



Expression of Interest (Eol)

for

**Empanelment of Infrastructure Asset Management
Consultant for Commercialization of assets in all
Bus Stands/ Bus Depots and other unutilized
developed spaces managed by OSRTC.**

[Eol No: 7049 Date: 20/06/2026]

Issued By:

**Odisha State Road Transport Corporation (OSRTC)
Parivahan Bhavan, Sachivalaya Marg, Unit-II
Bhubaneswar-751001, Odisha**

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

Disclaimer


The information contained in this Expression of Interest (the "EoI") or subsequently provided to Bidder(s), whether verbally or in documentary or any other form, by or on behalf of Odisha State Road Transport Corporation (OSRTC) or any of its employees or advisors are provided to Bidder(s) on the terms and conditions set out in this document and such other terms and conditions subject to which such information is provided.

This document is not an agreement and is neither an offer nor an invitation by OSRTC to the prospective Bidder or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in the formulation of their bids for qualification pursuant to this EoI. This EoI may not be appropriate for all people, and it is not possible for OSRTC, its employees or advisors to consider the investment objectives, financial situation, and particular needs of each party who reads or uses this document. The assumptions, assessments, statements, and information contained in this document may not be complete, accurate, adequate, or correct. Each Bidder 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 document and obtain independent advice from appropriate sources.

The information provided in this document to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. OSRTC accepts no responsibility for the accuracy or otherwise for any interpretation or opinion of the law expressed herein.

OSRTC, its employees and its advisors make no representation or warranty and shall have no liability to any person, including any Bidder or Bidders, 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 document or otherwise, including the accuracy, adequacy, correctness, completeness or reliability and any assessment, assumption, statement or information contained therein or deemed to form part of this document or arising in any way with prequalification of Bidder for participation in the Bidding Process. OSRTC also accepts no liability of any nature whether resulting from negligence or otherwise caused arising from reliance of any Bidder upon the statements contained in this document. OSRTC 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 document.

The agency shall bear all its costs associated with or relate to the preparation and submission of its proposal including but not limited to preparation, copying, postage, delivery fees, and expenses associated with any demonstrations or presentations that may be required by OSRTC or any other costs incurred in connection with or relate to its response. All such costs and expenses will remain with the Bidder and OSRTC shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an agency in preparation or submission of the response, regardless of the conduct or outcome of the EoI Process.



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1. Invitation for Proposal

The Odisha State Road Transport Corporation (OSRTC) hereby invites experienced and qualified Infrastructure Asset Management for Commercialization of OSRTC Assets in all Bus Stands/ Bus Depots and other OSRTC unutilized developed spaces. The selected agencies will be responsible for:

The scope includes comprehensive range of tasks to ensure successful utilization, development and management of OSRTC's Land Assets. The Infrastructure Asset Management Consultant shall provide end-to-end support for successful development, modernization and commercialization of the Assets.

The selected consultant will be responsible for OSRTC land assets through commercialization or only commercial development based on OSRTC's need/ requirement and detailed feasibility assessment. The development shall incorporate state-of-the-art facilities & amenities, commercial developments and compliance with statutory norms.

The consultant shall undertake investment, maintain and operate it, then share the revenue with OSRTC as per agreed terms.

The complete Eol document has been published on <https://osrtc.org> and <https://www.tendersodisha.gov.in/> for the purpose of downloading and submission of the proposal on <https://www.tendersodisha.gov.in/> . The downloaded Eol document shall be considered valid for participation in the evaluation process subject to the submission of the required document fee. For any type of clarifications, bidder can contact +91-674-2530908 & Email: osrtc@od.gov.in.

- i. The selection procedure shall be adopted as stipulated in this Eol.
- ii. Bidder(s) (authorized signatory) shall submit their proposal for eligibility and evaluation process. Eol processing fees should be paid as per the instructions provided in the bidding document.
- iii. Bidder(s) are requested to submit the complete Eol response proposal, processing fee, well advance in time so as to avoid any other unforeseen problems.



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2. Schedule Bidding Process

Sl. No.	PARTICULARS	DETAILS
1	Publication of EoI Notice	23/06/2026
2	Uploading of EoI document in OSRTC website/ Tender Odisha Portal	24/06/2026
3	Last date & time for Submission of Queries	29/06/2026 till 05:30 PM
4	Pre-Bid Meeting (Hybrid Mode)	30/06/2026 (Through Hybrid Mode – Link & Time will be shared in due course)
5	Response to Queries / Clarification	04/07/2026
6	Last date for EoI Submission	15/07/2026 till 03:00 PM through the e-procurement Odisha website https://tendersodisha.gov.in
7	Place of submission of EoI proposals:	Online (Through Tender Odisha Portal: https://tenderodisha.gov.in)
8	Date and time for opening of EoI	15/07/2026 (05:00 PM) (Online through Tender Odisha Portal)

3. Definitions

Sl. No.	PARTICULAR	DEFINITION
1	Affiliate(s)	“Affiliate(s)” means an individual or an entity that directly or indirectly controls, is controlled by or is under common control with the Bidder.
2	Applicable Law	“Applicable Law” means the laws and any other instruments having the force of law in the Client’s country, as they may be issued and in force from time to time.
3	Client	“Client” means the implementing agency that signs the Contract for the Empanelment with the Selected Agency.
4	Contract	“Contract” means a legally binding written agreement signed between the Client and the Agency after the Empanelment
5	Data Sheet	“Data Sheet” means an integral part of the Instructions to the Bidders that is used to reflect specific country and assignment conditions.
6	Day	“Day” means a calendar day.
7	Government	“Government” means the government of the Client’s country.
8	GoO	“GoO” means the Government of Odisha.
9	Proposal	“Proposal” means the Technical Proposal and the Financial Proposal of the Agency.
10	EoI	“EoI” means the Expression of Interest to be prepared by the Client for the empanelment of the Agency.



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Sl. No.	PARTICULAR	DEFINITION
11	RFP	"RFP" means the Request for Proposal to be prepared by the Client for the selection of the Agency.
12	OGFR	"OGFR" means Odisha General Financial Rules, which are the financial regulations that govern public finances in the state.

4. Introduction

4.1 Background

Public transport hubs like bus stands and depots are high-visibility zones, frequented daily by lakhs of passengers. OSRTC, being the State Transport Undertaking, manages/owns an extensive network of Bus Stands, Depots, and Atal Bus Stands across the state, which hold immense potential for structured commercialization initiatives.

To optimize this potential, OSRTC intends to engage Infrastructure Asset Management Consultant who will be authorized for comprehensive range of tasks to ensure successful utilization, development, management of OSRTC's Land Assets. The consultant will ensure quality infrastructure, transparent operations, safety standards, and maximum utilization of spaces, thereby generating additional non-fare revenue for OSRTC.

The proposed engagement aims to:

- i. Maximize revenue from retail and passenger amenity spaces.
- ii. Improve passenger experience through organized commercial development.
- iii. Provide a transparent and accountable framework for standardizing lease, rental and escalation structures.
- iv. Enhance passenger experience with organized and clutter-free professional asset management practices.

4.2 Indicative Deliverables of the Infrastructure Asset Management Consultant

The indicative deliverables of the Consultant are as follows:

- i. Commercial Planning: Site-wise feasibility assessment, rental benchmarking and commercial zoning plan.
- ii. Space Activation: Monetization of vacant/underutilized built-up areas and standardization of shop layouts/signage.
- iii. Leasing & Tenant Management: Onboarding of retail/ Food & Beverage brands, execution of lease agreements with escalation clauses, and tenant mix optimization.

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- iv. Passenger Amenities: Operation of dormitories and other passenger utility services.
- v. Revenue Management: Implementation of Minimum Guarantee and/or revenue share model, digital rent tracking and periodic revenue reporting.
- vi. Performance & Compliance: Achievement of occupancy and revenue growth targets, adherence to OSRTC norms, and non-interference with excluded assets (advertisement, logistics, EV charging).

4.3 Brief Description of Bidding Process

A two (02) stage EoI process for selection of the Agencies for the Empanelment. The selection process involves eligibility criteria and credentials of interested Agencies, will be empanelled and then RFP will be floated. After scrutiny of the Expressions of Interest (EoI), OSRTC will come up with a detailed proposal.

The Bidder shall pay to the OSRTC a non-refundable sum of **INR 10,000/-** (Rupees One Thousand only) + GST (18%), as a '**EoI processing Fee**'.

- i. The details of the Bid submission are mentioned in this EoI.
- ii. The validity of the Bid shall be as specified in this EoI.
- iii. In terms of the EoI, a Bidder will be required to deposit, along with the Bid, EoI Processing Fee as specified in this EoI & Earnest Money Deposit (EMD) in accordance with this EoI.

4.4 Pre-Bid Response

- Bidder requiring any clarification on the EoI may send in their queries to osrtc@od.gov.in
- On or before the date mentioned in the Schedule of Bidding Process specified as per the format provided in this document as Request for Clarification. Bidder shall be required to submit the queries in editable format preferably .doc and .xls both. OSRTC shall endeavor to respond to the queries within the period specified therein. All clarifications shall be published online on the website www.osrtc.org & <https://tendersodisha.gov.in/>.
- OSRTC shall endeavor to respond to the questions raised or clarifications sought by the Bidder. However, OSRTC reserves the right not to respond to any question or provide any clarification, in its sole discretion, and nothing should be taken or read as compelling or requiring OSRTC to respond to any question or to provide any clarification.
- OSRTC may also, on its own motion, if deemed necessary, issue interpretations and

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clarifications to all Bidder. All clarifications and interpretations issued by OSRTC shall be deemed to be part of the Bidding Documents. Verbal clarifications and information given by OSRTC, or its employees or representatives, shall not in any way or manner be binding on OSRTC.

- In case of any clarification/ queries, the person to be contacted is as below:

**The General Manager (Admin.)
Odisha State Road Transport Corporation,
Parivahan Bhavan, Sachivalaya Marg, Unit-II,
Bhubaneswar-751001, Odisha**

5. Instructions to Bidder

5.1 General Terms of Bidding

- A Bidder is eligible to submit only one Bid for the Project as per the formats given in Annexures.
- Bid documents are being provided only as preliminary reference documents by way of assistance to the Bidder who is expected to carry out their own surveys, investigations, and other detailed examinations before submitting their Bids. Nothing contained in the Bid documents shall be binding on the OSRTC nor confer any right on the Bidder, and the OSRTC shall have no liability whatsoever in relation to or arising out of any or all contents of the Bid documents.
- Notwithstanding anything to the contrary contained in Bid documents, the detailed terms specified in the Contract Agreement shall have an overriding effect, provided, however, that any conditions or obligations imposed on the Bidder here under shall continue to have effect in addition to its obligations under the Contract Agreement.
- The Bidder should submit a Power of Attorney as per the format: Power of Attorney for the signing of the Bid, authorizing the signatory of the Bid.
- The Bidding Documents including this EoI, and all attached documents are and shall remain the property of OSRTC and are transmitted to the Bidder solely for the purpose of preparation and the submission of a Bid in accordance with this. Bidders are to treat all information as strictly confidential and shall not use it for any purpose other than for the preparation and submission of their Bid. The OSRTC will not return any Bid, or any information provided therewith.

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• 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. In the event of disqualification, the OSRTC shall be entitled to forfeit it and appropriate the Performance Bank Guarantee, as the case may be, as mutually agreed genuine pre-estimated loss and damage likely to be suffered and incurred by the OSRTC and not by way of penalty for, inter alia, the time, cost and effort of the OSRTC, including consideration of such Bidder's proposal (the "Damages"), without prejudice to any other right or remedy that may be available to the OSRTC under the Bidding Documents and / or the Contract Agreement or otherwise. Without limiting the generality of the above, a Bidder shall be deemed to have a Conflict of Interest affecting the Bidding Process, if:

- The Bidder, or Associate (or any constituent thereof) and any other Bidder, or any Associate thereof (or any constituent thereof) have common controlling shareholders or other ownership interest; provided that this disqualification shall not apply in cases where the direct or indirect shareholding of a Bidder, or an Associate thereof (or any shareholder thereof having a shareholding of more than 5% (five percent) of the paid up and subscribed share capital of such Bidder or Associate, as the case may be) in the other Bidder or Associate, is less than 5% (five percent) of the subscribed and paid up equity share capital thereof; provided further that this disqualification shall not apply to any ownership by a bank, logistics handling and goods transportation company, pension fund or a public financial institution referred to in subsection (72) of section 2 of the Companies Act, 2013.

- For the purposes of indirect shareholding held through one or more intermediate persons shall be computed as follows: (a) where any intermediary is controlled by a person through management control or otherwise, the entire shareholding held by such controlled intermediary in any other person (the "Subject Person") shall be taken into account for computing the shareholding of such controlling person in the Subject Person; and (b) subject always to sub-clause above, where a person does not exercise control over an intermediary, which has shareholding in the Subject Person, the computation of indirect shareholding of such person in the Subject Person shall be undertaken on a proportionate basis; provided, however, that no such shareholding shall be reckoned under this sub-clause if the shareholding of such person in the intermediary is less than 26% of the subscribed and paid up equity shareholding of such intermediary; or a constituent of such Bidder is also a constituent of another Bidder.

- Such Bidder or any Associate thereof receives or has received any direct or indirect

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subsidy, grant, Loan or subordinated debt from any other Bidder or Associate, or has provided any such subsidy, grant, loan or subordinated debt to any other Bidder or any Associate thereof; or

- Such Bidder has the same legal representative for purposes of this Bid as any other Bidder; or

- Such Bidder, or any Associate thereof, has a relationship with another Bidder, or any Associate thereof, directly or through common third party/ parties, that puts either or both in a position to have access to each other's information about, or to influence the Bid of either or each other; or

- Such Bidder or any Associate thereof has participated as a consultant to the Authority in the preparation of any documents, design, or technical specifications of the Project.

- Explanation: Associate means, in relation to the Bidder a person who controls, is controlled by, or is under the common control with such Bidder (the "Associate"). As used in this definition, the expression "control" means, with respect to a person which is a company or corporation, the ownership, directly or indirectly, of more than 50% (fifty percent) of the voting shares of such person, and with respect to a person which is not a company or corporation, the power to direct the management and policies of such person by operation of law.

- The OSRTC, its employees and advisors would treat the bids and support information submitted by the bidder in reciprocating confidentiality and would use it for the purpose of this or litigations, the OSRTC would do so, with information to the Bidder and any expenses related to the same would be charged to the bidder.

- This Eol is not transferable. Any award for a Project pursuant to this Eol shall be subject to the terms of Bidding Documents.

5.2 Acknowledgement by Bidder

It shall be deemed that by submitting a Bid, the Bidder has:

- Made a complete and careful examination of the Bidding Documents.
- Received all relevant information requested from the OSRTC.
- Accepted the risk of inadequacy, error or mistake in the information provided in the Bidding Documents or furnished by or on behalf of the OSRTC relating to any of the matters referred to above.

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- Satisfied with all matters, things and information including matters referred to in this clause hereinabove necessary and required for submitting an informed Bid, execution of the Project in accordance with the Bidding Documents and performance of all its obligations there under.
- Acknowledged and agreed that inadequacy, lack of completeness or incorrectness of the information provided in the Bidding Documents or ignorance of any of the Bidder referred to in this clause hereinabove shall not be a basis for any claim for compensation, damages, the extension of time for performance of its obligations, loss of profits etc. from the OSRTC, or a ground for termination of the Contract Agreement by the Agency.
- Acknowledged that it does not have a Conflict of Interest; and
- Agreed to be bound by the undertakings provided by it under and in terms hereof.
- Bidders are invited to examine all information relevant to the Project in greater detail and to carry out, at their cost, such studies as may be required for submitting their respective Bids for the award of the Project including implementation of the Project.
- The Bidder shall be responsible for all the costs associated with the preparation of their Bids and their participation in the Bidding Process. The OSRTC will not be responsible or in any way liable for such costs, regardless of the conduct or outcome of the Bidding Process.

5.3 Verification and Disqualification

- The OSRTC shall not be liable for any omission, mistake or error in proposals submitted by the bidder. The OSRTC reserves the right to verify all statements, information and documents submitted by the Bidder in response to the EoI or the Bidding Documents and the Bidder shall, when so required by the OSRTC, make available all such information, evidence and documents as may be necessary for such verification. Any such verification or lack of such verification, the OSRTC shall not relieve the Bidder of its obligations or liabilities hereunder nor will it affect any rights of the OSRTC thereunder. OSRTC reserves the right to decide to ask for any clarification and decide to consider the same.
- The OSRTC reserves the right to reject any Bid if:
 - At any time, a material misrepresentation is made or uncovered, or
 - The Bidder does not provide, within the time specified by the OSRTC, the supplemental information sought by the OSRTC for evaluation of the Bid.

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- Such misrepresentation/ improper response shall lead to the disqualification of the Bidder. If such disqualification/ rejection occurs after the Bids have been opened and the lowest Bidder gets disqualified/ rejected, then the OSRTC reserves the right to:
 - Invite the remaining Bidder to submit their Bids in accordance with the conditions of this EoI.
 - Take any such measure as may be deemed fit in the sole discretion of the OSRTC, including annulment of the Bidding Process In case it is found during the evaluation or at any time before signing of the Agreement or after its execution and during the period of subsistence thereof, that one or more of the pre-qualification conditions have not been met by the Bidder, or the Bidder has made material misrepresentation or has given any materially incorrect or false information, the Bidder shall be disqualified forthwith if not yet appointed as the Agency either by issue of the Letter of Award (LoA) or entering into of the Agreement, and if the Successful Bidder has already been issued the LoA or has entered into the Agreement, as the case may be, the same shall, notwithstanding anything to the contrary contained therein or in this EoI, be liable to be terminated, by a communication in writing by the OSRTC, without the OSRTC being liable in any manner whatsoever. In such an event, the OSRTC shall be entitled to forfeit it and appropriate the Performance Bank Guarantee as Damages, without prejudice to any other right or remedy that may be available to the OSRTC under the Bidding Documents and/ or the Agreement, or otherwise.

5.4 Amendment of EoI

- At any time prior to the deadline for submission of Bids, the OSRTC may, for any reason, whether at its own initiative or in response to clarifications requested by a Bidder, modify the EoI by the issuance of an Addendum or a Corrigendum. An addendum or a corrigendum thus issued will be a part of the EoI and shall be published online on the website www.osrtc.in. OSRTC will assume no responsibility for receipt of the Addendum or Corrigendum.
- To give the Bidder a reasonable time for taking an Addendum into account, or for any other reason, the OSRTC may, at its own discretion, extend the Bid Due Date.

5.5 Proprietary data

- All documents and other information supplied by OSRTC or submitted by a Bidder to OSRTC shall remain or become the property of OSRTC. Bidder(s) are to treat all information as strictly confidential and shall not use it for any purpose other than for preparation and

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submission of their Bid. OSRTC shall not return any Bid, or any information provided therewith.

5.6 Language, Format and Signing of the Annexures

- The Bid, as well as all correspondence and documents relating to the Bid, exchanged between OSRTC and the Bidder shall be written in the English Language. Any printed literature furnished by the Bidder written in another language must be accompanied by a translation in the English Language duly authenticated by the Bidder, in which case, for purposes of interpretation of the Bid, the translation shall govern.

- The Bidder shall provide all the information sought under this EoI. The OSRTC will evaluate only those Bids that are received in the required formats and complete in all respects. The EoI proposal shall be submitted as per the check list provided in Annexures.

- The Bid shall be typed or written in indelible ink and signed by the authorized signatory of the Bidder having a Power of Attorney as per format Annexure IV: Power of Attorney for the signing of Bid, as applicable and duly authenticated by affixing a Common Seal who shall also initial each page in blue ink. All the alterations, omissions, additions, or any other amendments made to the Bid shall be initiated by the person(s) signing the Bid.

- The Bidder shall furnish the required information in their Bid in the enclosed formats only as per the Annexures to the EoI. Any deviations with respect to this may make their Bid liable for rejection.

- Annexure I: Covering Letter (On the Letterhead of the applicant)

- Annexure II: Request for Clarification

- Annexure III: Details of Bidder

- Annexure IV: Power of Attorney (On stamp Paper)

- Annexure V: Non-Blacklisting declaration

- Annexure VI: Self Declaration for Non-performance

- Annexure VII: Financial capacity of the bidder

- Annexure VIII: Format for EMD fee in the shape of Bank Guarantee from any Scheduled Commercial or Nationalized Bank

- Bidders are required to upload all details only as per EoI document. In the event, if any of the instructions mentioned herein have not been adhered to, the OSRTC reserves the right to reject the Bid. The Bidder shall upload all the required documents in the Tender Odisha Portal in accordance with this EoI. For further information related to EoI the Bidder

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may connect with the address below.

**The General Manager (Admin),
Odisha State Road Transport Corporation
Parivahan Bhavan, Sachivalaya Marg, Unit-II,
Bhubaneswar-751001, Odisha**

- **Bids submitted by Hardcopy, fax, telegram, or e-mail shall not be entertained and shall be rejected.**
- Bids should be submitted on or before time and the Due Date as specified in the EoI.
- OSRTC may, in its sole discretion, extend the Bid Due Date by issuing an Addendum / Corrigendum.
- Bids received after the specified time on the Bid Due Date shall not be eligible for consideration and shall be summarily rejected.
- **Modifications/ Substitution/ Withdrawal of Bids:**
 - The Bidder shall modify, substitute, or withdraw the bid prior to the Bid Due Date. No Bid shall be modified, substituted, or withdrawn by the Bidder on or after the Bid Due Date.
 - Any alteration/ modification in the Bid or additional information supplied after the Bid Due Date, unless the same has been expressly sought for by OSRTC, shall be disregarded.
- OSRTC shall not be liable to pay any interest in the Earnest Money Deposit (EMD) so made and the same shall be interest free. EMD shall be non-transferable. Any Bid not accompanied by the Earnest Money Deposit (EMD) & Empanelment processing fee shall be rejected by OSRTC as non- responsive.
- The Earnest Money Deposit (EMD) of unsuccessful Bidder will be returned by OSRTC, without any interest, within 60 days of the date of finalization of the finalization of the Empanelment list or when the Bidding process is cancelled or closed by OSRTC. The Bidder may, by specific instructions in writing to OSRTC, give the details for the name and address of the person in whose favor the said demand draft shall be drawn up by OSRTC for refund, failing which it shall be drawn in the name of the Bidder.
- The successful Bidder's Earnest Money Deposit (EMD) will be returned, without any interest, upon such Successful Bidder signing the Agreement and furnishing the Performance Bank Guarantee in accordance with the provisions thereof.

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- OSRTC shall be entitled to forfeit it and appropriate the Earnest Money Deposit (EMD) as mutually agreed genuine pre-estimated compensation/ Damages to OSRTC in any of the events specified in. The Bidder, by submitting its Bid pursuant to this EoI, shall be deemed to have acknowledged and confirmed that OSRTC will not suffer loss and damage on account of withdrawal of its Bid or for any other default by the Bidder during the Bid validity period. No relaxation of any kind on Earnest Money Deposit (EMD) shall be given to any Bidder.

5.7 Validity of the EoI

- EoI shall remain valid for a period of **90 (Ninety) days**.
- In exceptional circumstances, prior to the expiry of the original bid validity period, OSRTC may request the bidder to extend the period of validity for a specified additional period. The request and the responses thereto shall be made in writing. A bidder may refuse the request without fitting EMD. A bidder agreeing to the request will not be required or permitted to modify his bid but will be required to extend the validity of his EMD for the period of the extension, and in compliance all respects.

5.8 Confidentiality

- Information relating to the examination, clarification, evaluation, and recommendation for the Bidder shall not be disclosed to any person who is not officially concerned with the process or is not a retained professional advisor advising the OSRTC in relation to or matters arising out of or concerning the Bidding Process. The OSRTC will treat all information submitted as part of the Bid, in confidence and will require all those who have access to such material to treat the same in confidence. The OSRTC may not divulge any such information unless it is directed to do so by any statutory entity that has the power under law to require its disclosure or is to enforce or assert any right or privilege of the statutory entity and/ or the OSRTC.

5.9 Correspondence with Bidder

- OSRTC shall not entertain any correspondence with any Bidder in relation to the acceptance or rejection of any Bid.

5.10 Earnest Money Deposit (EMD)

- The Bidder shall furnish as part of its Bid, Earnest Money Deposit (EMD) amounting to the sum of **INR 25,00,000/-** (Rupees Twenty-Five Lakhs) in the shape of Bank Guarantee/ demand draft to be made from any Nationalized or Scheduled Commercial Bank in favor of

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“OSRTC Security and EMD”, payable at Bhubaneswar.

- EMD shall be exempted for Odisha MSME entities upon successful submission of valid MSME Certificate as per Odisha Procurement Preference Policy for Micro and Small Manufacturing Enterprises of Odisha.
- OSRTC shall not be liable to pay any interest on the Earnest Money Deposit (EMD) so made and the same shall be interest-free. EMD shall be non-transferable. Any Bid not accompanied by the Earnest Money Deposit (EMD) & Tender processing fee shall be rejected by OSRTC as non-responsive*.
- The Earnest Money Deposit (EMD) of unsuccessful Bidder will be returned by OSRTC, without any interest, within 90 days from the date of opening of the bid. The Bidder may, by specific instructions in writing to OSRTC, give the details for the name and address of the person in whose favor the said demand draft shall be drawn up by OSRTC for refund, failing which it shall be drawn in the name of the Bidder.
- The successful Bidder's Earnest Money Deposit (EMD) will be returned, without any interest, upon such Successful Bidder if signing the Agreement and furnishing the Performance Bank Guaranty in accordance with the provisions thereof (Details will be provided after Empanelment in the Request for Proposal (RFP)).
- OSRTC shall be entitled to for it and appropriate the Earnest Money Deposit (EMD) as mutually agreed genuine pre-estimated compensation/ Damages to OSRTC in any of the events specified in. The Bidder, by submitting its Bid pursuant to this EoI, shall be deemed to have acknowledged and confirmed that OSRTC will not suffer loss and damage on account of withdrawal of its Bid or for any other default by the Bidder during the Bid validity period. No relaxation of any kind on Earnest Money Deposit (EMD) shall be given to any Bidder.
- The Earnest Money Deposit (EMD) shall be forfeited and appropriated by OSRTC as mutually agreed genuine pre-estimated compensation and Damages payable to OSRTC for, inter alia, time, cost, and effort of OSRTC without prejudice to any other right or remedy that may be available to OSRTC hereunder or otherwise, under the following conditions:
 - If a Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice, or restrictive practice as specified in this EoI.
 - If a Bidder withdraws its Bid during the period of Bid validity as specified in this EoI and

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as extended by the Bidder from time to time.

- In the case of successful Bidder, after the 2nd stage of the bidding, failing within the specified time limit:

- i. to sign the Agreement and/or
- ii. to furnish the Performance Bank Guarantee within the period prescribed in the Contract Agreement; or
- iii. In case the successful Bidder, having signed the Agreement, commits any breach thereof prior to furnishing the Performance Bank Guarantee.

6. Evaluation of Bids

6.1 Bid Evaluation Committee

- OSRTC shall constitute a Bid Evaluation Committee to evaluate the responses of the bidder(s).
- The Bid Evaluation Committee shall evaluate the responses to the EoI (Eligibility Criteria) and all supporting documents/ documentary evidence. The inability to submit requisite supporting documents/ documentary evidence may lead to rejection.
- The decision of the Bid Evaluation Committee to evaluate responses to the EoI shall be final. No correspondence will be entertained outside the process of negotiation/discussion with the Committee.
- The Bid Evaluation Committee may ask for meetings with the bidder to seek clarification on their proposals. The bidder shall submit requisite supporting documents/ certificates on the credentials. The committee may visit the bidder's client site to validate the credentials/ citations claimed by the bidder.
- Each of the responses shall be evaluated as per the criteria and requirements specified in this EoI.
- The Bid Evaluation Committee would submit its decision to OSRTC whose decision would be final and binding upon the bidder.
- In case of a single bid, OSRTC reserves the right to accept or reject the bid on recommendations of Bid Evaluation Committee at its discretion.
- The Bid Evaluation Committee reserves the right to accept or reject any or all bids without giving any reasons thereof.
- The Bid Evaluation Committee reserves the right to reject any or all proposals deviate from the basis of any deviations.

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6.2 Overall Evaluation Process

- The evaluation of the Bids shall be done in Two (02) Stages where the Bidder shall be first evaluated against the Eligibility (Pre-qualification) criteria mentioned in this EoI.
- Only those bidders who meet the Pre-qualification criteria shall be Empaneled and may require to submit a Request for Proposal (RFP) and considered for further evaluation.
- To facilitate the evaluation of the Bid, OSRTC may at its sole discretion, seek clarifications from any Bidder regarding its Bid. Such clarifications shall be provided by the Bidder within the time specified by OSRTC for this purpose and all clarifications shall be in writing.
- If any Bidder does not provide clarifications sought as above, within the prescribed time, its Bid shall be liable to be rejected. In case the Bid is not rejected, OSRTC may proceed to evaluate the Bid by construing the required clarification to the best of its understanding and the Bidder shall be barred from subsequently questioning such interpretation by OSRTC.
- Any information contained in the Bid shall not in any way be construed as binding on OSRTC, its agents, successors, or assigns, but shall be binding against the Bidder if the Project is subsequently awarded to it under the Bidding Process based on such information.
- OSRTC reserves the right not to proceed with the Bidding Process at any time without notice or liability and to reject any Bid without assigning any reasons.

6.3 Eligibility Proposal Criteria

- Bidder's eligibility would be evaluated to assess their compliance with the following Eligibility criteria. Bidders failing to meet these criteria or not submitting requisite proof for supporting Eligibility criteria are liable to be rejected at the preliminary level. The bidder shall fulfill all the following Eligibility criteria independently, as on date of submission of bid.

Sl. No.	Basic Requirement	Specific Requirement	Documents required
PQ 1	EoI Processing fees (₹11,800.00) including taxes.	EoI Processing fee in shape of Banker's Cheque / Demand Draft to be made from any Nationalized Bank or Scheduled Commercial Bank in favour of "OSRTC Security and EMD", payable at Bhubaneswar	Bank/ Demand Draft

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Sl. No.	Basic Requirement	Specific Requirement	Documents required
PQ 2	EMD	EMD in shape of Banker's Cheque/ Demand Draft to be made from any Nationalized Bank or Scheduled Commercial Bank in favour of "OSRTC Security and EMD", payable at Bhubaneswar	Bank/ Demand Draft
PQ 3	Legal Entity	The Bidders/ Agencies should be a company registered under the Companies Act, 2013 or the Companies Act, 1956 / Registered Partnership Firm / LLP.	<ul style="list-style-type: none"> • Copy of Certificate of Incorporation/ Registration Certificate / by the Authorized Signatory of the Bidder. • Copy of PAN/ TIN/ TAN • Valid GSTIN and copy of GST Registration Certificate.
PQ 4	Annual Turnover from Commercial Activities and Services	Minimum average turnover of the organization must be INR 01 Crores from the last three (3) financial years (FY 22-23, FY 2324, FY 24-25)	Balance Sheet and Profit & Loss account statement of the bidder issued by CA for each of the last 3 financial years.
PQ 5	Net worth	Minimum net worth of the organization must be INR 50 Lakhs as on 31 st March 2025.	Certificate from CA clearly stating net worth as defined in this EoI in the stipulated format.
PQ 6	Relevant Experience	<p>a. Minimum 3 years of experience in commercial leasing/ monetization of built-up retail spaces, asset management of commercial properties and tenant acquisition & lease management.</p> <p align="center">&</p> <p>b. At least two executed contracts with State Govt/ Central Govt/ Large Private Companies.</p>	Work Order/ Contract Documents / Client Certificate

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Sl. No.	Basic Requirement	Specific Requirement	Documents required
PQ 7	Blacklisting	The Bidder should not be debarred/blacklisted by any State Government/ Central Government/PSU Organization in India for Unsatisfactory performance, corrupt or fraudulent practices or any other unethical conduct either indefinitely or for a period as on date of submission bid.	A self-certified letter signed by the Authorized Signatory of the Bidder.
PQ 8	Non-performance Declaration	A Bidder should, in the last 3 (three) years, have neither failed to perform on any contract, as evidenced by imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement or arbitration award against the Bidder, as the case may be, nor has been expelled from any project or contract by any public entity nor have had any contract terminated any public entity for breach by such Bidder.	A self-certified letter signed by the Authorized Signatory of the Bidder in the stipulated format under Annexure in the letterhead.
PQ 9	Local Presence	The company should have a branch office or its head office in Bhubaneswar, Odisha.	Address Proof supporting document.

Note: Any entity which has been barred or disqualified either by any State Government in India (SG) or any Union Territory Administration in India (UT) or Government of India (GoI), or any of the agencies of SG/UT/GoI from participating in any project (BOT or otherwise) and the bar subsists as on the date of Bid submission, would be disqualified. It is mandatory to submit the specified documents in support of the above Prequalification criteria and the company/firm/agency shall be disqualified should it fail to provide any of the specified documents.

OSRTC may seek clarifications from the bidder on the Eligibility Criteria on the submitted documents, however, no additional document can be produced by the bidder as pre-qualification clarification except the documents submitted in bid. Any of the clarifications by the bidder on the documents submitted against the Eligibility Criteria should not have any financial implications.

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6.4 Empanelment of Bidder

- Only the bidders fulfilling the Eligibility (Pre-qualification) Criteria shall be empaneled with OSRTC.
- Only those bidders who will be Empaneled with OSRTC may require to submit a Request for Proposal (RFP) for further evaluation.
- The Successful Bidder(s) shall not be entitled to seek any deviation, modification, or amendment to the Contract Agreement.

6.5 Failure to agree with the Terms & Conditions of this EoI

- Failure of the successful bidder to agree with the terms and conditions of this EoI shall constitute sufficient grounds for the annulment of the award, in which event OSRTC may call for new proposals and appropriate the Performance Bank Guarantee or EMD paid by the selected bidder.

6.6 Proprietary Data

- All documents and other information provided by OSRTC or submitted by the bidder to OSRTC shall remain or become the property of OSRTC. The bidders are to treat all information as strictly confidential. OSRTC will not return any Proposal, or any information related thereto. All information collected, analyzed, processed or in whatever manner provided by the Consultant to OSRTC in relation to the Consultancy shall be the property of OSRTC.

6.7 Premature Termination

- The empanelment can be terminated by giving 1 (one) month advance notice by either side under normal circumstances and administrative reasons. On termination of the empanelment on this clause, the top-up amount remaining on the credit of the Corporation will be refunded duly adjusting the dues if any. The amount will not be of any interest.

6.8 Force Majeure Clause

- The Corporation shall not be held responsible for any loss or damage that may be suffered by the franchisee due to withdrawal or cancellation of buses due to Bundhs/ agitations/ accidents/ floods/ vandalism by outsiders/ riots/ fire/ war/ strikes or any other internal or external factors, which are not under the control of OSRTC.

6.9 Confidentiality Clause

- The agency shall not disclose to any other party the knowledge and information given

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to the franchisee under this contract or any information that has been generated during the running of the project. The franchisee shall hold such information in strict confidence, not making use of it other than for the performance of this contract. During the execution of the contract and thereafter the above information shall not be released to any other parties.

6.10 Notices

- Wherever provision is made for giving or issuance of any notice, instruction, consent, approval, certificate or determination by any Party, unless otherwise specified, such communication shall be in writing in English and shall not be unreasonably withheld or delayed.

7. Scope of Work

7.1 Introduction & Objectives

The Odisha State Road Transport Corporation (OSRTC) intends to engage a professional and experienced Infrastructure Asset Management Consultant (Agency) to manage commercialization activities based on OSRTC's need/ requirement and detailed feasibility assessment. The development shall incorporate state-of-the-art facilities & amenities for repairing as well as commercial developments. Apart from meeting the need for repair/ maintenance, these assets will also serve as commercial hubs, generating non-fare revenue and ensuring financial sustainability.

Detailed land details under OSRTC in attached to **Appendix** for reference. The Agencies are encouraged to visit the locations on their own cost, to acquire better understanding on profile of the city/ town & on-site characteristics of lands.

The Consultant shall be responsible for a comprehensive range of tasks to ensure successful utilization, management of OSRTC's Land Assets. The Consultant shall provide end-to-end support for successful development, modernization and commercialization of the Assets. The broad scope of work is categorized into the following key areas:

A. Site Assessment and Feasibility Analysis

- i. Conduct site-wise commercial feasibility assessments. All costs for pertaining to site visits to be borne by the Agency.
- ii. Perform demand and market analysis to determine the commercial viability of each location.
- iii. Undertake rental benchmarking and revenue potential analysis.

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B. Development Strategy and Planning

- i. Identify the type of commercial facilities suitable for each location, such as retail spaces, office space, hotels, food courts etc.
- ii. Prepare and submit a Commercial Master Plan including zoning, tenant mix strategy and phasing plan.
- iii. Identification of suitable potential investors/ agency specific to each site considering its scale & nature of development.
- iv. Submit implementation timelines for approval by OSRTC.

C. Space Optimization & Development

- i. Identify vacant or underutilized built-up areas suitable for commercialization.
- ii. Propose rationalization of shop sizes and layouts for revenue optimization.
- iii. Implement standardized design, frontage and fit-out guidelines subject to prior approval of OSRTC.
- iv. Ensure that no structural modifications are undertaken without prior written approval of OSRTC.

D. Leasing & Tenant Management

- i. Market and lease the identified commercial spaces to suitable retail and Food and Beverage (F&B) operators.
- ii. Execute lease/license agreements in approved formats incorporating tenure, escalation and termination provisions.
- iii. Ensure balanced tenant mix and avoidance of duplication detrimental to revenue optimization.
- iv. Monitor tenant compliance with lease conditions and applicable statutory norms.

E. Passenger Amenity Monetization

- i. Operate and manage dormitories/retiring rooms, where available.
- ii. Manage cloak rooms and other identified passenger utility services.
- iii. Maintain service quality standards.

F. Revenue Management & Reporting

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- i. Implement the approved revenue model, including Minimum Guarantee and/or Revenue Share, as applicable.
- ii. Ensure timely collection of rent/license fees and other charges.
- iii. Submit periodic revenue, occupancy and performance reports to OSRTC in prescribed formats.
- iv. Maintain accurate digital records of lease agreements and collections.

G. Performance Obligations

- i. Achieve minimum occupancy levels within timelines specified in the Agreement.
- ii. Ensure annual revenue growth through escalation and active leasing.
- iii. Minimize vacancy periods and submit corrective action plans where required.
- iv. Provide periodic progress reports to OSRTC.

H. Compliance

- i. The Consultant shall comply with all Applicable Laws, municipal regulations, fire and safety norms and OSRTC policies.
- ii. The Consultant shall not interfere with existing advertisement contracts or other excluded concessions.
- iii. All activities shall be undertaken strictly within the approved scope and without encroachment upon excluded asset categories.

I. Exclusions

For avoidance of doubt, the following shall be excluded from the Scope of Work:

- i. Advertisement rights (static or digital)
- ii. Logistics, parcel or cargo operations
- iii. EV charging infrastructure
- iv. Any asset already allotted under separate concession agreements

J. Deliverables

The selected Consultant shall submit:

- i. Detailed Commercialization Plan

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- ii. Revenue Projection Model
- iii. Marketing & Branding Strategy
- iv. Standard Operating Procedures (SOPs)
- v. Monthly & Quarterly Performance Reports
- vi. Annual Audited Financial Statement

7.2 Model of Operation

7.2.1 Ownership

- i. OSRTC will develop, own, and construct physical structures following safety, engineering, and urban aesthetic norms.
- ii. These structures will have structural stability certification and be strategically located within OSRTC's premises.
- iii. The selected agency (Infrastructure Asset Management Consultant) will not be held responsible if any structure falls due to any reason.

7.2.2 Operation and Usage Rights

The selected agency will be granted the exclusive right to use these structures for commercialization of land assets. The rights will be limited to utilization of spaces without any transfer of ownership or leasehold interest. OSRTC shall remain the absolute owner of all structures and sites. No one except OSRTC can never claim the ownership.

7.2.3 Maintenance Responsibility

The agency (Infrastructure Asset Management Consultant) shall maintain all sites always in clean, functional, and safe condition. Routine activities of the Consultant include:

- i. The agency needs to repair electrical connections, lighting, and structural fittings at its own cost.
- ii. Any damage or deterioration noticed must be repaired within 3 working days, failing to determine, penalties will apply as per the SLA (the detailed SLA along with the amount will be intimated on the RFP document).

7.3 Role of OSRTC

As the Owner, OSRTC shall play a supervisory, and regulatory role and the role is limited to oversight and auditing:

7.3.1 Development and Ownership

- i. OSRTC will give the rights over the commercialization structures such as shops,

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cafeteria, pinde and open spaces across identified bus stands, depots, and Atal Bus Stands.

- ii. The development of any structural ailments at any particular location as required by the selected agency shall be developed by OSRTC as per the standard of Works Department. However, the lease/ rent for the same to levied by OSRTC on the selected agency as per the cost to be derived post tendering process.
- iii. Further, any structure and asset to be developed under this project will be under sole ownership of OSRTC and no one can claim ownership of such assets after the agreement period is over.

7.3.2 Space Allocation

- i. OSRTC will allocate appropriate sites within 15 days of finalizing the respective land area.
- ii. It will provide the agency access to these spaces after ensuring readiness for operation.

7.3.3 Oversight and Approval

- i. OSRTC will review and approve all commercialization processes related to change/realignment in the commercial places.
- ii. OSRTC will oversight the audit the accounts as the role mentioned.

7.3.4 Monitoring and Audit

OSRTC will monitor the Infrastructure Asset Management Consultant's performance and maintenance standards through:

- i. Monthly field inspections by OSRTC representatives, including collection of geo-tagged images from the agency.
- ii. Performance monitoring above will be conducted quarterly by the audit team of OSRTC and will submit reports to selected agency for their records.
- iii. Revenue audits and accounts data verification.
- iv. In case of violations, OSRTC reserves the right to impose penalties, issue warnings, or terminate the contract.

7.4 Role of Agency

The selected agency will function as a professional agency responsible for revenue collection from the parties.

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7.4.1 Revenue Deposit

The Infrastructure Asset Management Consultant will deposit the revenue as a Monthly Fee (including all taxes excluding GST), issue receipts and maintain accounts.

In case of default, OSRTC may:

- i. Impose fines/interest,
- ii. Forfeit the security deposit, and
- iii. Terminate the contract if necessary.

7.4.2 Maintenance and Upkeep

- i. Maintain all commercial structures that belong to OSRTC; in usable/good condition.
- ii. Keep the premises around commercial spaces clean, safe, and aesthetically pleasing.
- iii. Bear the cost of electricity, cleaning, and minor repairs.
- iv. Obtain necessary permissions and ensure compliance with statutory norms.

7.5 Scope of Services

7.5.1 Site Allocation

- i. OSRTC will provide Infrastructure Asset Management Consultant rights over identified commercial spaces at OSRTC bus stands, OSRTC depots, and Atal Bus Stands. The list of details of the OSRTC properties is annexed.
- ii. The Infrastructure Asset Management Consultant shall prepare a detailed site plan for each location, including type of structure and obtain approval from OSRTC before execution.

7.5.2 Contract Period

- i. The Empanelment period will be for three (03) years and can be extended for further period as per OGFR guidelines subject to satisfactory performance by the agency.
- ii. At the end of the contract, all fixed assets (structures, digital installations) shall be transferred to OSRTC in usable condition.

7.5.3 Category wise list of commercial spaces available at OSRTC Bus Stands/ Depots and Atal Bus Stands across the State

- i. Prime locations
- ii. Sub-Prime locations
- iii. Non-prime locations

Number of Commercial Spaces (Shops, Cafeteria, Pindi and Open Space, etc.) available in the land assets are attached in Appendix.

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7.6 Governance and Monitoring

- i. OSRTC will assign a team along with a team from the Infrastructure Asset Management Consultant to oversee the entire operations and management on quarterly basis.
- ii. Performance shall be reviewed against Service Level Agreement.
- iii. Bidders are expected to show their interest in the Empanelment process as part the EoI.

8. APPENDIX

TENTATIVE LIST OF BUS STANDS FOR COMMERCIAL PURPOSE					
Sl. No.	DISTRICT	LOCATION	CATERGORY	AVAILABLE COMMERCIAL SPACE TO BE ALLOTTED (IN NOS.)	REMARKS
1	ANGUL	ANGUL SADAR	PRIME	18	BUS STAND-CUM-DEPOT
2	BALANGIR	BALANGIR SADAR	PRIME	12	BUS STAND
3	BALANGIR	BALANGIR SADAR	PRIME	33	DEPOT
4	BALANGIR	BALANGIR SADAR	PRIME	21	OLD BUS STAND-CUM-COMMERCIAL SPACE
5	BARAGARH	PADAMPUR	PRIME	7	BUS STAND-CUM-DEPOT
6	BHADRAK	BHADRAK SADAR	PRIME	43	BUS STAND
7	GANJAM	BERHAMPUR SADAR	PRIME	4	BUS STAND-CUM-DEPOT
8	CUTTACK	BADAMBADI	PRIME	100	BUS STAND-CUM-DEPOT
9	KALAHANDI	BHAWANIPATNA SADAR	PRIME	42	BUS STAND-CUM-DEPOT
10	KORAPUT	JEYPORE SADAR	PRIME	14	BUS STAND-CUM-DEPOT
11	KENDRAPADA	PATTAMUNDAI	PRIME	52	COMMERCIAL SPACE
12	JAJPUR	VYASANAGAR	PRIME	153	COMMERCIAL SPACE
13	KEONJHAR	KEONJHAR SADAR	PRIME	8	BUS STAND-CUM-DEPOT
14	PURI	MALATIPATPUR	PRIME	36	BUS STAND-CUM-DEPOT
15	SAMBALPUR	SAMBALPUR SADAR	PRIME	1	BUS STAND-CUM-DEPOT
16	DHENKANAL	DHENKANAL TOWN	PRIME	14	BUS STAND
17	NUAPADA	NUAPADA SADAR	PRIME	28	BUS STAND

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TENTATIVE LIST OF BUS STANDS FOR COMMERCIAL PURPOSE					
Sl. No.	DISTRICT	LOCATION	CATERGORY	AVAILABLE COMMERCIAL SPACE TO BE ALLOTTED (IN NOS.)	REMARKS
18	BALASORE	BALASORE SADAR	PRIME	12	BUS STAND
19	GANJAM	KHAMBESWARIP ATNA, ASKA	PRIME	7	BUS STAND
20	CUTTACK	TRISULIA, BARANGA	PRIME	26	BUS STAND
21	BALASORE	KACHUAPADA, BALIAPALA	SUB-PRIME	5	BUS STAND
22	BALASORE	DEHURDA, BHOGRAI	SUB-PRIME	9	BUS STAND
23	DHENKANAL	NIJIGARHA, HINDOL	SUB-PRIME	9	BUS STAND
24	NAYAGARH	KHANDAPADA	SUB-PRIME	9	BUS STAND
25	PURI	BALARA, KAKATAPUR	SUB-PRIME	9	BUS STAND
26	KEONJHAR	ANANDPUR	SUB-PRIME	8	BUS STAND
27	KEONJHAR	GHATAGAON	SUB-PRIME	9	BUS STAND
28	KEONJHAR	GHASIPURA	SUB-PRIME	9	BUS STAND
29	GANJAM	SEREGADA	SUB-PRIME	4	BUS STAND
30	CUTTACK	NIZAGARH, ATHAGARH	SUB-PRIME	16	BUS STAND
31	KALAHANDI	DHARMAGARH	SUB-PRIME	5	BUS STAND
32	KORAPUT	SIMLIGUDA	SUB-PRIME	5	BUS STAND
33	KORAPUT	KOTPAD	SUB-PRIME	19	BUS STAND
34	RAYAGADA	MUNIGUDA	SUB-PRIME	18	BUS STAND
35	BHADRAK	BASUDEVPUR	SUB-PRIME	8	BUS STAND
36	BHADRAK	DHAMARA	SUB-PRIME	17	BUS STAND
37	SUBARNAPUR	BINIKA	SUB-PRIME	19	BUS STAND
38	KALAHANDI	JUNAGARH	SUB-PRIME	11	BUS STAND
39	BALANGIR	TITLAGARH	SUB-PRIME	29	BUS STAND
40	BHADRAK	ARADI	SUB-PRIME	9	BUS STAND
41	MALKANGIRI	MOTU	NON-PRIME	7	BUS STAND
42	ANGUL	KANIHA	NON-PRIME	5	BUS STAND
43	ANGUL	PALLAHARA	NON-PRIME	5	BUS STAND
44	BALASORE	RIA, SIMULIA	NON-PRIME	5	BUS STAND

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TENTATIVE LIST OF BUS STANDS FOR COMMERCIAL PURPOSE					
Sl. No.	DISTRICT	LOCATION	CATERGORY	AVAILABLE COMMERCIAL SPACE TO BE ALLOTTED (IN NOS.)	REMARKS
45	BALASORE	MATHANI, BASTA	NON-PRIME	5	BUS STAND
46	MAYURBHANJ	BETNOTI	NON-PRIME	5	BUS STAND
47	NAYAGARH	RANAPURGARH	NON-PRIME	5	BUS STAND
48	GAJAPATI	R. UDAYAGIRI	NON-PRIME	16	BUS STAND
49	GAJAPATI	NUAGADA	NON-PRIME	5	BUS STAND
50	GAJAPATI	GUMMA	NON-PRIME	5	BUS STAND
51	JHARSUGUDA	KOLABIRA	NON-PRIME	3	BUS STAND
52	NABARANGPUR	DANGRIGUDA	NON-PRIME	5	BUS STAND
53	NABARANGPUR	KOSAGUMADA	NON-PRIME	5	BUS STAND
54	RAYAGADA	KOINARA	NON-PRIME	5	BUS STAND
55	KEONJHAR	BANSPAL	NON-PRIME	5	BUS STAND
56	KEONJHAR	SAHARPADA	NON-PRIME	5	BUS STAND
57	KEONJHAR	TELKOI	NON-PRIME	5	BUS STAND
58	KEONJHAR	PATNA	NON-PRIME	5	BUS STAND
59	KEONJHAR	JHUMPURA	NON-PRIME	5	BUS STAND
60	KEONJHAR	HARI-CHANDANPUR	NON-PRIME	5	BUS STAND
61	BOUDH	HARBHANGA	NON-PRIME	8	BUS STAND
62	KENDRAPADA	MAHAKALPADA	NON-PRIME	5	BUS STAND
63	KENDRAPADA	AUL	NON-PRIME	5	BUS STAND
64	KENDRAPADA	MARSAGHAI	NON-PRIME	5	BUS STAND
65	KENDRAPADA	RAJKANIKA	NON-PRIME	5	BUS STAND
66	KENDRAPADA	RAJNAGAR	NON-PRIME	5	BUS STAND
67	KANDHAMAL	TIKABALI	NON-PRIME	5	BUS STAND
68	SUBARNAPUR	BIRMAHARAJPUR	NON-PRIME	12	BUS STAND
69	SAMBALPUR	JUJUMURA	NON-PRIME	4	BUS STAND
70	BOUDH	KANTAMAL	NON-PRIME	5	BUS STAND
71	BALANGIR	LOISINGHA	NON-PRIME	4	BUS STAND
72	BHADRAK	BHANDARI POKHARI	NON-PRIME	13	BUS STAND

Eoi for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

TENTATIVE LIST OF BUS STANDS FOR COMMERCIAL PURPOSE

Sl. No.	DISTRICT	LOCATION	CATERGORY	AVAILABLE COMMERCIAL SPACE TO BE ALLOTTED (IN NOS.)	REMARKS
73	DEOGARH	TILEIMUNDA, REAMAL	NON-PRIME	17	BUS STAND
74	SUNDARGARH	KUARMUNDA	NON-PRIME	6	BUS STAND
75	SAMBALPUR	RENGALI	NON-PRIME	6	BUS STAND
76	NAYAGARH	GANIA, PATANDA	NON-PRIME	4	BUS STAND
77	KENDRAPADA	GARADPUR	NON-PRIME	3	BUS STAND
78	BALANGIR	BANGOMUNDA, BALANGIR	NON-PRIME	4	BUS STAND
79	SUBARNAPUR	ULUNDA, SUBARNAPUR	NON-PRIME	4	BUS STAND
80	BALANGIR	SAINTALA	NON-PRIME	6	BUS STAND
81	KHORDHA	BEGUNIA	NON-PRIME	9	BUS STAND
82	SUNDARGARH	NUAGAON	NON-PRIME	7	BUS STAND
83	KORAPUT	LAMPTAPUT	NON-PRIME	5	BUS STAND
84	NABARANGPUR	KODINGA	NON-PRIME	7	BUS STAND
85	BALANGIR	KANTABANJHI	NON-PRIME	10	BUS STAND
86	DEOGARH	TILEIBANI	NON-PRIME	11	BUS STAND
87	JAJPUR	KANIKAPADA	NON-PRIME	15	BUS STAND
88	BARGARH	BIJEPUR	NON-PRIME	11	BUS STAND
89	BARGARH	BHATLI	NON-PRIME	11	BUS STAND
90	BARGARH	PAIKAMAL	NON-PRIME	19	BUS STAND
91	GANJAM	SORADA	NON-PRIME	13	BUS STAND
92	KANDHAMAL	CHAKAPADA	NON-PRIME	5	BUS STAND
93	KHORDHA	NACHUNI	NON-PRIME	10	BUS STAND
94	KORAPUT	SUNABEDA	PRIME	3	BUS STAND
95	KORAPUT	KUNDRA	NON-PRIME	8	BUS STAND
96	NUAPADA	KHARIAR	PRIME	14	BUS STAND
97	NUAPADA	KOMNA	NON-PRIME	12	BUS STAND
98	ANGUL	DHAURAPALI	SUB-PRIME	10	BUS STAND
99	BALANGIR	KHAPRAKHOL	NON-PRIME	3	BUS STAND
100	BALANGIR	BELPARA	SUB-PRIME	10	BUS STAND
101	BARGARH	BARPALLI	SUB-PRIME	11	BUS STAND

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

TENTATIVE LIST OF BUS STANDS FOR COMMERCIAL PURPOSE					
Sl. No.	DISTRICT	LOCATION	CATERGORY	AVAILABLE COMMERCIAL SPACE TO BE ALLOTTED (IN NOS.)	REMARKS
102	CUTTACK	BARAMBA	PRIME	61	BUS STAND
103	GANJAM	DHARAKOTE	NON-PRIME	11	BUS STAND
104	JAGATSINGHPUR	BIRIDI	PRIME	7	BUS STAND
105	JAJPUR	DHANPUR	SUB-PRIME	16	BUS STAND
106	JHARSUGUDA	BELPAHAR	SUB-PRIME	7	BUS STAND
107	KALAHANDI	GOLAMUNDA	NON-PRIME	6	BUS STAND
108	KANDHAMAL	KHAJURIPADA	SUB-PRIME	5	BUS STAND
109	KANDHAMAL	PHIRINGIA	PRIME	21	BUS STAND
110	KANDHAMAL	G. UDAYGIRI	SUB-PRIME	37	BUS STAND
111	KANDHAMAL	TUMUDIBANDH	NON-PRIME	6	BUS STAND
112	KORAPUT	BOIPARIGUDA	PRIME	5	BUS STAND
113	MALKANGIRI	CHITRAKONDA	PRIME	6	BUS STAND
114	MALKANGIRI	MATHILI	PRIME	12	BUS STAND
115	MAYURBHANJ	GOPABANDHU NAGAR	PRIME	5	BUS STAND
116	NABARANGPUR	NANDAHANDI	NON-PRIME	23	BUS STAND
117	NUAPADA	BODEN	NON-PRIME	14	BUS STAND
118	NUAPADA	SINAPALI	SUB-PRIME	14	BUS STAND
119	RAYAGADA	RAMNAGUDA	PRIME	10	BUS STAND
120	RAYAGADA	BISSAM CUTTACK	NON-PRIME	8	BUS STAND
121	SUNDARGARH	LATHIKATA	SUB-PRIME	6	BUS STAND

Note: The number of land assets may increase or decrease from time to time as per Authority's sole discretion. OSRTC shall allot designated spaces (Commercial Spaces to the Infrastructure Asset Management Consultant based on requirements).

9. ANNEXURES

Eol for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.1 Annexure I: Covering Letter (On the Letterhead of the applicant)

To

Date: _____

**The General Manager (Admin.)
Odisha State Road Transport Corporation (OSRTC)
Parivahan Bhavan, Sachivalaya Marg, Unit-II,
Bhubaneswar-751001, Odisha**

Ref: "Expression of Interest (Eol) for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC"

Being duly authorized to represent and act on behalf of..... (hereinafter referred to as "the Applicant") and having reviewed and fully understood all the Proposal requirements and information provided and collected, the undersigned hereby submits the Proposal on behalf of..... (*Name of Applicant*) for the captioned Project with the details as per the requirements of the Eol, for your evaluation. We confirm that our Proposal is valid for a period of 90 days from the last date of submission of proposal.

We also hereby agree and undertake as under

Notwithstanding any qualifications or conditions, whether implied or otherwise, contained in our Proposal we hereby represent and confirm that our Proposal is unconditional in all respects, and we agree to the terms and conditions of the Eol.

We hereby certify and confirm that in the preparation and submission of our Proposal, we have not acted in concert or in collusion with any other applicant or other person(s) and also not done any act, deed or thing which is or could be regarded as anti-competitive.

Yours faithfully

For and on behalf of
(*Name of Applicant*)

**Duly signed by the Authorised Signatory of the Applicant
(Name, Title, and Address of the Authorised Signatory)**

Eol for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.2 Annexure II: Request for Clarification

The bidder requiring specific points of clarification may communicate with OSRTC during the specified period using the following format.

Bidder's Request for Clarification				
<<Name of Organization submitting query/ request for clarification>>				
<<Full address of the Organization including e-mail, phone and fax for all points of contact>>				
Sl. No.	Eol Reference (Section No., Clause, Page No.)	Content of Eol	Clarification Sought	OSRTC Response (space to be left blank by the Bidder)
1				
2				
3				

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.3 Annexure III: Details of Bidder

- 1 Name:
- 2 Country of incorporation:
- 3 Address of the corporate headquarters and its branch office(s), if any, in India
- 4 Date of incorporation and / or commencement of business
- 5 Brief description of the Company including details of its main lines of business and proposed role and responsibilities in this Project.
- 6 Details of individual(s) who will serve as the point of contact/ communication.
 - Name, Designation, Company, Address, Telephone Number, E-Mail Address, Fax Number
- 7 Of the Authorized Signatory of the Bidder
 - Name, Designation, Company, Address, Telephone Number, E-Mail Address, Fax Number

A statement by the Bidder disclosing material non-performance or contractual non-compliance in past projects, contractual disputes, and litigation/ arbitration in the recent past (Attach extra sheets, if necessary)

Eol for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.4 Annexure IV: Power of Attorney (On stamp Paper)

Know all men by these presents, we (name of the firm and address of the registered office) do hereby irrevocably constitute, nominate, appoint, and authorize 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 "Attorney") 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 Bid for pre-qualification and submission of our "Eol for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC". including but not limited to signing and submission of all Bids, and other documents and writings, participate in Pre-bid and other conferences and providing information/ responses to OSRTC, representing us in all matters before OSRTC, signing and execution of all contracts including the Contract Agreement and undertakings consequent to acceptance of our Tender, and generally dealing with OSRTC in all matters in connection with or relating to or arising out of our Tender for the said Project and/ or upon award thereof to us and/or till the entering into of the Contract Agreement with OSRTC.

AND we hereby agree to ratify and confirm and do hereby 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 Attorney 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 PRINCIPAL HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS [___] DAY OF [___], 2026.

For

(Signature, name, designation, and address)

Witnesses:

1.

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

2.

(Notarized)

Accepted

(Signature)

Name, Title and Address of the Attorney

Notes:

1. 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 executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.
2. Wherever required, the Bidder should submit for verification the extract of the charter documents and documents such as a board or shareholders' resolution/ power of attorney in favor of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Bidder.

Eoi for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.5 Annexure V: Non-Blacklisting declaration

{Company Letter head}

Format of self-certificate stating that the Entity/Promoter/s / Director/s of Entity are not blacklisted. Anti-Blacklisting Certificate

M/s(Name of the bidder), (the names and addresses of the registered office) hereby certify and confirm that we or any of our promoter(s)/ director(s) are not barred by State Government / any other Government entity or blacklisted by any state government or central government / department / Local Government / agency in India or from abroad from participating in Project/s, either individually or as member of a Consortium/JV as on the _____(Last date of submission of bid).

We further confirm that we are aware that our application for the **“EOI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC”** would be liable for rejection in case any material misrepresentation is made or discovered with regard to the requirements of this Eoi at any stage of the bidding process or thereafter during the agreement period. Dated this ____ Day of _____ 2026.

Name of the Bidder

Signature of the Authorized person

Name of the Authorized Person

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.6 Annexure VI: Self-declaration for Non-Performance

{Company Letter head}

I/ We _____ hereby declare that my / our firm M/Shave successfully executed the work order assigned by the State Government / any other Government entity or any state government or central government / department / Local Government / agency in India. There is no remark of non- performance or non-compliance in any of our past projects, or any contractual dispute / litigation / arbitration in the recent past. Dated this _____ Day of _____ 2026.

Name of the Bidder

Signature of the Authorized person

Name of the Authorized Person

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.7 Annexure VII: Financial capacity of the bidder

Format for CA Certificate

(The format should be certified by Chartered Accountant)

Sl. No.	Financial Year	Annual Turnover (in INR Crores)	Net worth (in INR Lakhs) as on 31 st March 2025
1	2022-23		
2	2023-24		
3	2024-25		
4	Average		

Name of Bidder's Bankers:

Address of Bidder's Bankers:

Instructions

1. The Bidder should provide details of its own Financial Capacity specified in the TENDER.
2. The Bidder shall attach copies of the balance sheets, financial statements and Annual Reports for 3 years preceding the Bid Due Date. The financial statements shall:
 - a) Reflect on the financial situation and turnover of the Bidder.
 - b) Be complete, including all notes to the financial statements; and
3. Net Worth shall mean (Subscribed and Paid-up Equity + Reserves) less (Revaluation reserves + miscellaneous expenditure not written off + reserves not available for distribution to equity shareholders).
4. The Bidder shall also provide the name and address of the Bankers to the Bidder.
5. The Bidder shall provide a CA's Certificate specifying the Net Worth of the Bidder and also specifying the methodology adopted for calculating such Net Worth in accordance with the TENDER document.
6. The Bidder shall also provide a CA's certificate specifying the annual turnover of the Bidder.

Dated this _____ day of 2026.

Name of the CA | Signature of certifying CA

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

9.8 Annexure VIII: Format for EMD fee in the shape of Bank Guarantee from any Scheduled Commercial or Nationalized Bank.

To

The General Manager (Admin.)

**Odisha State Road Transport Corporation,
Paribahan Bhavan, Sachivalaya Marg, Unit-II,
Bhubaneswar-751001, Odisha**

In accordance with the provisions of the EoI document, -----
----- (Name and Address of the Bidder) here by deposits with the _____
(name of the purchaser).

We the -----(Bank or Financial Institution) agree that the Bidder shall have right to demand, not exceeding, full or part of the amount of -----
------(amount of guarantee) -----(in words).

It is one of the terms of said Request for Proposal that the Bidder shall furnish a Bank Guarantee for a sum of Rs. xxxxxxxxxx/-(in words) as Earnest Money Deposit.

M/s. _____ (hereinafter called as Bidder, who are our constituents intends to submit their Bid for the said work and have requested us to furnish EMD in respect of the said sum of Rs. xxxxxxxxxx/-(in words) without any demur, merely on a demand in writing from the Authority stating that the amount claimed is due and payable by the Bidder. Any such demand made by the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. We, the Bank, further undertake to pay to the Authority any money so demanded notwithstanding any dispute raised by the Bidder in any manner whatsoever and our liability under these presents is absolute, unconditional, unequivocal and irrevocable.

We, the Bank, further agree that the Guarantee contained herein shall remain in full force and effect during the period that will be taken for the EMD of the said agreement.

This EMD is valid for a period of -----
(Duration in days (months) in figures and words) from the date of bidding. (The initial period for which this EMD will be valid must be for at least days/months longer than the anticipated expiry date of the Bidder RFP (as the case may be) as stated in the 'EoI. We undertake not to revoke this EMD during its currency without the written consent of the Authority.

The Guarantee hereinbefore contained shall not be affected by any change in the

EoI for Empanelment of Infrastructure Asset Management Consultant for Commercialization of assets in all Bus Stands/ Bus Depots and other unutilized developed spaces managed by OSRTC

Constitution of the Bank or of the Bidder.

We, the Bank, undertake not to revoke this EMD except with the previous consent of the Authority in writing. This EMD shall be valid up to ----- and we undertake to renew/extend this EMD from time to time till the completion of Bidding process by the Bidder of its obligations under the Contract and/or as demanded by the Authority.

The expressions "the Authority", "the Bank" and "the Bidder" hereinbefore used shall include their respective successors and assignees.

In witness whereof I/We of the Bank have signed and sealed this EMD on the ----- day of 20 ----- being herewith duly authorized.

For and on behalf of the -----Bank

Signature of authorized Bank official

Name : -----

Designation : -----

Stamp/Seal of the Bank : -----

Signed, sealed and delivered For

and on behalf of the Bank

by the above named -----

in the presence of : ----

Witness 1. Witness 2.

Signature Signature

Name Name

Address Address

**General Manager (A),
OSRTC,
Bhubaneswar**

END OF DOCUMENT