



Karnataka State Tourism Development Corporation Limited

**Expression of Interest
For Inviting Proposals for Development of a Modern
Luxury Resort at Agumbe, Theerthahalli Taluk,
Shivamogga District, Karnataka**

Karnataka State Tourism Development Corporation Limited

5th Floor, Indhana Bhavan,

Race Course Road,

Bengaluru - 560069

Contact – (080) 42775575

Email: project@kstdc.co

Website: www.kstdc.co

Table of Contents

| | |
|---|-----------|
| SECTION 1. INTRODUCTION | 3 |
| 1. INVITATION FOR PROJECT PROPOSALS | 3 |
| 2. BACKGROUND OF THE PROJECT | 3 |
| 3. OVERVIEW OF PROJECT AREA | 3 |
| 4. KEY DATES AND INFORMATION AT A GLANCE | 3 |
| 5. PURPOSE OF THIS EOI..... | 4 |
| 6. IMPORTANT DISCLAIMERS | 4 |
| SECTION 2. PROJECT SITE AND OVERVIEW OF OPPORTUNITY | 6 |
| 1. OVERVIEW OF THE OPPORTUNITY..... | 6 |
| 2. KEY SITE DETAILS AT A GLANCE | 6 |
| 3. DEVELOPMENT EXPECTATIONS | 9 |
| 4. SITE VISIT AND ADDITIONAL INFORMATION | 9 |
| SECTION 3. PREPARATION AND SUBMISSION OF PROPOSALS | 10 |
| 1. ELIGIBILITY CRITERIA (WHO CAN APPLY)..... | 10 |
| 2. SUBMISSION OF APPLICATION (APPLICATION PACKAGE) | 11 |
| 3. SUBMISSION DETAILS | 11 |
| SECTION 4. PROPOSAL EVALUATION AND NEXT STEPS | 12 |
| 1. REVIEW PROCESS | 12 |
| 2. PRESENTATION ON PROPOSAL | 12 |
| 3. OUTCOME AND FUTURE PROCESS..... | 12 |
| FORM A: APPLICATION SUBMISSION FORM | 14 |
| FORM B: CONCEPTUAL PROJECT PROPOSAL | 18 |
| FORM C: POWER OF ATTORNEY OF AUTHORISED SIGNATORY | 19 |
| FORM D: COMMENTS AND SUGGESTIONS ON PROJECT AND ON DATA, SERVICES, AND FACILITIES TO BE PROVIDED BY THE CLIENT | 20 |

Section 1. Introduction

1. Invitation for Project Proposals

1.1. Karnataka State Tourism Development Corporation Limited (KSTDC) invites proposals from experienced applicants for the development of a modern luxury resort in Agumbe near Tallura Village, Agumbe Hobli, Theerthahalli Taluk, Shivamogga District (the "Project Site") located on the western Ghats.

This Expression of Interest (EOI) is initiated to gather creative concepts and practical insights for development of a modern luxury resort at the Project Site.

2. Background of the Project

2.1. KSTDC intends to develop a modern luxury resort at the Project Site by partnering with competent organizations having experience in the development and operation of high-quality hotels and resorts.

2.2. KSTDC intends to take up the project on a suitable PPP model and wants to understand the interest, concepts, and insights from potential partners for this project.

3. Overview of Project Area

| Sl. No. | Category | Details |
|---------|------------------------|---|
| 1. | Project Concept | Modern Luxury Resort at Agumbe |
| 2. | Location | Near Tallura Village, Agumbe Hobli, Theerthahalli Taluk, Shivamogga District, Karnataka |
| 3. | Total Land Area | About 9.38 acres |
| 4. | Survey No. | 40 |

4. Key Dates and Information at a Glance

| Sl. No. | Event Description | Date |
|---------|--|---|
| 1. | Date of Issue of EoI | [Date: 16.01.2026] |
| 2. | Pre-Application Conference | On [Date: 19/01/2026], [Time: 12:00 hrs] at Karnataka State Tourism Development Corporation Limited 5 th Floor, Indhana Bhavan Race Course Road Bengaluru – 560069 Telephone: 91 80 4334 4355 |
| 3. | Official to Contact for Site Visit | General Manager - Administration Karnataka State Tourism Development Corporation Limited Telephone: 91 80 4334 4355 Email: gadmin@karnatakaholidays.net with a cc marked to project@kstdc.co |
| 4. | Last date for receiving queries / clarifications via email | Clarifications may be requested up to [Date: 20/01/2026], [Time: 12:00 hrs] |

| Sl. No. | Event Description | Date |
|---------|---------------------------------------|--|
| 5. | Clarification of any item of this EOI | Clarifications may be sought by e-mail sent to gmadmin@karnatakaholidays.net and marking a copy to project@kstdc.co with the subject line "Queries concerning EOI for Development of a Modern Luxury Resort at Mekanagadde Betta, Margunda Village, Sakleshpura Taluk, Hassan District" |
| 6. | Last date for submitting proposals | Proposals must be submitted by [Date: 10/02/2026], [Time: 17:00 hrs] Any changes shall be as notified on the KSTDC website |
| 7. | Proposal Submission | By email sent to gmadmin@karnatakaholidays.net with a copy to project@kstdc.co Email should have the subject line "Proposal for EOI for Development of a Modern Luxury Resort at Mekanagadde Betta, Margunda Village, Sakleshpura Taluk, Hassan District" |
| 8. | Opening of proposals | [Date: 11/02/2026], [Time: 17:30 hrs] or as notified on the KSTDC website |
| 9. | Proposal Validity Period | 180 days from the submission deadline |
| 10. | Presentation on proposal | To be notified to eligible Applicants |

Please note: Any updates or changes to this schedule will be posted on the KSTDC website (www.kstdc.co) and communicated via email.

5. Purpose of this EOI

5.1. The primary purpose of this EOI is to explore potential tourism concepts for the specified project site. It is an information-gathering and engagement exercise, not a formal request for a binding offer.

5.2. The objectives are to:

- Identify a diverse range of high-quality and sustainable tourism project proposals.
- Engage with potential proponents to understand their vision, capabilities, and requirements.
- Gather inputs that will inform KSTDC's feasibility assessments and the subsequent formulation of detailed Request for Proposals (RFPs).

5.3. This EOI process will not result in the direct award of a contract. However, participation is encouraged, as KSTDC may, at its discretion, invite respondents for further consultations or consider them for empanelment for future projects.

6. Important Disclaimers

6.1. Applicants should be aware of the following key conditions of this EOI process:

- **Applicant Responsibility:** All information in this EOI is provided for general guidance. Applicants must conduct their own independent investigations and due diligence. KSTDC makes no representation or warranty regarding the accuracy or completeness of the information provided.
- **Costs:** Applicants are responsible for all costs incurred during the preparation and submission of their proposal.
- **KSTDC's Rights:** KSTDC reserves the absolute right to cancel, modify, or suspend the EOI process at any time without providing a reason or incurring any liability.

- **No Binding Obligation:** This EOI is not a formal offer. The receipt of proposals does not create any binding obligation on KSTDC to proceed with any project or applicant.
- **Use of Information:** By submitting a proposal, the applicant consents to KSTDC using the conceptual information for internal planning, research, and the development of future RFPs.
- **Jurisdiction:** This EOI process is governed by the laws of India, and the Courts at Bengaluru, Karnataka, will have exclusive jurisdiction over any disputes.

Section 2. Project Site and Overview of Opportunity

This section outlines the details of the Project Site at Agumbe, Tallura Village, Theerthahalli Taluk, Shivamogga District. The information provided is intended for general guidance. All applicants are required to conduct their own independent due diligence, as KSTDC does not make any representation or warranty as to the accuracy or completeness of the data presented.

1. Overview of the Opportunity

- 1.1. The project site is located at Agumbe near Tallura Village, Theerthahalli Taluk, Shivamogga district in the ecologically rich Western Ghats region. The site is surrounded by the Someshwara Wildlife Sanctuary which is a biodiversity hotspot thriving habitat for diverse flora and fauna, adding exceptional ecological value and natural appeal to the location.
- 1.2. Agumbe is renowned for its heavy monsoon rainfall, misty landscapes and cool, foggy winters. The area enjoys year-round mild temperatures, largely attributed to its dense forest cover and rich canopy, creating a serene and refreshing climate. These unique climatic and environmental conditions make the site highly conducive for development of a premium luxury resort with significant tourism potential for attracting nature enthusiasts and wellness travellers.
- 1.3. The operator will benefit from an early mover advantage in establishing a hospitality facility at Agumbe. The site offers exceptional potential for developing a modern resort with components such as eco-friendly lodging, wellness and rejuvenation facilities, versatile event spaces and a wide range of nature-based recreational activities like guided forest walks, birdwatching, and adventure trails.
- 1.4. A sensitively designed resort at this location on a Public-Private Partnership (PPP) model can serve as a model for sustainable tourism development. By incorporating best practices in eco-sensitive construction and nature-based activities, the project will ensure minimal impact on the fragile ecosystem while preserving its natural integrity. These measures will not only safeguard the ecological balance of the region but also create an immersive, responsible tourism experience that enhances visitor engagement and appreciation of the environment.
- 1.5. The Project Site has a strong tourism potential based on the following factors –
 - Someshwara Wildlife Sanctuary
 - Barkana Falls
 - Kudlu Theertha Waterfalls
 - Onake Abbi Falls
 - Sunset View Point at Agumbe
 - Scenic setting and biodiversity
 - Limited availability of branded hotels or room inventory at Agumbe
- 1.6. KSTDC intends to take up the project on a suitable PPP model and wants to understand the interest, concepts, and insights from potential partners for this project.

2. Key Site Details at a Glance

2.1. Overview of the Project Site

| Sl. No. | Category | Details |
|---------|------------------------|---|
| 1. | Location | Agumbe, Tallura Village, Agumbe Hobli, Theerthahalli Taluk, Shivamogga District, Karnataka. |
| 2. | Survey No. | 40 |
| 3. | Total Land Area | About 9.38 acres |
| 4. | Connectivity | Located adjeacent to NH- 169A (Shivamogga – Udupi Highway). |

| Sl. No. | Category | Details | | | | | | |
|----------|--------------------------------|---|-------|---------------|-------|---------------|----------|---------------|
| | | Nearest Airport: Rashtrakavi Kuvempu Airport, Shivamogga (90 km) Nearest Railway Station: Udupi Railway Station (53 km) | | | | | | |
| 5. | Existing Infrastructure | <p>The site is currently an empty land parcel available for development of a suitable tourism facility such as a luxury resort.</p> <p>Basic utilities (power, water, sewerage) at the site</p> <table border="1"> <tr> <td>Power</td><td>Not Available</td></tr> <tr> <td>Water</td><td>Not Available</td></tr> <tr> <td>Sewerage</td><td>Not Available</td></tr> </table> | Power | Not Available | Water | Not Available | Sewerage | Not Available |
| Power | Not Available | | | | | | | |
| Water | Not Available | | | | | | | |
| Sewerage | Not Available | | | | | | | |
| 6. | Google Maps Link | <p>URL : 13°30'51.1"N 75°05'46.3"E - Google Maps</p> <p>Coordinates: 13°30'51.1"N, 75°05'46.3"E</p>   | | | | | | |
| 7. | Regulatory Notes | The private sector partner shall have to obtain all the clearances / permissions / licenses as applicable and KSTDC shall facilitate them in this regard. | | | | | | |

2.2. Current Photos of the Project Site

Photos of the Proposed Project Site Area



Aerial View of the Site



3. Development Expectations

3.1. KSTDC intends to develop a modern luxury resort at the project site. An indicative list of the potential project components that can be developed in the resort are provided below:

1. Cottages and Guest Rooms
2. Glamping Tents
3. Restaurant
4. Outdoor Cafe
5. Gazebo
6. Viewing Decks
7. Wellness Zone
8. Park / Garden
9. Banquet Hall
10. Reception and Waiting Area
11. Parking Facilities
12. Toilets
13. Swimming Pool
14. Shops
15. Interpretation Centre
16. Gymnasium
17. EV Vehicle Charging Station

3.2. However, KSTDC is open to other proposals suitable for the project site and aligned with the tourism development goals of the Government of Karnataka.

3.3. KSTDC is seeking proposals that align with the local context and principles of responsible tourism and sustainable development. The proposal should justify why the concept is suitable for this specific site.

3.4. Partnership Models

KSTDC is open to various structures, such as Lease, PPP models such as DBFOT (Design, Build, Finance, Operate, and Transfer) or any other suitable model. The suitable model shall be considered for the RFP to be released in the future.

4. Site Visit and Additional Information

4.1. A formal site visit can be arranged by prior appointment. To schedule a visit or request additional supporting documents (such as site maps and photographs), please contact the General Manager (Administration) via email at gmadmin@karnatakaholidays.net with a copy to project@kstdc.co.

Section 3. Preparation and Submission of Proposals

This section outlines the eligibility criteria, required documents, and submission procedure for this Expression of Interest (EOI). Applicants are expected to examine all instructions carefully before preparing their proposal.

1. Eligibility Criteria (Who Can Apply)

1.1. To be considered for evaluation, applicants must meet all of the following minimum criteria and provide the specified supporting documents –

| Sl. No. | Eligibility Criteria | Supporting Documents to be Submitted (all documents to be submitted unless indicated otherwise) |
|---------|--|---|
| 1. | Legal Entity: The Applicant should be one of the following – <ul style="list-style-type: none">• Company incorporated in India under The Indian Companies Act, 1956 and subsequent amendments thereto or• Partnership Firm registered under The Indian Partnership Act 1932• Limited Liability Partnership incorporated under the Limited Liability Partnership Act 2008 | <ul style="list-style-type: none">• Application Submission Form at Form A• If the Bidder is a company –<ul style="list-style-type: none">◦ Copy of Certificate of Incorporation◦ Copy of Articles of Association and Memorandum of Association• If the Bidder is a limited liability partnership firm –<ul style="list-style-type: none">◦ Copy of Registration Certificate◦ Copy of LLP Agreement• If the bidder is a partnership firm –<ul style="list-style-type: none">◦ Copy of Registration Certificate◦ Copy of Partnership Deed• All Applicants must submit self-attested copies of the following documents –<ul style="list-style-type: none">◦ Self-attested copy IT Returns for the last completed financial year (FY 2024-25, i.e., AY 2025-26)◦ Self-attested copy of PAN card◦ Self-attested copy of GST Registration |
| 2. | Years of Experience: The Applicant should have been in existence for at least 3 years as on date of notice inviting EOI. | <ul style="list-style-type: none">• Application Submission Form at Form A |
| 3. | Relevant Experience: The Applicant should have experience in project conceptualization / planning / advisory or project development or project operation & maintenance / management of hotels and resorts that would be relevant to their undertaking the proposed project. | <ul style="list-style-type: none">• Application Submission Form at Form A |
| 4. | Not Blacklisted / Barred: The Applicant should not have been blacklisted / barred by any Central Government or State Government or PSU and should not be involved in any major litigation that may affect or compromise the delivery of service required. | <ul style="list-style-type: none">• Application Submission Form at Form A |
| 5. | Power of Attorney: The Applicant must submit a duly executed Power of Attorney / Letter of | <ul style="list-style-type: none">• Duly executed Power of Attorney or Letter of Authority in favour of the Authorized Signatory of the Applicant or |

| Sl. No. | Eligibility Criteria | Supporting Documents to be Submitted (all documents to be submitted unless indicated otherwise) |
|---------|---|--|
| | Authority in favour of the Authorized Signatory of the Applicant or a Copy of Board Resolution duly authorizing the Authorized Signatory of the Applicant for signing this bid. | a Copy of Board Resolution duly authorizing the Authorized Signatory for signing this bid. Suggested format is provided at Form C . |
| 6. | Proposal Report: The Applicant must submit a proposal report as a part of their application. The table of content shall be as per Form B . The proposal report shall be assessed by the evaluation committee for being suitably responsive to the terms of reference of the EOI and project objectives. | • Proposal Report in format at Form B . |

NOTE:

1. Financial Year (FY) covers the period from 1st April of a calendar year to 31st March of the next calendar year.
2. For Projects where the Applicant has worked as a consortium member or as a part of a joint venture, the Applicant shall substantiate the role of the firm in the project. The Client reserves the right to request any further supporting documents from Applicants.
3. KSTDC shall be free to make enquiries from previous clients of the Applicant about the work, conduct, performance, quality of service and such other related general enquiries about the Applicants. The Applicant shall have no objection to the Client making such enquiries from their existing / past clients.
4. KSTDC reserves the rights to seek additional clarifications and supporting documents from the applicants.

2. Submission of Application (Application Package)

- 2.1. The complete application must be submitted as PDF files by email to the notified email address.
- 2.2. The application package must contain the following components in order –
 1. **Form A: Application Submission Form** providing applicant information declarations, and experience
 2. **Form B: Conceptual Project Proposal** outlining the project concept
 3. **Form C: Power of Attorney** in the prescribed format (if applicable)
 4. **Supporting Documents** including –
 - a. Self-attested copy IT Returns for the last completed financial year (FY 2024-25)
 - b. Self-attested copy of PAN card
 - c. Self-attested copy of GST Registration
 - d. Registration documents for Company / Limited Liability Partnership / Partnership Firm
 5. **Form D: Comments and Suggestions on Project and on Data, Services, and Facilities to be provided by the Client (optional)**

3. Submission Details

- **Submission Deadline:** Proposals must be received by the date and time specified in Section 1 Clause 3. Late submissions will not be considered.
- **Submission Method:** Proposals must be submitted via email.
- **Email Address, Clarifications, Proposal Validity:** As noted in Section 1 Clause 3.

Section 4. Proposal Evaluation and Next Steps

The review process is intended to identify proposals that are comprehensive, innovative, and aligned with KSTDC's objectives, rather than to rank them for a direct contract award.

1. Review Process

- 1.1. All proposals will first be reviewed against the eligibility criteria outlined in Section 3 Clause 1.
- 1.2. **Grounds for Disqualification:** A proposal may be disqualified at any stage if the applicant has:
 - Submitted false or misleading information.
 - Failed to provide required supporting documents.
 - Been blacklisted or barred by a government agency or PSU.
 - Is involved in major litigation that could affect project delivery.
- 1.3. Proposals that meet the eligibility requirements will be holistically assessed based on the quality and potential of the submitted Proposal Report.
- 1.4. Based on the merit of the initial proposals, selected applicants will be invited to present their concepts to an Assessment Committee formed by KSTDC.

2. Presentation on Proposal

- 2.1. The presentation and subsequent discussions are intended to provide a deeper understanding of the proposed project and the applicant's capabilities.
- 2.2. **Evaluation Criteria:** The presentations will be assessed on a total of 100 marks, based on the following key parameters:
 - **Applicant's Experience and Capacity (25 marks):** Credentials, relevant experience, and financial capacity to undertake the project.
 - **Project Concept (25 marks):** The clarity, feasibility, and alignment of the project idea with KSTDC's objectives.
 - **Market Viability (20 marks):** Understanding of the target market, revenue potential, and marketing plan.
 - **Approach and Methodology (20 marks):** The proposed implementation plan, operational model, and indicative investment details.
 - **Outputs and Success Metrics (10 marks):** Clearly defined project outputs and measures of success.
 - **Inputs and Support Required for KSTDC (no marks)**
- 2.3. **Qualification:** Applicants who score 70 marks or higher in the technical presentation will be considered for further engagement with KSTDC.

3. Outcome and Future Process

- 3.1. Participation in this EOI is an exploratory exercise and does not guarantee a contract award. The insights gained will inform KSTDC's internal planning and the potential formulation of a future Request for Proposal (RFP).
- 3.2. **Potential Outcomes:** Applicants whose proposals are found to be of significant interest may be:
 - Invited for further consultations to refine their concepts.
 - Notified of any future RFP for which they may be eligible.
- 3.3. **Future Steps:** KSTDC reserves the right to proceed with any project through an open tendering process, independent of this EOI. There is no obligation for KSTDC to select any applicant for subsequent stages.

3.4. Confidentiality: Information relating to the evaluation of proposals will not be disclosed to other applicants. KSTDC will treat commercially sensitive information with due consideration, subject to the provisions of applicable laws.

Form A: Application Submission Form

(On the letterhead of the Applicant)

[Location, Date]

FROM:

(Name of the Applicant)
(Address of the Applicant)

TO:

Managing Director,
Karnataka State Tourism Development Corporation Limited,
5th Floor, Indhana Bhavan,
Race Course Road,
Bengaluru – 560069

Dear Sir / Madam

Subject: Proposal for “Expression of Interest for Inviting Proposals for Development of a Modern Luxury Resort at Agumbe, Tallura Village, Theerthahalli Taluk, Shivamogga District, Karnataka”

Having examined the Expression of Interest document and all relevant documents, we hereby submit our Proposal for the development of a modern luxury resort at Agumbe, Tallura Village, Theerthahalli Taluk, Shivamogga District, Karnataka.

We acknowledge that this EOI is for the purpose of inviting tourism project concepts to enable KSTDC to gather inputs for future planning and will not result in a direct award of a contract.

Part 1: Details of the Applicant

| Sl. No. | Particulars | Details |
|---------|---|---|
| 1. | Applicant Details | |
| a. | Name of Applicant Entity | |
| b. | Country of Incorporation | |
| c. | Date of Incorporation and / or Commencement of Business | |
| d. | Nature of Legal Entity | Select as applicable – <input type="checkbox"/> Public Limited Company <input type="checkbox"/> Private Limited Company <input type="checkbox"/> Partnership Firm <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Others, i.e., _____ (please specify) |
| e. | Entity registration details with the supporting documents | Registration number: _____ Date of registration: _____ Registering authority: _____ <i>If the Applicant is a company –</i> <input type="checkbox"/> Enclosed self-attested copy of Certificate of Incorporation |

| Sl. No. | Particulars | Details | | | | | |
|---|---|--|-------------------------------|---------|--------------------------------|----------------|-------|
| | | <p>[] Enclosed self-attested copy of Articles of Association and Memorandum of Association</p> <p><i>If the Applicant is a limited liability partnership –</i> <input type="checkbox"/> Enclosed self-attested copy of Registration Certificates <input type="checkbox"/> Enclosed self-attested copy of LLP Agreement</p> <p><i>If the Applicant is a partnership firm –</i> <input type="checkbox"/> Enclosed self-attested copy of Registration Certificates <input type="checkbox"/> Enclosed self-attested copy of Partnership Agreement</p> | | | | | |
| f. | Brief description of Entity including details of its main lines of business and proposed roles and responsibilities in this Project | | | | | | |
| g. | Registered Office Details | Address: Contact Person: Mobile: Phone: Email: Fax: | | | | | |
| h. | Branch / Regional Office Details (<i>to be provided for all offices relevant for undertaking the proposed Project</i>) | Sl. No. | Branch / Regional Office Name | Address | Contact Person and Designation | Phone / Mobile | Email |
| | | 1 | | | | | |
| | | 2 | | | | | |
| | | 3 | | | | | |
| i. | Details of the Authorized Signatory for the proposal | Name: Designation: Address: Phone: Email: | | | | | |
| j. | Details for individual(s) who will serve as Point of Contact <i>[if different from Authorized Signatory]</i> | Name: Designation: Mobile: Phone: Email: | | | | | |
| k. | PAN Details | Number: Enclosed self-attested copy: <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |
| l. | GST Details | Number: Enclosed self-attested copy: <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |
| m. | Income tax Returns | Enclosed self-attest copy of IT Returns for the last completed Financial Year (FY 2024-25, i.e., AY 2025-26): <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |
| 2. Experience and Credentials of the Applicant | | | | | | | |
| a. | Total number of years of experience in development of hotels / resorts: | ____ years ____ months | | | | | |

| Sl. No. | Particulars | Details | | | | |
|---------|---|--------------------|---|----------------------------------|--------------------------------------|------------------|
| b. | Total number of years of experience in operation of hotels / resorts | __ years __ months | | | | |
| c. | Projects where Applicant has undertaken similar projects | Sl. No. | Name of Project | Name of Client (if applicable) | Location where Project is Undertaken | |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| d. | Relevant certifications / affiliation / associations for undertaking the Proposed Project | Sl. No. | Name of Certification / Affiliation / Association | Name of Institute / Organization | Date of Issue | Date of Validity |
| 1 | | | | | | |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |

Part 2: Applicant's Relevant Experience

Applicant should provide details of relevant services and projects carried that best illustrate qualifications and relevant experience and capabilities for undertaking the proposed project.

1. Experience in Development of Hotels & Resorts

| Sl. No. | Name of Project | Client (if applicable) / Self-Initiated | Brief Description of Applicant's Role | Location of Project | Start Date (Month, Year) | End Date (Month, Year) |
|---------|-----------------|---|---------------------------------------|---------------------|--------------------------|------------------------|
| 1. | | | | | | |
| 2. | | | | | | |
| 3. | | | | | | |

Add additional rows as required.

2. Experience in Operation & Management of Hotels & Resorts

| Sl. No. | Name of Project | Client (if applicable) / Self-Initiated | Brief Description of Applicant's Role | Location of Project | Start Date (Month, Year) | End Date (Month, Year) |
|---------|-----------------|---|---------------------------------------|---------------------|--------------------------|------------------------|
| 1. | | | | | | |
| 2. | | | | | | |
| 3. | | | | | | |

Add additional rows as required.

3. Any Other Experience Relevant to the Project

| Sl. No. | Name of Project | Client (if applicable) / Self-Initiated | Brief Description of Applicant's Role | Location of Project | Start Date (Month, Year) | End Date (Month, Year) |
|---------|-----------------|---|---------------------------------------|---------------------|--------------------------|------------------------|
| 4. | | | | | | |
| 5. | | | | | | |
| 6. | | | | | | |

Add additional rows as required.

Part 3: Declarations

We hereby undertake and declare the following:

- All information and accompanying documents provided in this Proposal are true and correct copies of their respective originals.
- We shall make available any additional information required by KSTDC to supplement this Proposal.
- We have no reservations regarding the EOI Documents, including any addenda issued.
- We have not been blacklisted or barred by the Government of Karnataka, any State/Central Government department, or Public Sector Undertaking.
- We are not involved in any major litigation that may affect or compromise the delivery of services required.
- We have no conflict of interest that would prevent us from participating in this EOI process.
- This offer shall remain valid for 180 (One Hundred and Eighty) days from the Proposal Due Date.
- We understand that KSTDC may cancel this process at any time and is not bound to accept any proposal it receives.

Our Proposal is binding upon us and subject to the modifications resulting from subsequent consultations.

We understand you are not bound to accept any Proposal you receive. We remain,

Yours sincerely,

Authorised Signatory:

Name and Title of Signatory:

Name of Applicant:

Form B: Conceptual Project Proposal

Applicants are required to prepare a comprehensive Conceptual Project Proposal. This proposal will form the primary basis for technical evaluation. The document should be structured according to the following sections and include the details requested under each heading.

1. Executive Summary & Applicant Profile

Provide a concise overview of the entire proposal. This summary should articulate the vision, key objectives and the unique aspects of the proposed project. The applicant should also provide details on organizational overview, legal status and relevant hospitality/resort experience.

2. Project Concept & Market Opportunity

Describe the overall project and positioning of the proposed development including branding, pricing strategy, and distribution channels (e.g., direct bookings, partnerships). It should clearly articulate the experience aimed to be delivered through identification of target audience (e.g., leisure travellers, nature enthusiasts, wellness seekers, corporate groups).

3. Implementation Plan

This section should detail the applicant's strategic approach to delivering a world-class tourism experience. Indicate details on concept & design, statutory clearances, site preparation, indicative timelines, and key operational considerations such as service standards, staffing structure, safety measures, and environmental management practices.

4. Financial Plan

Provide a high-level financial plan including indicative capital investment, projected operating costs, and anticipated revenue streams. Also indicate the preferred commercial arrangement such as Lease, PPP models such as DBFOT (Design, Build, Finance, Operate, and Transfer) or any other suitable model.

5. Envisioned Partnership & Support Required

The applicant to indicate the type of partnership model and whether any facilitation or support is required from the authority for obtaining clearances or permissions.

Form C: Power of Attorney of Authorised Signatory

(* To be executed on appropriate non-judicial stamp paper)

Know all men by these presents, we..... (Name of Applicant company / LLP / firm / proprietorship and address of the registered office) do hereby irrevocably constitute, nominate, appoint and authorise Mr/Ms (name), son/daughter/wife of and presently residing at, who is presently employed with us and holding the position of, as our true and lawful attorney (hereinafter referred to as the "Authorized Signatory") to do in our name and on our behalf, all such acts, deeds and things as are necessary or required in connection with or incidental to submission of our proposal in response to the expression of interest EOI no. dated) "Expression of Interest for Inviting Proposals for Development of a Modern Luxury Resort at Agumbe, Tallura Village, Theerthahalli Taluk, Shivamogga District, Karnataka" issued by the Karnataka State Tourism Development Corporation Limited (the "Client") including but not limited to signing and submission of all proposals / applications, bids and other documents and writings, participate in pre-application conferences and other meetings, providing information / responses to the Client, representing us in all matters before the Client, signing and execution of all contracts and undertakings consequent to acceptance of our bid, and generally dealing with the Client in all matters in connection with or relating to or arising out of our bid for the said EOI and any subsequent engagement or discussions, including any award thereof to us.

AND we hereby agree to ratify and confirm all acts, deeds and things done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Authorized Signatory in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE,, THE ABOVE NAMED IN PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS DAY OF, 20.....

For

..... (Signature, name, designation and address)

Witnesses:

- 1.
- 2.

..... (Notarised)

Accepted

..... (Signature)

(Name, Title and Address of the Authorized Signatory)

Notes:

- The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executants(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
- Wherever required, the Applicant should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.
- In case of a Partnership firm, the Power of Attorney must be signed by all partners, or by the partner duly authorized by the other partners through a specific Power of Attorney/Partnership Deed

Form D: Comments and Suggestions on Project and on Data, Services, and Facilities to be provided by the Client

Applicants are encouraged to use this form to provide any constructive comments or suggestions on KSTDC's overall initiative to promote tourism through this EOI, or on the EOI process itself. You may also list any broad queries regarding KSTDC's assets or tourism development policies that are not specific proposal clarifications

On the Terms of Reference:

- 1.
- 2.
- 3.
- 4.
- 5.

On the Data, Services, and Facilities to be provided by the Client

- 1.
- 2.
- 3.
- 4.
- 5.

Other Comments and Suggestion

- 1.
- 2.
- 3.
- 4.
- 5.

Authorised Signatory: _____

Name and Title of Signatory: _____

Applicant's Name: _____