



Expression of Interest (EOI)

For

Development, operations and maintenance of International Cricket Stadium at Udaipur

On Design, Build, Finance, Operate and Transfer (DBOFT) Basis



Issued By:

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

Date: 27th July 2022

Table of Contents

DISCLAIMER	2
1. INTRODUCTION AND DETAILS.....	4
1.1. BACKGROUND.....	4
1.2. PROJECT DETAILS.....	4
1.3. DEVELOPMENT, OPERATIONS AND REVENUE OPTIMISATION	5
1.4. INFORMATION AND INSTRUCTION TO APPLICANTS.....	5
1.5. IMPORTANT TIME LINES.....	7
2. PROJECT INFORMATION MEMORANDUM.....	8
2.1. Location	8
2.2. Proposed site plan & Proposed Project Component.....	9
3. EOI APPLICATION FORMATS	10
Form-1- Letter of Application	10
Form-2 - Details of the applicant.....	10
Form-3 - Financial Capacity.....	12
Form-4 - Suggestion on project by Applicant.....	13

Development, operations and maintenance of International Cricket Stadium at Udaipur.

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 has acknowledged the need for development of a new International Cricket stadium at Udaipur with prevailing international standards / Guidelines for the game of Cricket
- 1.1.2 RCA has identified Udaipur, for development of a Cricket Stadium of International Standards along with ancillary facilities to support self-sustainable development. To meet this objective, RCA wishes to invite Investors who can develop the Stadium with their own resources on Design, Build, Finance, Operate and Transfer (DBFOT) model.
- 1.1.3 The primary objective of EOI is to obtain interest, suggestions and assess the competence and experience of Applicants regarding similar projects of Civil nature and of similar value and also incorporate best practices for development, operations and management of Sports Infrastructure under DBFOT or other suitable model on long term concession basis.
- 1.1.4 It is proposed to initially offer the Project for a concession period of 30 years from the date of agreement with additional two years for construction period. This period can be extended further based on the economics of the project. (Suggestions in this regard may be given)
- 1.1.5 RCA may appoint a Transaction Advisor for Bid preparation and also assisting it during the bidding process, if required.

1.2. **PROJECT DETAILS**

- 1.2.1 Project involves development of an integrated Cricket Stadium with international norms. It is estimated to cost approx Rs. 200 Crore spread across 26.20 Acres. It includes Cricket Stadium, practice ground, retail, club house and other support facilities to cater to the need of Sports Professionals, Sports training programs, Sports bodies, amateur sports, utilisation of Sports facilities by local community as well as private companies. Club house will cater to the local community. Key components of the project includes following:
- a) Cricket Stadium of International standards with about 25,000 seating Capacity, Pavilions and Corporate boxes (can be done in single or two phases)
 - b) Practice ground ,pitches and other outdoor facility
 - c) Club house
 - d) Hotel with banquet facilities
 - e) Retail zone (Mainly Sports Goods)
 - f) Cricket Academy
 - g) Any other feature as mentioned at 2.2 or as suggested by the Investor.
- 1.2.2 The site earmarked for Cricket Stadium is located in village kheda Kanpur, Udaipur, has an area of 26.20 Acres. Broad level layout plan of the Site, location, development control norms and other necessary details are enclosed as part of Project Information Memorandum under clause 2.

1.3 DEVELOPMENT, OPERATIONS AND REVENUE OPTIMISATION

- 1.3.1 The objective of RCA is not limited to development and operations of the facility by private entity for long term concession period but to also ensure that development, Operations & Maintenance and usage of the facility is planned and implemented through self- sustainable business model.
- 1.3.2 Broad project components proposed includes various monetisation avenues for financial viability of the project. Key revenue sources will include but not limited to revenue from venue hire for sports and non-sports facilities, Cricket Academy, lease rentals of Sports goods retail shops, Sports club, usage fee, branding rights, club and Banquet facility, Theme park etc. Any Other permitted commercial activity for revenue optimisation can also be included within the project land parcel as per applicable development guidelines.

1.4 INFORMATION AND INSTRUCTION TO APPLICANTS

- 1.4.1 RCA has adopted a single step two-stage process (collectively referred to as the "Bidding Process") for selection of the bidder[s] for award of the Project. The first stage (the "EOI Stage") of the process involves envisaging interest in the Project by submitting an Application and project presentation in accordance with the provisions of this EOI (the "Applicants") and short listing of the Applicant for next stage. At the end of this stage, RCA shall issue the Request for Proposal (the "RFP") documents which shall seek Price Bids with detailed Technical Qualification (the " Bid Stage").
- 1.4.2 In this EOI stage, Applicants are required to submit documents as specified in clause 2 against the standard formats as provided.
- 1.4.3 EOI documents can be downloaded free of cost from <https://www.cricketrasthan.in/> Any queries pertaining to the project can be addressed to:

For queries related to EOI

(1) Mr. Tarun Sharma
Designation : Project Manager
Contact No : +91-9829058262

(2) Mr Surendra Kherajani
Designation : Cricket Operations
Contact : +91-9351433654
Email id : cricketoperations.rca@gmail.com

Contact person at Udaipur for site Visit :-

Mr. Hitesh Sukhwai,
Executive Engineer, UIT – Udaipur
Mob : 9460084145

- 1.4.4 Prior to submission of EOI documents, RCA shall organize an "Applicant Summit". The date and time will be as provided in Clause 1.5
- 1.4.5 Applicants having any query regarding the EOI and the Project, can discuss the same in the Applicant Summit or can write to RCA, as per details provided in Clause 1.4.3. RCA reserves the right not to provide answers to any or all queries raised by Applicants.

- 1.4.6 The EOI can be submitted by any company 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. Details of consortium and members will be provided during Bid Stage.
- 1.4.7 In the second stage of Bidding i.e., the RFP stage, RCA shall issue RFP document to the shortlisted/interested Bidder. This RFP document will contain information about the Project, Bidding Process, Bid submission, Qualification and Financial Proposal requirements. The RFP shall have detailed Technical and Financial Criteria required for qualification. The RFP shall also have format for Price Bids in which the interested Bidder shall furnish its Financial Proposal. The Price Bid of only those bidders who qualify in the Technical Bid evaluation shall be opened for evaluation and selection of the successful Bidder.
- 1.4.8 The Criteria on which the selection will be based shall be detailed out in the RFP stage.
- 1.4.9 Any entity which has been barred by the Central/ State Government/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.
- 1.4.10 Applicants are encouraged to submit their respective Applications after visiting the Project site and ascertaining for themselves the site conditions and the prevalent guidelines prevalent in the area including FAR, FDI norms, traffic, 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.
- 1.4.11 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.
- 1.4.12 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.
- 1.4.13 The Application shall be in English language. Supporting documents and printed literature furnished by the Applicant with the Application may be in any other language provided that they are accompanied by appropriate translations of the pertinent passages in the English language. Supporting materials, which are not translated into English, may not be considered. For the purpose of interpretation and evaluation of the Application, the English language translation shall prevail.
- 1.4.14 Applications should be submitted in hard copy inside a sealed envelope before 1500 hours IST on the Application Due Date, at the address provided in Clause 1.5 in the manner and form as detailed in this EOI.
- 1.4.15 RCA may, in its sole discretion, extend the Application Due Date by issuing an Addendum.

1.5 **IMPORTANT TIME LINES (FOR EOI)**

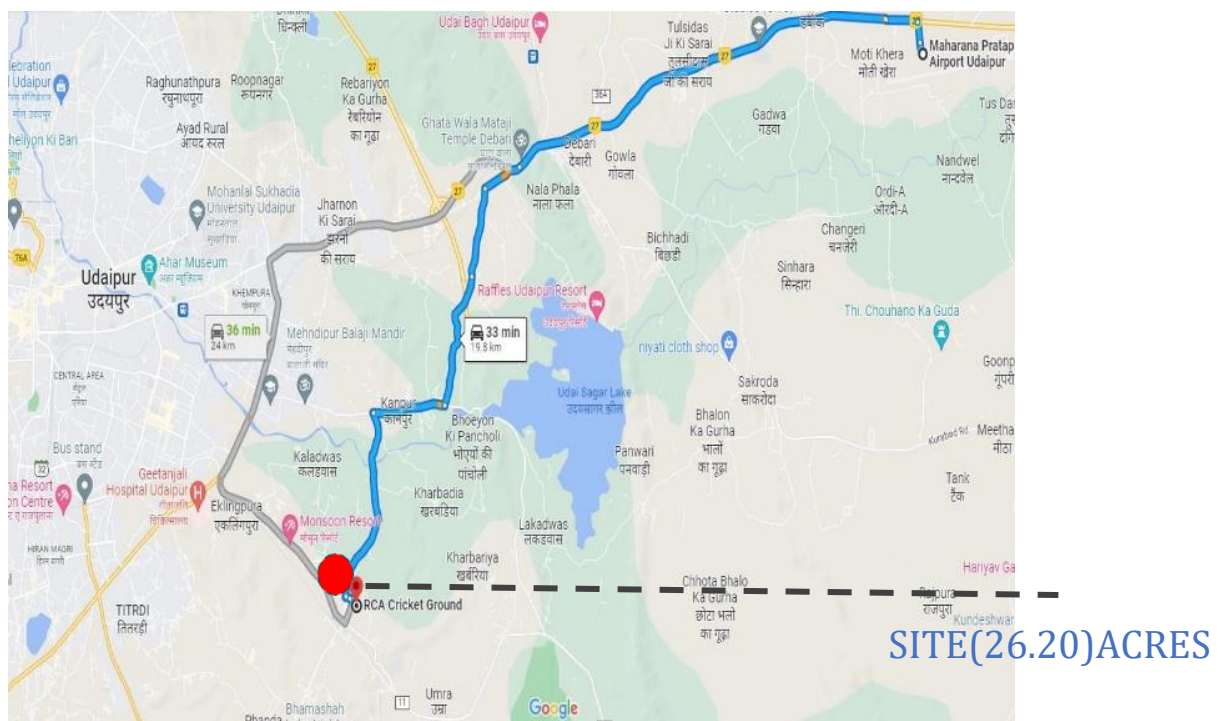
Sl. No	Particulars	Date and Time (IST)
1.	Date of issue of EOI Documents	Can be downloaded from RCA website after issue of advertisement (website : www.cricketrasthan.in)
2.	Applicant Summit Meet Project Presentation- Concept presentation	Date: 08.08.2022 3.00 pm at RCA Academy, Jaipur If required, Web conference meeting can also be organized for Application Summit Meet on the same date and time. By RCA in Applicant Summit meet.
3.	Last date of receipt of queries	16.08.2022
4.	Response to queries	22.08.2022
5.	Last Date, Time & Location of EOI Submission	Date: 26.08.2022 Time:3:00 pm Address: Rajasthan Cricket Association , North Pavilion, Sawai Mansingh Stadium, Jaipur -302005

2. PROJECT INFORMATION MEMORANDUM

2.1 Location of Stadium: Kheda Kanpur Village, Udaipur

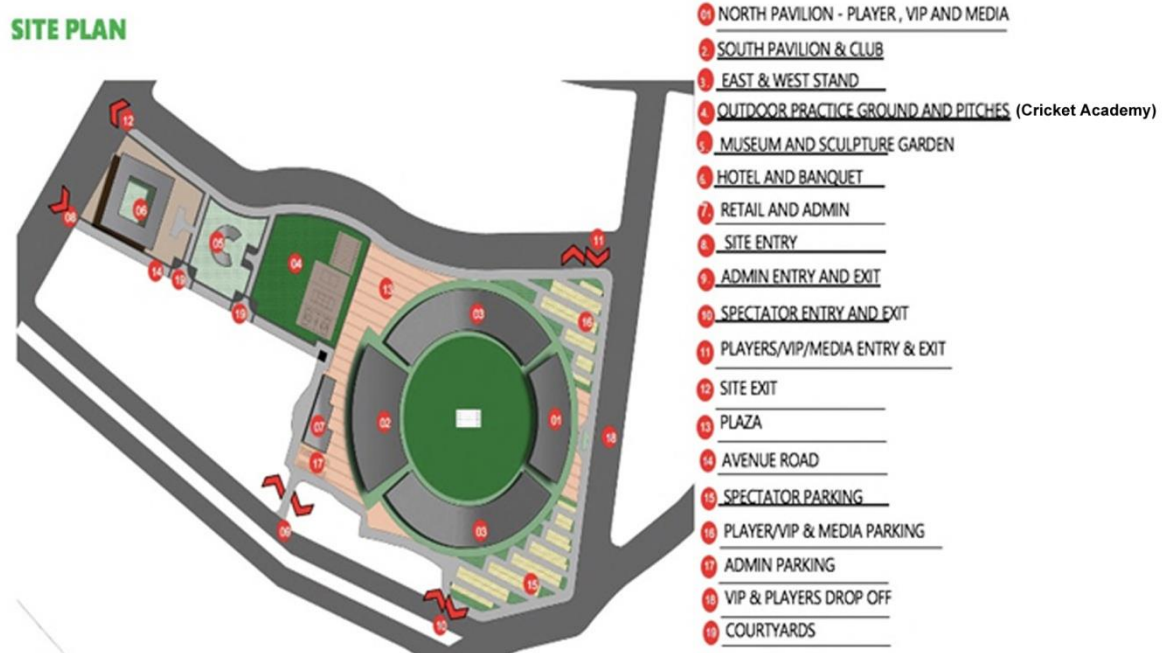
- Proposed Cricket stadium is located on Umarda road near by area is developing as a Institutional area
- Umarda growth centre is also situated nearby this location
- Connectivity with NH-8 & NH-76 / NH-27 which Connects Jaipur ,Mount Abu, Chittoregarh , Ahmedabad, Nathdwara
- Railways – Railway junction Connects all major Cities of India
- Air Service – Maharana Pratap Airport at Dabok which has frequent flights to Delhi , Jaipur, Mumbai and several other cities.
- **Distances From :**
Airport – 20 km
Debari Kaya bye pass – 1 km
Umarda Railway Station – 2 km
Central Bus Stand – 11 km
City Railway Station – 10 km

The site earmarked for Integrated Cricket Stadium :





2.2 Proposed site plan & Proposed Project Component



3. 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 Development, Operations and Maintenance of Integrated Cricket Stadium in Udaipur by RCA under DBFOT model.

Sir,

- (a) With reference to your EOI document dated *****, we, having examined the EOI document 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 from our bankers and client regarding any financial and 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 Company

FORM-2 DETAILS OF THE APPLICANT :

- a) Company/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 company, proprietorship firm, partnership)

Please attach supporting documents.

- b) Brief description of the Company including details of its main lines of business
- c) Details of individual(s) who will serve as the point of contact/ communication for the RCA:
- (i) Name:
 - (ii) Designation:
 - (iii) Company:
 - (iv) Address:
 - (v) Telephone Number:
 - (vi) E-Mail Address:
- d) Previous experience of construction of Sports Infrastructure Development or Mixed used development including Sports Infrastructure OR projects of civil/infrastructure nature of similar size.

Please include details 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 venture (name the partner and role of each partners)
- (v) Location and Total Area of each project.
- (vi) Capital investment in each project executed by applicant
- (vii) Years of operation and Current Status

Please attach supporting documents for each mentioned project

Signed and Dated by Authorised Signatory

Name of the Company

FORM-3 - FINANCIAL CAPACITY

Turnover and Net worth of the Applicant in following Three Financial Year as per Audited Financial Statement.

Year	Net Worth* (Rs. In Cr.)	Turnover (Rs. In Cr.)
FY-18-19		
FY-19-20		
FY-20-21		

- (i) Average annual turnover shall not be less than 120 Crore of last three financial year i.e. 2018-19, 2019-20 and 2020-21.
- (ii) Net Worth of the applicant shall not be less than 25 Crores as on 31.03.2021 as per audited financial statement of 2020-21.

* Net Worth shall mean (Paid-up Equity+ Reserves) less (Revaluation reserves + miscellaneous expenditure not written off)

Duly certified by a Chartered Accountant

Signed and Dated by Authorised Signatory

Name of the Company

(duly certified by CA)

FORM-4 - SUGGESTIONS ON THE PROJECT BY APPLICANT

S.No	Heads	Suggestion as Annexures
a	Project cost	Annexure A
b	Project key component and Program	Annexure B
c	Project Structure / Development and operations model	Annexure C
d	Presentation on Broad level approach for development, project component, conceptual design, revenue optimization and Operations & maintenance plan for the Integrated Cricket Stadium with revenue optimization.	Annexure D
e	Timeline for execution/phasing of project	
	Any other suggestion	Annexure F

- Applicant should submit their brief suggestion only under heads mentioned above in Word document or Power Point format only.