

Goa Forest Development Corporation Limited (GFDC)

3 rd Floor, Van Bhawan, Altinho, Panaji, Goa-403001

No: 111/Activities(part-p-Selaulim)/GFDC/2026-27/862

Date: 08/06/2026

DETAILED TENDER NOTICE

(E-TENDERING MODE ONLY)

DEVELOPMENT, FINANCING, AND OPERATION & MAINTENANCE OF YOGA, NATUROPATHY & WELLNESS CENTER AT VILLAGE UGUEM WITHIN THE JURISDICTION OF UGUEM PANCHAYAT, SANGUEM TALUKA, SOUTH GOA THROUGH PUBLIC PRIVATE PARTNERSHIP (PPP) ON DESIGN, BUILD, FINANCE, OPERATE AND TRANSFER (DBFOT) BASIS.

The Managing Director, Goa Forest Development Corporation Limited (GFDC), 3rd floor, Van Bhawan, Altinho, Panaji Goa invites e-tenders for Development, Financing, and Operation & Maintenance of Yoga, Naturopathy & Wellness Center at village Uguem within the jurisdiction of Uguem Panchayat, Sanguem Taluka, South Goa through Public Private Partnership (PPP) on Design, Build, Finance, Operate and Transfer (DBFOT) Basis. With the following minimum eligibility Criteria

Eligibility and qualification requirements of Bidder:

For determining the eligibility of Bidder the following shall apply:

- The Bidder may be a single entity or a group of entities (the "Consortium"), coming together to implement the Project.
- The Bidder shall be legal entity competent to enter into a contract as per prevailing Indian law, and can be either (i) sole proprietorship firm/individual or (ii) a partnership firm registered under Partnership Act 1932 or (iii) Limited Liability Partnership (LLP) registered under LLP Act, 2008 or (iv) a company incorporated under the Companies Act, 1956 or the Companies Act, 2013 or (v) Government (State/Central) Company or Corporation in which Government holds more than 51 % Shareholding and having a valid Corporate Identification Number (CIN) issued by the Ministry of Corporate Affairs, Govt. of India etc. or any combination of them with a formal intent to enter into a Joint Bidding Agreement or under an existing agreement to form a Consortium.
- A Bidder shall not have a conflict of interest (the "Conflict of Interest") that affects the Bidding Process. Any Bidder found to have a Conflict of Interest shall be disqualified.
- To be eligible for qualification and short-listing for Financial Bid opening, the Bidder shall fulfil

the following conditions of eligibility: (A.) Technical Capacity: For demonstrating technical capacity and experience (the “Technical Capacity”), the Bidder shall, over past 7(seven) financial years preceding Bid Due Date have developed: (i.) At least one Eligible Project* having minimum land area of 48,552 square meters and construction area of minimum 4900 square meters OR (ii.) At least two Eligible Projects* having minimum land area of 30,345 square meters and construction area of minimum 3100 square meters OR (iii.) At least three Eligible Projects* having minimum land area of 24,276 square meters and construction area of minimum 2500 square meters. *For the purpose of this RFP, Eligible Project includes hospitality business /hospitals, wellness centres etc.. The hospitality business will include activities such as providing services such as Hotels / Resorts /community hall / Town Hall/Multipurpose Halls/ yoga & Naturopathy centre. RFP for Development, Financing, Operation & Maintenance of Yoga, Naturopathy & Wellness Center at village Uguem within the jurisdiction of Uguem Panchayat, Sanguem Taluka, South Goa through Public Private Partnership (PPP) on Design, Build, Finance, Operate and Transfer Basis.

- Financial Capacity: For demonstrating financial capacity and experience (the “Financial Capacity”), the Bidder shall have: (i.) The Bidders shall have minimum Net Worth of Rs.10,07,00,000/- (Rupees ten crore seven lakhs) at the close of the preceding financial year (FY 2024-25) and (ii.) The Bidders shall have minimum Average Annual Turnover of Rs. 12,00,00,000/- (Rupees twelve crore only) during last 3 years preceding Bid Due Date (i.e. FY FY2022-23, FY23-24 and FY 2024-25). In case of a Consortium, the combined Technical capability and Financial Capacity of all consortium members shall be considered.
- O&M Experience: The Bidder can engage an experienced O&M contractor or hire qualified and trained personnel for operation and maintenance of the Project in conformity with the provisions of the concession agreement.
- The Bidders shall enclose with its Bids, to be submitted as per the format given in Appendix A, complete with its Annexes, the following: (i.) Certificate(s) from statutory auditors or the concerned client(s) for experience claimed. The experience certificate shall be considered valid only when they are certified by an officer not below the rank of Executive Engineer (in case the experience is from Government Project). In case a particular job/ contract has been jointly executed by the Bidder (as part of a consortium), it should further support its claim for the share in work done for that particular job/ contract by producing a certificate from its statutory auditor or the client. In this case, the share of bidder should match the given area requirement (ii.) Certificate(s) from its statutory auditors specifying the Average Annual Turnover during last 3 (three) years and net worth of the Bidder, as at the close of the preceding financial year, and also specifying that the methodology adopted for calculating such net worth conforms to the provisions of this Clause.

The Agency:

- a. Should not be involved in any conflict-of-interest situation.
 - b. Should not have been blacklisted by any Central Government / State Government / PSU in India.
 - c. Should not have any active disputes with Forest Department, Government Of Goa or Goa Forest Development Corporation Limited (GFDC).
 - d. Should not have been disqualified in any tenders of Forest Department, Government Of Goa or Goa Forest Development Corporation Limited (GFDC) in the past due to material misrepresentation or fraudulent submission of any documents.
- All experience certificates must be certified by Chartered Accountant.
 - Agencies interested in applying for the tender may submit their duly filled bid with complete information as required as per the tender document:

Sr. No	Name of work	Estimated Cost	Earnest Money Deposit	Cost of Tender Document (non-refundable)	Tender processing Fee (non-refundable)
1	“Development, Financing, and Operation & Maintenance of Yoga, Naturopathy & Wellness Center at village Uguem within the jurisdiction of Uguem Panchayat, Sanguem Taluka, South Goa through Public Private Partnership (PPP) on Design, Build, Finance, Operate and Transfer (DBFOT) Basis.”	Rs.40,28,00,000 /- (Including GST)	Rs. 40,28,000/-	Rs. 30,000/-	Rs. 6,000/-
2	Date & Time for submission of Tender bid		a) Last date & time for submission of pre-bid queries: 29/06/2026 up to 05.30 pm		
3	Time/Date of opening tender		a) Last date and time for submission of Bids: 27/07/2026 up to 3.30 pm. b) Opening of the technical bid: 30/07/2026 at 03.30 pm		

Note: Bidders can contact eprocure helpdesk in case of any issues faced while browsing the

<https://eprocure.goa.gov.in> website via the following:

Sr No	Contact	Phone Number
A	Support Helpdesk	91-7972854213, 91-7822039673, 91-7972871944
B	Senior Support	91-9834889836
C	For any technical related queries please call at 24x7 Help Desk Number	0120-4001002, 0120-4001005, 0120-6277787

- a. Interested and eligible bidders who have not registered with Goa Infotech Corporation Ltd and intending to participate in Online Tender may register and submit the Bid before the last date of Bid submission. Incomplete Bid submission shall be summarily rejected and right to reject any or all the tenders without assigning any reasons thereof is reserved by the GFDC.
- b. For detailed tender notice and for participation in e-tender please visit our e-tender website <https://eprocure.goa.gov.in>. tender notice is also available on www.Forest.det.goa.com for reference.

SD/-
Managing Director
G.F.D.C.

Copy forwarded to:-

1. Concern File
2. Tender Notice File
3. Guard file