

GOVERNMENT OF ANDHRA PRADESH
THE A.P. SHILPARAMAM ARTS, CRAFTS & CULTURAL SOCIETY

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SECOND CALL OF TENDER

**FOR DEVELOPMENT AND OPERATION OF WATER GAMES AND INDOOR GAMES FACILITY
AT SHILPARAMAM, VISAKHAPATNAM**

Tender Notice No.: APSACCS/RFP/SHILP-VSKP/2026-27 (2nd Call) **Date:** 10-09-2026

Ref. Tender Notice: APSACCS/RFP/SHILP-VSKP/2026-27 **Date:** 13-08-2026

1. Against the First Tender Notice referred above for "Development and Operation of Water Games and Indoor Games Facility at Shilparamam, Visakhapatnam", less than two (2) bids were received within the stipulated bid submission date and time.
2. In terms of Section 7, Clause 7.5 of the First Tender Schedule, as less than two (2) bids were received, the Andhra Pradesh Shilparamam Arts, Crafts and Cultural Society (APSACCS) hereby issues this Second Call / Re-invitation for bids in respect of the said tender.
3. The single bid already received and retained in the first call shall continue to remain valid for this purpose and is not required to be resubmitted, but the bidder may, if it so desires, submit a revised/fresh Commercial (Financial) Bid to compete in this Second Call.
4. New/prospective bidders interested in participating in this Second Call shall submit both the Technical Bid (Cover-A) and Commercial Bid (Cover-B), complete in all respects, in accordance with the terms and conditions of the original Tender Document referred above.
5. In the event that no additional bid(s) are received against this Second Call by the extended Bid Due Date, APSACCS reserves the right to proceed further with evaluation of the single bid already retained from the first call, and to process the same in accordance with the terms and conditions of the tender, without the requirement of a third call.
6. APSACCS reserves the right to ask for any additional documents, clarifications, or proofs in support of the Technical Bid at any stage of the evaluation process.
7. All other terms and conditions of the original Tender Document dated 13-08-2026, including eligibility criteria, bid security (EMD), tender processing fee, Bid parameter (ALR), escalations, and conditions of contract, shall remain unchanged and shall continue to apply to this Second Call.

REVISED SCHEDULE OF DATES FOR THIS SECOND CALL

Parameter / Item	Details
Document Reference	APSACCS/RFP/SHILP-VSKP/2026-27 (2nd Call)
Location	Adjoining Water Park in Shilparamam, Visakhapatnam
Scope of Work	Development and Operation of Water Games and Indoor Games Facility (0.50 Acres)
Lease Period	Eight (8) Years
Tender Processing Fee	Rs. 5,000/- (Non-refundable)
Bid Security Deposit (EMD)	Rs. 5,00,000/- (Rupees Five Lakhs only)
Nature of Call	Second Call
Issue of Tender Schedule / RFP	11-09-2026
Last Date for Bid Submission	25-09-2026 before 3.00 p.m.
Date & Time of Technical Bid Opening	25-09-2026 at 3.30 p.m.
Date & Time of Commercial Bid Opening	25-09-2026 at 4.30 p.m.
Website & Contact Details	https://shilparamam.ap.gov.in/tenders Phone: 8886652023

Note: Any addendum/corrigendum to this Second Call will be notified exclusively on the official AP Shilparamam website: <https://shilparamam.ap.gov.in/tenders>



Chief Executive Officer

AP Shilparamam Arts, Crafts & Cultural Society
Vijayawada, Andhra Pradesh

DISCLAIMER

This Request for Proposal (RFP) has been issued by the A.P. Shilparamam Arts Crafts & Cultural Society (hereinafter referred to as "the Society"), under the Youth Advancement, Tourism and Culture Department, Government of Andhra Pradesh, for the purpose of inviting competitive bids for the Development and Operation of a Water Games and Indoor Games Facility at Shilparamam, Visakhapatnam, on a Licence-cum-Lease basis.

This document does not constitute a legal offer or agreement. The Society reserves the right to cancel, modify, or withdraw this RFP at any stage without assigning any reason and without incurring any liability to any bidder or any other party. All information in this RFP is provided for guidance only and bidders must conduct their own due diligence.

The information in this RFP is based on data available at the time of preparation. The Society does not guarantee its accuracy or completeness. Bidders are advised to verify all site conditions, statutory requirements, and other relevant facts independently before submitting their bids.

1. INTRODUCTION AND BACKGROUND

1.1 About Shilparamam, Visakhapatnam

Shilparamam (Jathara), Visakhapatnam is a premier cultural, arts, and crafts village operated by the A.P. Shilparamam Arts Crafts & Cultural Society under the Government of Andhra Pradesh. Shilparamam is a vibrant destination that showcases traditional handlooms, handicrafts, and performing arts, drawing significant footfall from residents, tourists, families, and school groups — particularly on weekends and during festive seasons.

The Society manages the premises including handicraft stalls, cultural performance spaces, artisan workshops, and associated amenities. Shilparamam is a self-sustaining cultural ecosystem that integrates heritage preservation with tourism and commerce.

1.2 Purpose of this RFP

With a view to:

- Enhancing Shilparamam as a premium family destination in Visakhapatnam;
- Increasing overall footfalls to Shilparamam, thereby boosting visitor engagement and sales of handlooms and handicrafts at existing stalls;
- Attracting a wider and younger audience to cultural programs, especially on weekends; and
- Generating sustainable revenue for the Society through lease rent and Additional Development Premium (ADP);

— the Society invites competitive bids from eligible private entities / operators for the Development and Operation of a Water Games and Indoor Games Facility on an area of 0.50 Acres (50 Cents) within the Shilparamam premises, Visakhapatnam, on a Licence-cum-Lease basis for a period of 8 (Eight) Years.

2. PROJECT DETAILS

2.1 Site Details

Location	Shilparamam, Visakhapatnam, Andhra Pradesh
Site Position	Inside the Shilparamam premises, adjoining the existing Water Park within the Shilparamam
Land Area Allotted	0.50 Acres (50 Cents)
Permitted Use	Water Games and Indoor Games Facility (including permitted ancillary infrastructure)
Entry to Facility	EXCLUSIVELY through the Shilparamam main entry gate, after purchase of Shilparamam entry ticket. NO separate / direct / independent ingress from outside the Shilparamam premises shall be permitted under any circumstances.
Lease Period	8 (Eight) Years
Construction Period	6 months from the date of handing over of site

ALR Commencement	ALR shall be deferred for the first 6 months from the date of site handing over. ALR shall commence from the 7th month onwards or COD whichever is earlier and continue thereafter. ADP shall commence only from the Commercial Date of Operations (COD).
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2.2 Proposed Facility

The allotted site of 0.50 Acres is located inside the Shilparamam premises, adjoining the existing Water Park within the Shilparamam. The successful bidder shall develop and operate the following within the allotted area:

- **Outdoor Water Games Area:** (not duplicate or compete with) the existing Water Park adjacent to the site.
- **Indoor Games Zone:**

Critical Conditions

All visitors to the Water Games and Indoor Games Facility shall enter exclusively through the Shilparamam main entry gate, after purchasing the standard Shilparamam entry ticket. The Licensee shall NOT create, permit, or facilitate any separate, direct, or independent ingress / access point to the facility from outside the Shilparamam premises — whether through boundary walls, side gates, rear access, or any other means. Any breach of this condition shall constitute a material default under the licence and may result in immediate termination of the Agreement.

This condition is fundamental to the purpose of this project — to increase footfalls through the Shilparamam entry gate and thereby benefit the handicraft stalls, artisans, and cultural program spaces within the Shilparamam.

2.3 Objectives

- Increasing its competitive appeal as a weekend destination.
- Drive higher footfall into the Shilparamam, with measurable spillover benefit to handloom/ handicraft stalls and cultural programs.
- Generate sustainable non-tax revenue for the Society through Annual Lease Rent and Additional Development Premium.
- Create local employment during construction and operations.
- Maintain harmony with the cultural and artisanal character of Shilparamam.

3. ELIGIBILITY CRITERIA

3.1 Technical Eligibility

Each bidder (individual entity or consortium lead member) must satisfy ALL of the following criteria:

S. No	Criterion	Requirement
1	Experience in Gaming / Amusement / Entertainment	The developer should have developed, operated, maintained at least 1 project with similar kind in last 10 years with a project cost not less than Rs.4.00Cr. Note: Similar project means gaming, amusement, or entertainment facilities (Water Park / Indoor Gaming / Amusement Park or similar)
2	Net Worth	Minimum Net Worth of INR 10 Crore (as certified by a Chartered Accountant for the immediately preceding financial year)
3	Annual Turnover	The developer should have Minimum average annual turnover of INR 1.00 Crore from gaming / amusement / entertainment project(s) for a continuous period of 3 years in the last seven financial years from the bid due date.

3.2 Consortium Eligibility

Bids may be submitted by an individual entity (Sole Bidder) or by a Consortium of a maximum of TWO (2) members:

- The Lead Member must individually satisfy ALL technical and financial eligibility criteria in Section 3.1.
- A duly signed Consortium Agreement / MoU must be submitted with the bid, clearly designating the Lead Member and defining roles and equity shares.
- The Lead Member shall hold a minimum of 51% equity in the entity / SPV formed for this project though the lease period.

3.3 General Conditions

- The bidder must be a legally registered entity in India (Company, LLP, Partnership Firm, Proprietorship Firm, or Trust).
- The bidder must not be blacklisted or debarred by any State or Central Government authority in India at the time of submission.
- The bidder must not have any subsisting disputes or litigation with any Government department that could adversely affect performance of this project.
- The bidder must not be in default of payments to any Government / Semi-Government body.

4. TENURE AND LICENCE-CUM-LEASE TERMS

4.1 Licence Period

Licence-cum-Lease Period	8 (Eight) Years from the date of CoD (CoD in 6 months from the date of Agreement).
Extendable	The Society, at its sole discretion, may consider extension on mutually agreed terms, subject to satisfactory performance. Extension is not a right of the licensee.
Construction / Development Period	6 months from the date of Agreement
Commercial Date of Operations (COD)	Not later than 6 months from the date of Agreement
ALR Deferment	ALR is NIL for the first 6 months from the date of site handing over
ALR Commencement	Full ALR (INR 14,52,000/- p.a.) (payable monthly in equal installments) from the 7th month from site handing over or from COD whichever is earlier.
ADP Commencement	ADP payable only from COD. NIL during construction period.
Land Ownership	Title over the land shall at all times vest with the Government of Andhra Pradesh
Nature of Interest	Licence-cum-Lease only; no ownership or proprietary right created in favour of the Licensee

4.2 Permitted and Restricted Use

The allotted area shall be used exclusively for the approved Water Games and Indoor Games Facility and its directly ancillary activities. The following restrictions shall apply:

- The land shall not be used for any purpose other than as approved by the Society.
- The Licensee shall not alienate, transfer, sub-licence, sub-lease, sell, or mortgage the licensed premises or any part thereof to any third party under any circumstances.
- No permanent construction altering the land character shall be undertaken.
- **All structures shall be pre-fabricated, modular or container based** in nature and shall not permanently alter the character of land. No major excavation, deep cutting heavy grading or leveling of the natural topography is permitted. All outdoor surfaces must utilize highly permeable materials such as eco-pavers, grass-grid pavers, gravel or natural turf to ensure 100% rain water percolation into the ground.
- The Licensee shall be solely responsible for obtaining all requisite permissions and for the payment of all applicable taxes.
- Any change in scope of activities requires prior written approval of the Society.

5. FINANCIAL TERMS

5.1 Annual Licence Rent (ALR) — Fixed / Upset Price

The Annual Licence Rent (ALR) has been fixed on the basis of 1% of the Sub-Registrar Office (SRO) value of the allotted land. The ALR is NOT a bid parameter — it is fixed and payable in addition to the ADP quoted by the bidder.

Annual Licence Rent (ALR) — Upset Price	INR 14,52,000/- per annum (Rupees Fourteen Lakhs Fifty-Two Thousand only)
ALR Enhancement	The ALR shall be enhanced by 5% in a block of every 3 years
ALR Deferment	ALR shall be fully deferred (NIL payable) for the first 6 months from the date of handing over of site.
ALR Commencement	Full ALR of INR 14,52,000/- per annum shall commence from the 7th month from the date of handing over of site or from COD whichever is earlier and shall be payable continuously thereafter throughout the licence period.
ALR Payment	Payable monthly in equal installments from the 7th month.

5.2 Additional Development Premium (ADP) — Bid Parameter

The bid parameter for this project is the Additional Development Premium (ADP). Bidders shall quote BOTH of the following, and the higher of the two shall be payable in each year:

- **(a) ADP as % of Annual Gross Revenue:** A percentage (%) of the total gross revenue earned by the Licensee from the project in each financial year; AND
- **(b) Minimum Annual Assured ADP Amount (INR):** A fixed minimum amount (in INR) payable as ADP per annum, regardless of actual revenue earned.

The ADP payable in any year shall be whichever is HIGHER — (a) the ADP % applied on actual Annual Gross Revenue, OR (b) the Minimum Annual Assured ADP Amount quoted. Both must be quoted by the bidder; bids lacking either shall be rejected as non-responsive.

Bid Parameter	Additional Development Premium (ADP)
ADP Component (i)	% of Annual Gross Revenue — to be quoted by bidder
ADP Component (ii)	Minimum Annual Assured ADP Amount (INR per annum) — to be quoted by bidder
ADP Payable Each Year	Higher of: (ADP % × Actual Annual Gross Revenue) (OR) Minimum Annual Assured ADP Amount

Minimum IBM Value — ADP % (Floor)	1% of Annual Gross Revenue per annum
Minimum IBM Value — Minimum Annual Assured ADP Amount (Floor)	INR 1,95,000/- (Rupees One Lakh Ninety-Five Thousand only) per annum
ADP Payable Each Year (Post-COD)	Higher of: (1% or quoted % × Actual Annual Gross Revenue (OR) INR 1,95,000/- or quoted assured amount — whichever is higher
Combined Floor Payment (ALR + Min Assured ADP) Post-COD	INR 14,52,000/- per annum (ALR) + 1% or quoted % × Actual Annual Gross Revenue or INR 1,95,000 or quoted assured amount -- whichever is higher (ADP)
ADP During Construction Period	NIL — No ADP is payable during the construction period. ADP shall commence only from the Commercial Date of Operations (COD).
ALR & ADP Enhancement	5% enhancement in a block of every 3 years from COD
ALR & ADP Payment	Payable in monthly installments; (if actual ADP % on gross revenue exceeds assured amount) it shall be payable within 60 days of close of financial year based on audited/certified revenue statement
Award Criterion	Highest combined ADP (considering both % and assured amount) as evaluated by the Committee. In case of a tie, the bidder with higher Minimum Annual Assured ADP Amount shall be preferred.

Note: The Society shall have the right to audit the Licensee's books of accounts and revenue records at any time to verify the Annual Gross Revenue reported.

5.3 Annual Gross Revenue — Definition

"Annual Gross Revenue" means the total revenue (excluding GST/taxes) received or receivable by the Licensee from all activities conducted in the licensed premises in a financial year.

5.4 Bid Security (Earnest Money Deposit — EMD)

EMD Amount	INR 5,00,000/- (Rupees Five Lakhs only) —
Form of EMD	Demand Draft from a Scheduled Commercial Bank in favour of "Chief Executive Officer, A.P. Shilparamam Society, Vijayawada"
EMD Refund	Returned to unsuccessful bidders within 30 days of award. Forfeited if the successful bidder withdraws after award or fails to execute the Agreement.

5.5 Mandatory Payments by Successful Bidder (Pre-Agreement)

The following payments shall be made by the successful bidder before execution of the Licence-cum-Lease Agreement:

Payment	Amount / Basis	Refundable?
Security Deposit	Rs. 7,26,000/- (6 months ALR) and Quoted Amount of ADP Equivalent to 6 months.	Refundable at end of licence period, subject to clearance of all dues

6. SCOPE OF WORK AND LICENSEE'S OBLIGATIONS

6.1 Development Obligations

- Obtain all necessary statutory approvals, permissions, and clearances at the Licensee's own cost.
- Complete all construction, installation, and commissioning of the facility within 6 months of handing over of site, or as extended in accordance with Section 9.1 of this RFP.
- Ensure the facility design is sensitive to and compatible with the cultural character of Shilparamam, and does not obstruct existing pathways, sightlines, or access to handicraft stalls.

6.2 Operational Obligations

- Operate and maintain the facility to the highest standards of safety, hygiene, and customer service throughout the licence period.
- **ALR Deferment and Commencement:** ALR shall be fully waived / deferred for the first 6 months from the date of site handing over. Full ALR (INR 14,52,000/- p.a.) shall become payable from the 7th month onwards. ADP shall NOT be payable during the construction period and shall commence only from the COD. This deferment is a concession to ease the financial burden during construction and achieving COD within 6 months.
- Keep the facility open to the public on all days as agreed with the Society, with mandatory operations on all Saturdays, Sundays, and public/school holidays.
- Ensure all water attractions are operated with certified lifeguards, adequate safety equipment, and a written emergency response plan.
- Submit quarterly revenue and footfall reports to the Society in the prescribed format, along with the ADP statement.
- Actively cross-promote Shilparamam's handicraft stalls and cultural programs to visitors of the facility through display boards, announcements, entry passes, combo offers, or other mutually agreed means.
- Comply with all applicable environmental, safety, labour, health, and local body regulations.
- Not operate any activity or stall beyond the permitted scope without written approval of the Society.
- **Entry Gate Compliance:** Ensure at all times that ALL visitors to the facility enter exclusively through the Shilparamam main entry gate after purchasing a valid Shilparamam entry ticket. No direct / independent / side entry to the facility from outside the Shilparamam premises shall be permitted under any circumstances.

6.3 Maintenance Obligations

- Maintain all infrastructure, equipment, and premises in good, safe, and clean working condition at the Licensee's own cost throughout the licence period.
- The Society shall have the right to inspect the premises at any time and issue written directions for maintenance or safety improvements, which the Licensee shall comply with within the time specified.
- Failure to maintain the facility to the Society's satisfaction shall constitute a breach of licence terms.

6.4 Handback Obligations

- Upon expiry or earlier termination of the licence, the Licensee shall peacefully vacate and handback the premises to the Society in good and clean condition, free of all encumbrances, within 30 days of expiry/termination.
- All left over immovable and semi-permanent structures on the licensed premises shall vest with the Society / Government on expiry or termination, without any compensation payable to the Licensee.
- Movable assets, equipment, and fittings may be removed by the Licensee at their own cost during the handback period, provided no damage is caused to the premises.

7. BIDDING PROCESS

7.1 Mode of Bidding

This is a competitive open tender through a Two-Envelope / Two-Stage process:

- **Envelope 1 — Technical Bid:** Documents establishing eligibility as per Section 3 and Section 7.3(a).
- **Envelope 2 — Financial Bid:** The ADP quote (both % of Annual Gross Revenue and Minimum Annual Assured ADP Amount over and above the fixed IBM value) as per Section 7.3(b). This shall be opened only for bidders found technically eligible.

7.2 Documents to be Submitted

Envelope 1 — Technical Bid

- Duly signed and filled Application Form (as per Annexure I).
- Certificate of Incorporation / Registration of the entity.
- Audited financial statements (P&L, Balance Sheet) for the preceding 3 financial years.
- Net Worth Certificate from a Chartered Accountant for the preceding financial year.
- Experience certificates / agreements / client certificates evidencing minimum 3 years' experience in gaming/amusement/entertainment (clearly showing nature of project, location, and period of operation).
- Annual turnover certificate from a Chartered Accountant for the preceding financial year, specific to gaming/amusement/entertainment projects.
- Self-declaration of not being blacklisted or debarred (as per Annexure III).
- Consortium Agreement / MoU (if applicable).
- Proof of payment of EMD (Bid Security).
- Any other document specified by the Society.

Envelope 2 — Financial Bid

- Duly signed Financial Bid Form (as per Annexure II) quoting:
 - ADP as a percentage (%) of Annual Gross Revenue; AND Minimum Annual Assured ADP Amount (INR per annum).

Note: Both components of the ADP must be quoted. Bids quoting only one component shall be treated as non-responsive and rejected.

7.4 Evaluation of Bids

- **Stage 1 — Technical Evaluation:** All bids shall first be evaluated for technical eligibility based on criteria in Section 3. Only technically eligible bidders shall be shortlisted for Stage 2.
- **Stage 2 — Financial Evaluation:** Financial bids of technically eligible bidders shall be opened. The bidder quoting the highest ADP (evaluated on both the % of gross revenue and the Minimum Annual Assured Amount) shall be ranked first.
- In the event of a conflict where one bidder quotes a higher ADP percentage (%) and another quotes a higher Minimum Annual Assured Amount, the bidder quoting the highest ADP percentage (%) shall take precedence and be ranked first."
- In case of a tie in ADP %, the bidder quoting the higher Minimum Annual Assured ADP Amount shall be ranked first.

The evaluation process shall be conducted by the Evaluation Committee constituted by the Society.

7.5 Handling of Insufficient Bids

The following procedure shall apply if less than two (2) technically eligible and valid bids are received:

- The bid(s) received shall be RETAINED (without opening the Financial Bid) and kept in safe custody.
- A SECOND CALL shall be issued immediately. The second call shall be advertised with a fresh submission deadline.
- If valid bids are received in the Second Call, all financial bids (including the retained bid from the First Call) shall be opened together and evaluated on the basis of highest ADP.
- If NO further valid bids are received in the Second Call, the Financial Bid of the retained eligible bid from the First Call shall be opened and evaluated.
- If the retained bid is found technically eligible and the quoted ADP meets or exceeds the IBM (minimum floor value), the project will be awarded to that bidder.
- The Society reserves the right to cancel and re-tender if the retained bid does not meet the IBM or in the interests of the Society.

7.6 Award of Project

The Society shall issue a Letter of Award (LOA) to the successful bidder. The Licensee shall execute the Licence-cum-Lease Agreement with the Society within 30 days of receipt of LOA, after making all mandatory pre-agreement payments specified in Section 5.5. The handing over of site shall be within 15 days of execution of the Agreement.

7.7 Bid Validity

Bids shall remain valid for 180 (One Hundred and Eighty) days from the last date of submission. The Society may request an extension. Bidders consenting to an extension shall not modify their bids.

9. PENALTIES, CANCELLATION, AND FORCE MAJEURE

9.1 Delay in Project Completion

The Licensee must complete construction and commence commercial operations within 6 months of site handing over. In the event of delay:

- First Extension: APTDC / Society may grant an extension of up to 6 months with a penalty of 1% of the Total Project Cost.
- Second Extension: A further extension of up to 6 months may be granted with a penalty of 2% of the Total Project Cost.
- Beyond One Year Delay: If the project is not commissioned within 12 months beyond the original COD, the licence may be cancelled and the site taken back by the Society, without prejudice to recovery of all dues and penalties and forfeiting the amounts paid by the Licensee.

9.2 Cancellation of Licence

The licence may be cancelled for the following reasons, among others:

- Non-payment of ALR or ADP beyond 60 days of the due date.
- Misuse of the licensed premises.
- Sub-licensing or transfer of premises without approval.
- Persistent non-compliance with safety, maintenance, or reporting obligations.
- Failure to achieve COD within the extended period.

Cancellation shall be preceded by a written notice of 30 days giving the Licensee an opportunity to cure the default. Upon cancellation, all dues shall be recovered from the Security Deposit and Performance Security before refund of any balance.

9.3 Force Majeure

Neither party shall be liable for failure or delay in fulfilling obligations due to events beyond their reasonable control, including but not limited to acts of God, natural calamities, floods, cyclones, pandemics, war, civil disturbances, or government-imposed lockdowns. The affected party must notify the other within 15 days of occurrence of the Force Majeure event in writing, detailing the event and its impact. Both parties shall cooperate to mitigate the effects. If the Force Majeure event persists beyond 6 months, either party may terminate the Agreement without penalty, subject to settlement of dues for the period of actual operations.

10. MONITORING AND GOVERNANCE

10.1 Revenue Monitoring and Audit

- The Licensee shall maintain proper books of accounts and records of all revenue transactions.
- The Licensee shall submit a quarterly Revenue and Footfall Statement to the Society within 30 days of close of each quarter.
- An annual Audited Revenue Certificate from a Chartered Accountant shall be submitted within 90 days of close of each financial year.
- The Society shall have the right to conduct independent audits of the Licensee's revenue records at any time, with 7 days' prior notice.

11. GENERAL INSTRUCTIONS TO BIDDERS

- Bidders are strongly advised to visit the Shilparamam site, Visakhapatnam before submitting their bids to fully appreciate site conditions, land nature, access, existing infrastructure, and surroundings. Site visit costs are to be borne by the bidder.
- Any attempt to canvass, lobby, or influence officials of the Society during the bidding process shall result in immediate disqualification.
- The bid documents, evaluation, and Licence-cum-Lease Agreement shall be governed by the laws of India. All disputes shall be subject to the exclusive jurisdiction of courts in Vijayawada, Andhra Pradesh.
- The Society reserves the right to: (i) reject any or all bids; (ii) cancel this RFP; (iii) modify the scope or terms before award; and (iv) split or alter the project scope — all without assigning reasons and without any liability.
- Conditional bids or bids with caveats / deviations from RFP terms shall be rejected summarily.
- The Licensee shall be responsible for obtaining all statutory approvals and clearances required for construction and operation through the AP Single Window Portal, at their own cost and effort.

12. CONTACT INFORMATION

For clarifications regarding this RFP, prospective bidders may contact:

Name/Designation: Administrative Officer

Phone: [+91 8886652023]

Email: shilparamam.ap@gmail.com

Office Address: Road No. 2, Loyola College Road, Central Excise Colony, Gunadala, Vijayawada – 520 008,
Tel: 0866-2391840 | Email: shilparamam.ap@gmail.com

RFP for Development and Operation of
WATER GAMES AND INDOOR GAMES FACILITY
 at SHILPARAMAM, VISAKHAPATNAM

ANNEXURE I — APPLICATION FORM (TECHNICAL BID)

(To be submitted as Envelope 1 — Technical Bid, on the entity's letterhead, duly signed by the
 Authorised Signatory)

Part A — Bidder Details

Name of Bidder / Lead Member	
Type of Entity	Company / LLP / Partnership / Proprietorship / Trust
Year of Incorporation / Registration	
Registered Address	
Name and Designation of Authorised Signatory	
Mobile No. and Email of Authorised Signatory	
PAN Number	
GST Registration Number	
Details of Consortium Member (if any)	Name: _____ Entity Type: _____ _____ Equity %: _____%

Part B — Technical Eligibility Declaration

Years of Experience in Gaming/Amusement/Entertainment	
Names & Locations of Gaming/Amusement Projects Operated	
Net Worth as on last FY-end (INR Crore)	
Annual Turnover from relevant field — Last FY (INR Crore)	

I/We certify that all information and documents provided are true and correct. I/We understand that misrepresentation will result in disqualification and forfeiture of EMD.

Authorised Signatory: _____
 Name and Designation: _____
 Date: _____
 Seal of Organisation: _____

ANNEXURE II — FINANCIAL BID FORM

RFP Reference No.	APSACCS/RFP/SHILP-VSKP/2026-27
Name of Bidder / Lead Member	
Project	Water Games and Indoor Games Facility, Shilparamam, Visakhapatnam
Annual Licence Rent (ALR) — FIXED (not a bid parameter)	INR 14,52,000/- per annum (accepted as-is)
ADP Quote (i): % of Annual Gross Revenue	___ % per annum (in figures) [Minimum IBM: 1% — bids below this shall be rejected]
ADP Quote (ii): Minimum Annual Assured ADP Amount	INR _____ per annum (in figures) Rupees _____ per annum — in words) [Minimum IBM: INR 1,95,000/- — bids below this shall be rejected]
ADP Commencement	ADP is payable only from the Commercial Date of Operations (COD). NIL ADP during construction period.
ALR Deferment	ALR is deferred (NIL) for first 6 months from site handing over. Full ALR payable from 7th month onwards or from the date of COD whichever is earlier.
ADP Payable Each Year	Higher of: [(i) × Actual Annual Gross Revenue] OR [(ii)] — as defined in RFP Section 5.2
Total Floor Payment — Year 1 (ALR + Minimum Assured ADP)	INR 14,52,000/- per annum (ALR) + ___ % (not less than 1%) × Actual Annual Gross Revenue or INR _____ as Minimum Assured Amount (not less than INR 1,95,000/-) -- whichever is higher (ADP)

I/We hereby offer to pay the Annual Licence Rent (ALR) at the fixed upset price of INR 14,52,000/- per annum, and the Additional Development Premium (ADP) as quoted above, in accordance with the terms and conditions of this RFP and the Licence-cum-Lease Agreement. I/We confirm that both components (ADP % and Minimum Annual Assured ADP Amount) have been quoted and are binding.

I/We understand that the ADP payable in any year shall be the HIGHER of the ADP % applied on actual Annual Gross Revenue, or the Minimum Annual Assured ADP Amount quoted above — and that the Society has the right to audit our revenue records.

Authorised Signatory: _____

Name and Designation: _____

Date: _____

Seal of Organisation: _____

(To be submitted as Envelope 2 — Financial Bid, on the entity's letterhead, duly signed by the Authorised Signatory)

ANNEXURE III — SELF-DECLARATION BY BIDDER

(To be submitted on the entity's letterhead, duly signed by the Authorised Signatory)

I/We, _____ (Name of Entity / Lead Member), hereby solemnly declare that:

1. We are NOT blacklisted, debarred, or disqualified by any State Government, Central Government, Public Sector Undertaking, or any other Government body in India as on the date of this declaration.
2. We do NOT have any subsisting disputes or pending litigation with any Government / Semi-Government authority that may adversely affect our ability to execute this project.
3. We are NOT in default of payments due to any Government / Semi-Government body.
4. All information and documents submitted with this bid are true, correct, and complete. We understand that any misrepresentation shall result in disqualification and forfeiture of the Bid Security, and may attract legal action.
5. We have read and understood all the terms and conditions of this RFP and unconditionally accept the same.

Authorised Signatory: _____

Name and Designation: _____

Date: _____

Place: _____

Seal of Organisation: _____

Issued by:

Chief Executive Officer

A.P. Shilparamam Arts Crafts & Cultural Society

Visakhapatnam, Andhra Pradesh

Facilitated by:

Andhra Pradesh Tourism Development Corporation Limited (APTDC)

Vijayawada, Andhra Pradesh
