

SUBJECT NO. 25

Rc. No. 5612/05/PMU

Sub: VUDA-VSP-PMU wing- Construction of Guest House in plot No.'G' of Kirlampudi Layout on BOT Basis- Reg.

### Agenda Note

It is proposed to construct a guest house for VUDA in Plot No. 'G' of Kirlampudi layout of VUDA as the guest house of VUDA at Daspalla layout was sold away. Hence an *Expression of Interest* has been called through News paper on 4-5-2005 from the interest firms to design, built, finance, operate and transfer the proposed construction of Guest house in Plot No. 'G' of Kirlampudi layout in an extent of 1600 Sq.Yds. on licence basis for a period of 20 years with 2 level parking (basement and stilt) and ground +4 floors with the following norms,

1. Deluxe suits, deluxe rooms, restaurant, Mini conference hall, Board Rooms for business & executive meetings.
2. Two rooms shall exclusively be reserved for VUDA under lock and key. (Free of rental charges etc to VUDA)
3. Additional two rooms shall be reserved for VUDA and shall be allotted to VUDA on 24 Hours prior notice. The developer can utilize the same rooms in the other days. (Free of charges etc to VUDA)

In response to the above notification, the techno- commercial bids have been opened on 9-8-2005 by the constituted committee and short-listed the following firms.

1. M/s. K.S.R.Properties (p) Ltd., Hyderabad,
2. M/s. Ambica Group of Companies, Eluru.
3. M/s. Ch. Marthanda Rao & Co., Hyderabad.

The commercial bids have been called for from the above three firms. The bids so received have been opened on 29-8-05 by the constituted committee in the presence of the representatives of the firms present. The

annual licence fee offered with yearly enhancement of 5% by each firm is as follows:-

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| 1. M/s. K.S.R.Properties (p) Ltd., Hyderabad. | Rs. 34.00 Lakhs. |
| 2. M/s. Ambica Group of Companies, Eluru.     | Rs. 12.12 Lakhs. |
| 3. M/s. Ch. Marthanda Rao & Co., Hyderabad.   | Rs. 7.20 Lakhs.  |

Out of the above three firms, the licence fee offered by M/s. KSR Properties (P) Ltd., is the highest. Hence, orders were issued vide this office proceedings Rc. No. 5612/05/PMU, dt. 20-9-2005 awarding the licence in favour of M/s. K.S.R.Properties (P) Ltd., Hyderabad, with the offer of yearly licence fee of Rs. 34.00 Lakhs with the yearly enhancement of 5% for construction of Guest House on BOT basis in plot No.'G' of Kirlampudi layout for the licence period of 20 years subject to the following conditions;

1. They should furnish a Bank Guarantee for an amount of Rs. 34.00 lakhs towards deposit.
2. They should construct the guest house within 12 months as per the design specified.
3. The one year licence fee of Rs. 34.00 Lakhs shall be paid within 30 days after one year or after completion of the project whichever is earlier.

Therefore the above matter is placed before VUDA board for ratification in having awarded the licence for construction of the guest house on BOT basis in favour of M/s. K.S.R.Properties (P) Ltd., Hyderabad.

**VUDA Resolution No.25, dated 16-12-2005**

Resolved to ratify the action in having awarded licence for the construction of the guesthouse on BOT basis to – M/s K.S.R Properties Ltd, Hyderabad at Rs.34.00 lakhs per annum with 5% increase annually for a period of 20 years as per the terms & conditions.