i>Major Project components/ activities / facilities</i>	
	<i>Total Project Cost (excluding land cost)</i>	
	<i>Date of Commencement</i>	
	<i>Date of Completion</i>	
5.	Eligible Project Category	a) Golf Course or b) Five Star Hotel/Resort or c) Real Estate Projects
6.	Developed under a separate Legal Entity	Yes / No If yes, name and other details should be provided
7.	Current status of the Project	

- *Applicants are expected to provide information in respect of each Eligible Project;*

(Signature of the Authorised signatory)

(Name and designation of the of the Authorised signatory)

Name and seal of Applicant

Date:

Place:

ANNEXURE-I

Project Concept/Proposal

1. Understanding of the Project;
2. Details of Site Assessment Studies undertaken (if any);
3. Potential of the site for development of Golf Village;
4. Proposed Project Facilities;
5. Timelines for development;
6. Tentative Investment envisaged;
7. Conceptual Plan (if any);
8. Support Required from ANI or ANIIDCO;
9. Comments on Project Structure and Bidding Parameter including Concession Period;