



Expression of Interest (EOI)

For

Appointment of Transaction Advisory

for

Monetisation

of

International Cricket Stadium, Jaipur

at

Village Chonp Near Jaipur

IssuedBy:

Hony. Secretary,

Rajasthan Cricket Association

North Pavilion, Sawai Mansingh Stadium,
Jaipur -302005

Date: 1 June, 2022

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Appointment of Transaction Advisory for Monetisation of International Cricket Stadium at Chonp Jaipur

DISCLAIMER

The information contained in this Expression of Interest document (the “EOI”) or subsequently provided to Applicant(s), whether verbally or in documentary or any other form, by or on behalf of Rajasthan Cricket Association (RCA), or any of their employees or advisors, is provided to Applicant(s) 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 RCA 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 of their application for expressing their interest pursuant to this EOI (the “Application”). This EOI includes statements, which reflect various assumptions and assessments arrived at by RCA 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 RCA, 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 this EOI 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.

Information provided in this EOI to the Applicant(s) is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. RCA accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.

RCA, 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.

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

RCA may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this EOI.

The issue of this EOI does not imply that RCA is bound to select and/or short-list Applications rather it is just to envisage the interest of Applicants in the Project. RCA reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.

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

1. INTRODUCTION AND DETAILS

1.1. BACKGROUND

1.1.1 RCA is the governing body of the game of Cricket in the State of Rajasthan. The main stadium in the state is Sawai Mansingh Stadium located at Jaipur, which is operated by RCA. The facility has hosted various domestic, international Cricket matches and IPL matches since its inception. For promotion and development of Cricket in the State /other cities, RCA is in an advanced stage of development of International Cricket Stadium at Chonp Jaipur with a capacity of 40000 in Phase 1; which is proposed to be enhanced to 75000 in Phase 2. RCA has acknowledged the need for monetisation of this International Cricket stadium in Jaipur, with modern and advanced technology meeting the international guidelines.

1.1.2 RCA proposes to invite Expression of Interest (“EOI”) from interested organisations(applicants) with coordination of activities related to monetisation. The primary objective of EOI is to obtain interest, suggestions and assess the experience/ability of the organisation from project monetisation or similar background and also incorporate best practices for revenue generation and proper utilisation of the facilities.

1.2. PROJECT DETAILS

1.2.1 Project involves monetisation of the Cricket Stadium building. It is proposed to include the following in the Phase I of the building presently under construction :

- 40,000 capacity of seating, Corporate boxes, banquets food court, restaurant, holding large events, Sports outlets etc. and other support facilities for managing cricket operations.
- Subsequently Phase-II of the Stadium would be taken up adding another 35,000 seats, thus taking the total capacity to 75000 seats.

1.3 INFORMATION AND INSTRUCTION TO APPLICANTS

1.3.1 The objective of this EOI is to identify the right organisation / Consortium for monetisation of the cricket stadium building and to explore the best monetisation plans. The selected party would provide monetisation strategy within 30 days of its selection. They would also be required to help market & implement the strategy.

1.3.2 This is a performance-based mandate where no upfront fee is committed.

1.3.3 The amount payable to the selected applicant shall be based on percentage (%) of the monetisation revenue.

The RCA will not be responsible for any fee / cost whatsoever in the efforts done by the Transaction Advisor in the process of finalization of the monetization Plans, inviting Investors and their mobilizations and thereafter during the implementation period. All such costs are to be borne by the Transaction Advisor only. In case; the whole exercise becomes futile at any stage; Transaction Advisor has to bear all the costs at its own; with no liability on RCA.

The chargeable fee for the Transaction Advisor will be paid by the Investors, if they are in place and will be considered as % of the monetization revenue. The fee will be directly paid by the investor to the Transaction Advisor up to the agreed implementation period.

- 1.3.4 In this EOI stage, Applicants are required to submit the Letter of Application and Details of the Applicant as specified in clause 2 against the standard formats as provided. Such documents can only be downloaded free of cost from <https://www.cricketrasthjan.in/> Any queries pertaining to the project can be addressed to:

For queries related to EOI and site visit;

Mr. Tarun Sharma Designation : Project Manager Contact No : +91-98290 58262	Mr. Surendra Kherajani Designation : Sr. Executive Assistant Contact No : +91-9351433654
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- 1.3.5 Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves; the planning and status of the project to explore the revenue generation from the perspective activities to make it self sustainable in operation, maintenance and facilitation.

Applicants having any query regarding the EOI and the Project, can write to RCA, as per details provided in Clause 1.3.4. RCA reserves the right not to provide answers to any or all queries raised by Applicants.

- 1.3.6 The EOI can be submitted by any organisation incorporated in India or the consortium. Foreign Applicant interested in submission of EOI can be part of the consortium led by Applicant incorporated in India.
- 1.3.7 Interested applicants are also required to submit their organisation profile along with the application
- 1.3.8 This EOI is open for 10 (ten) days including the date of advertisement.
- 1.3.9 Any entity which has been barred by the Central/State Government/PSU/BCCI/State Cricket Associations, or any entity controlled by them, from participating in any project (BOT or otherwise), and the bar subsists as on the date of Application, would not be eligible to submit an Application.
- 1.3.10 Applicants are encouraged to submit their respective Applications after carefully reading the Terms mentioned herein and ascertaining for themselves the guidelines prevalent to the project.
- 1.3.11 Notwithstanding anything contained in this EOI, RCA reserves the right to accept or reject any Application and to annul the Bidding Process and reject all Applications, at any time without any liability or any obligation for such acceptance, rejection or annulment, and without assigning any reasons thereof.
- 1.3.12 At any time prior to the deadline for submission of Application, RCA may, for any reason, whether at its own initiative or in response to clarifications requested by an Applicant, modify the EOI by the issuance of Addendum.
- 1.3.13 The Application shall be in English language.

- 1.3.14 Applications should be submitted online before 1500 hours IST on the Application Due Date, at the email id provided in Clause 1.4 in the manner and form as detailed in this EOI.
- 1.3.15 RCA may, in its sole discretion, extend the Application Due Date by issuing an Addendum.
- 1.3.16 RCA has adopted a single step two-stage process (collectively referred to as the "Appointment Process") for selection of the Transaction Advisory firm for award of the Project. The first stage (the "EOI Stage") of the process involves envisaging interest in the Project by submitting an Application in accordance with the provisions of this EOI and short listing of the Applicant for next stage. At the end of the first stage, RCA shall have presentation on the approach towards preparation of the Monetization plan and methodology for its implementation and revenue analysis from shortlisted bidders. The best firm after evaluation of the presentation will be selected on quality basis and the fee for the selected firm will be negotiated.

1.4 IMPORTANT TIMELINES

Sl. No	Particulars	Date and Time (IST)
1.	Date of issue of EOI	Date: 1 June 2022
2.	Last Date, Time for online Submission of the EOI	Date: 10 June 2022 Time: 3:00 pm Address: Rajasthan Cricket Association , North Pavilion, SawaiMansingh Stadium, Jaipur -302005 Email: cricketoperations.rca@gmail.com

2. EOI APPLICATION FORMATS

Form-1- Letter of Application

(On Letterhead, including full postal address, telephone, e-mail addresses)

Date:

To,

Honorary Secretary
Rajasthan Cricket Association
North Pavilion, Sawai Mansingh Stadium,
Jaipur -302005

Sub: EOI for Appointment of Transaction Advisory for Monetisation of International Cricket Stadium at Chonp Jaipur

Sir,

- (a) With reference to your EOI document dated *****, we, having examined the EOI and understood its contents, hereby submit our Application showing our interest in the Project. The Application is unconditional and unqualified.
- (b) Attached to this letter is a duly filled format for the Expression of Interest as prescribed by RCA along with copies of original documents defining:
 - (i) The Applicant's legal status;
 - (ii) The principal place of business;
 - (iii) All documents as specified in EOI
- (c) The RCA and its authorised representatives are hereby authorised to conduct any inquiries or investigations to verify the statements, documents, and information submitted in connection with this application, and to seek clarification regarding any technical aspects. This letter of Application will also serve as authorisation to any individual or authorised representative of any institution, to provide such information deemed necessary to verify statements and information provided in this application, or with regard to the resources, experience, and our competence.
- (d) This application is made in the full understanding that:
 - (i) The RCA, reserves the right to reject or accept any application, cancel the process, and reject all applications; and
 - (ii) The RCA shall not be liable for any such actions and shall be under no obligation to inform the Applicant of the grounds for them.
- (e) The undersigned declare that the statements made and the information provided in the duly completed application are complete, true, and correct in every detail.

Signed and Dated by Authorised Signatory

Name of the Organisation

Form-2 - Details of the applicant

- a) Organisation/Consortium Applicant Details
- (i) Name:
 - (ii) Country of incorporation:
 - (iii) Country/Place of Operations
 - (iv) Address of the corporate headquarters and its branch office(s), if any, in India:
 - (v) Date of incorporation and/ or commencement of business:
 - (vi) Nature of Applicant (whether public or private organisation, proprietorship firm, partnership)
 - (vii) Profile of the Organization / Consortium supporting the EOI mandate

Please attach supporting documents for individual organization / all consortium partners along with Lead Partner.

- b) Brief description/ Profile of the Organisation/ Consortium partners including details of its main lines of business and Supporting the EOI Mandate; including their Consortium Partners if any

- c) Details of individual(s) who will serve as the point of contact/ communication for the RCA:

- (i) Name:
- (ii) Designation:
- (iii) Organisation:
- (iv) Address:
- (v) Telephone Number:
- (vi) E-Mail Address:

- d) Previous experience as Transaction Advisor or in any other form with regards to exposure to Public Private Partnership (PPP) Model or team expertise in project formulation/implementation.

Please include details for each project such as:

- (i) Nature of Project
- ii) Client Name, address, e-mail, telephone number.
- (ii) Project Cost
- (iii) Brief Project details (maximum one page)
- (iv) Strategic Partners (name the partner and role of each partners)
- (v) Current Status

Please attach supporting documents for each mentioned project

Signed and Dated by Authorised Signatory

Name of the Organisation / Lead Partner of Consortium

Site Location

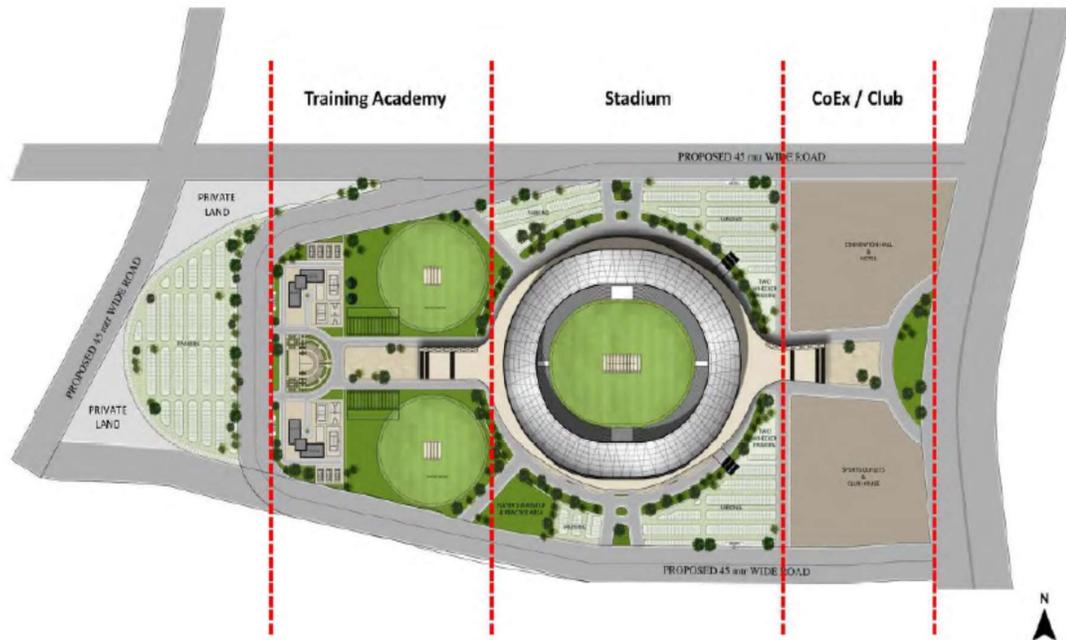
**IN THE CENTER
OF EVERYTHING**



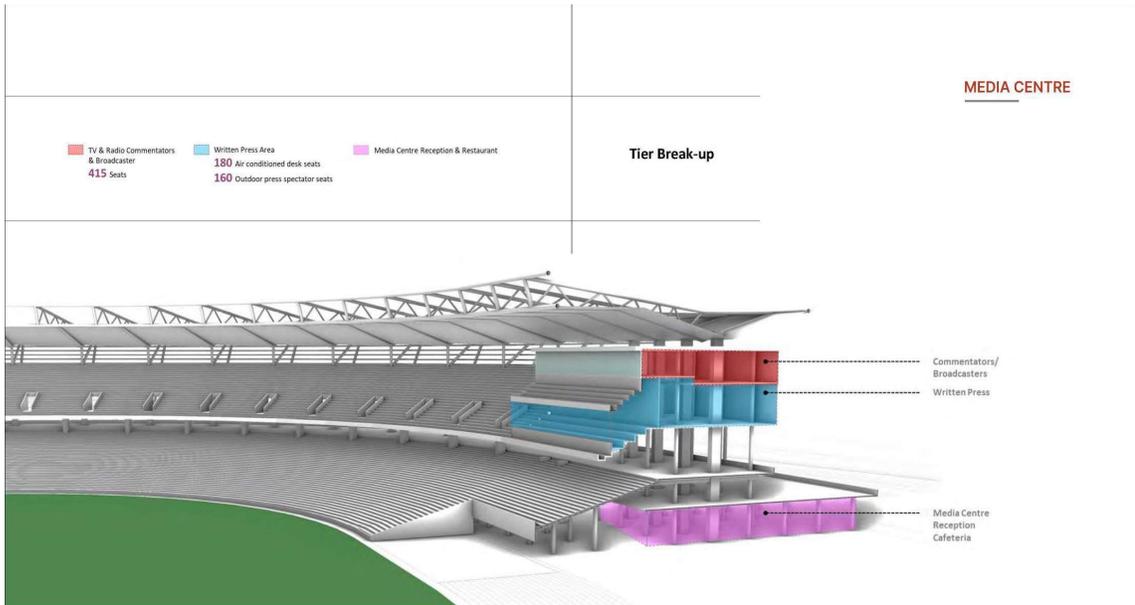
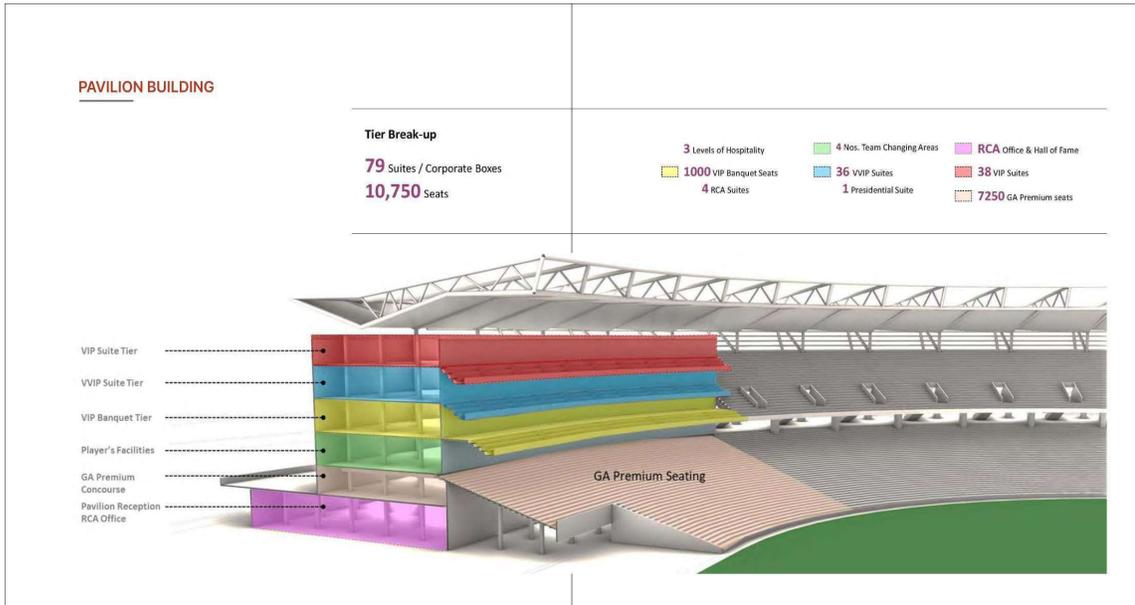
Lat, Long : 27.110641883772825, 75.83806314906758

Google Link : <https://goo.gl/maps/iaEXn6sAx8AkTXkFA>

Master Plan



Pavilion Building



Pavilion Specifications

Sno	Location	Level & proposed facility
1	South Pavilion (10,750 persons)	GF –Reception Main concourse, Toilet At bowl level Players Hall , 7250 premium seats Hospitality Level -1 – 1000person Banquet hall , 4RCA Suits Hospitality Level-2 – 36 VIP Suits , 1 Presidential Suit Hospitality Level -3 - 38 VIP Suits , RCA office &Hall , 7250 premium Seats
2	North Pavilion (750 persons)	GF- Media Center , Security , Cafeteria Concourse level, Toilet Hospitality level-1- Written press 180 desk seats +160 outdoor seats Hospitality level -2 – T.V, Radio Commentators and Broadcasters Hospitality level -3 Upper Bowl
3	West Side	At GF Performer's & Ground Staff Concourse - Toilet
4	North – East	At GF Operational staff Concourse - Toilet
5	Wheel Chairs Space	415 – Pavilion 160 , Media side 10 , 245 E-W

PRESENT STATUS OF SITE :-

