

**Gujarat State Forest Development Corporation Ltd.**

(A Govt. of Gujarat Undertaking)

R.O: “Vanganga”, 78, Alkapuri, Vadodara – 390 007

CIN : U02005GJ1976SGC002927

**INVITATION FOR EXPRESSION OF INTEREST (EOI)****EOI No.: GSFDC/EOI/2026-27/23**

Gujarat State Forest Development Corporation Limited (GSFDC), a Government of Gujarat Undertaking, invites Expressions of Interest (EOI) from reputed Hospitality Agencies, Hotel & Resort Operators, Eco-tourism Developers, Restaurant Chains and Destination Management Organizations etc. for **Operation, Maintenance & Management of Vanil Eco Den**, Village Navtad, Taluka Vansda, District Navsari, Gujarat.

The detailed EOI document containing Eligibility Criteria, Qualification Criteria, Submission Procedure and other Terms & Conditions available on [www.gsfdcltd.co.in](http://www.gsfdcltd.co.in)

| Particulars                    | Details                   |
|--------------------------------|---------------------------|
| EOI Issue Date                 | 18/08/2026                |
| Last Date & Time of Submission | 03/09/2026 up to 6:00 p.m |
| Mode of Submission             | Post, courier, by hand    |

GSFDC reserves the right to accept or reject any or all EOIs without assigning any reason whatsoever.

**23/BRC/2026****Managing Director**



# GUJARAT STATE FOREST DEVELOPMENT CORPORATION LIMITED

(CIN: U02005GJ1976SGC002927)

## INVITATION FOR EXPRESSION OF INTEREST (EOI)



**EOI for Selection of Management Operator for  
Operation, Maintenance and Management of  
VANIL ECO DEN, AT NAVTAD, TAL.VANSDA,  
DIST.-NAVSARI (GUJARAT)**

### **GUJARAT STATE FOREST DEVELOPMENT CORPORATION LIMITED**

**(A Government of Gujarat undertaking)**

**(CIN: U02005GJ1976SGC002927)**

Village-Navtad, Tal.-Vansda, Dist.-Navsari - 396580(Gujarat)

**Tel: 02630-299120**

**E-Mail: [gsfdcltd@gujarat.gov.in](mailto:gsfdcltd@gujarat.gov.in)**

**Website: [www.gsfdcltd.co.in](http://www.gsfdcltd.co.in)**

## Section 1: Background and Other Information

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**Gujarat State Forest Development Corporation Limited**, herein known as “**GSFDC**” which is engaged in scientific exploitation of forest produce and uplift of forest-dwellers in the State of Gujarat has, as a part of its noble endeavor, decided to appoint a **Management Operator to operate, maintain and manage its VANIL ECO DEN at Village-Navtad, Tal.Vansda, Dist.-Navsari(Gujarat).**

### Details and important dates:

|                                                |                                                                                                                                                                                                                             |
|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Issue date                                     | <b>18/08/2026</b>                                                                                                                                                                                                           |
| Last date of submission of EOI                 | <b>03/09/2026 up to 6:00 p.m. by post, courier, by hand.</b>                                                                                                                                                                |
| Place of opening EOI                           | Gujarat State Forest Development Corporation Limited<br>"VANGANGA" 78, Alkapuri, Vadodara,<br>(Gujarat)-390007                                                                                                              |
| Address for communication / submission of bids | To,<br>Managing Director,<br>Gujarat State Forest Development Corporation Limited<br>"VANGANGA" 78, Alkapuri, Vadodara,<br>(Gujarat)-390007<br>E-Mail: <a href="mailto:gsfdcltd@gujarat.gov.in">gsfdcltd@gujarat.gov.in</a> |

### Vanil Eco Den brief:

| Vanil Eco Den Location                                                                                                                   | Site Area                                                                                                                                      | Period for Agreement                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| <b>In the Campus of<br/>VANIL UDYOG #<br/>Vansda-Saputara Highway<br/>At. Navtad, Tal.Vansda,<br/>Dist.Navsari(Gujarat) -<br/>396580</b> | <b>Approx. 30 acres duly<br/>segregated from factory area<br/>of Integrated Wood Working<br/>Unit in the 72 acre campus of<br/>VANIL UDYOG</b> | <b>10 years<br/>(Subject to performance<br/>review every 2 years)</b> |

EOI documents can be downloaded from the website: **[www.gsfdcltd.co.in](http://www.gsfdcltd.co.in)** before the Due Date.

## Terms & Conditions

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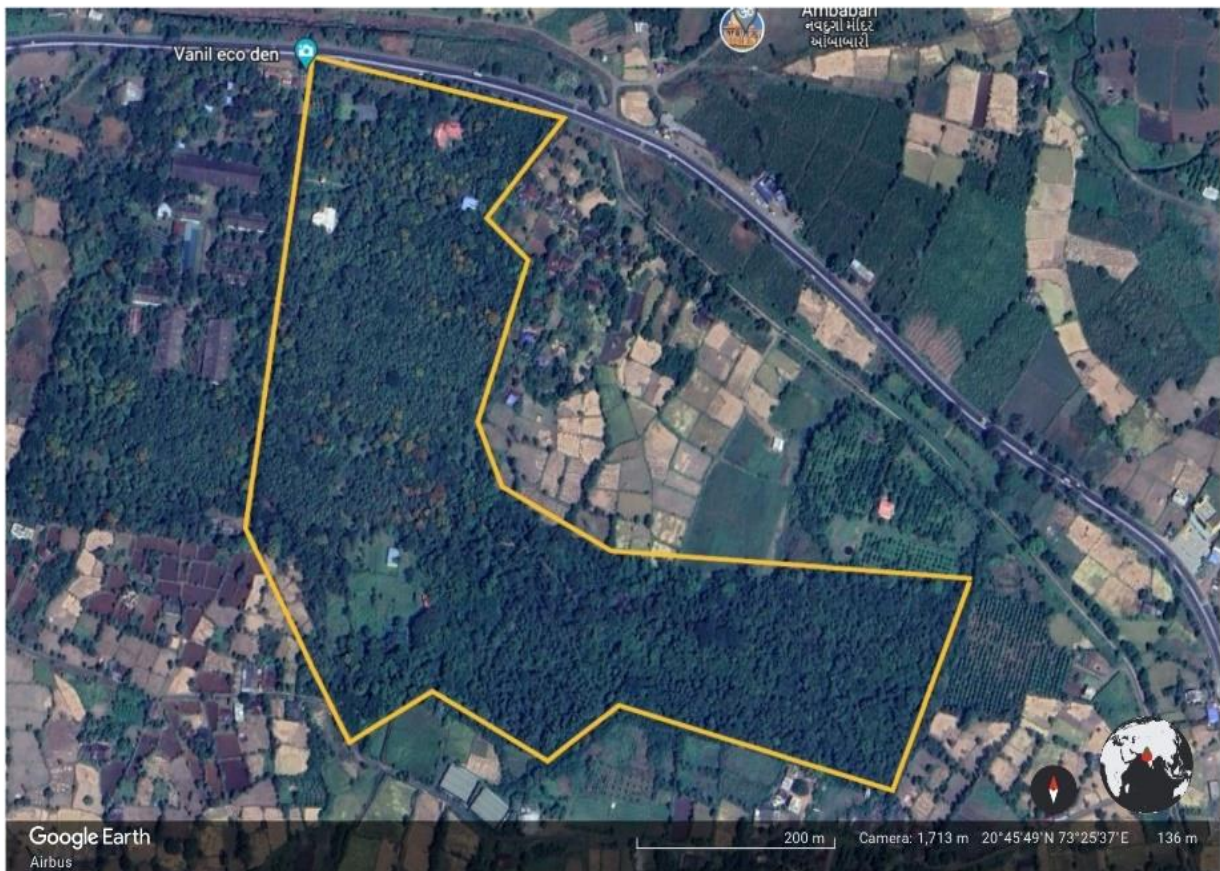
- Offer shall remain valid for a period of 120 days from the Bid Due Date.
- GSFDC reserves the right to accept or reject any EOI at any time at its sole discretion and without assigning any reason.
- During evaluation of EOI, GSFDC may, at its discretion, ask a party for further clarifications and/or information, in which case the party shall have to reply to the clarification in writing within 1 day, failing which the EOI of such a party shall be rejected. Such clarifications/information may be given offline/on-line mode.
- The Vanil Eco Den will be handed over to the Management Operator on '**As Is Where Is Basis**'. It has 8 built-up Rooms (Eco Cottages) with Tribal Cafe (Kitchen & Dining Place), Eco Trail which includes Adventure Zone (comprising of Tyre Bridge, Board Walking, Commando Net, Burma Bridge), Archery, Bicycle Ride, Butterfly Zone, Camp Fire, Children Park, Dhanvantari Garden, Duck Zone, Herbal Zone, Nature Trail in Wilderness Zone, Rest Hut, Tribal Zone, Watch Tower, Wild Life Zone etc., and a roadside Cafeteria with a capacity of 100 pax.
- The Management Operator has to confine its activities only within the specified area handed over to it notwithstanding the fact that the Management Operator shall also not use the allotted area for any other purpose.
- Any development, for improvement or providing additional features, needs to be completed within a maximum of 30 days after signing of the Agreement. The Management Operator shall maintain the facilities - both handed over to and created by it-in good condition. It shall be liable to bring all balancing furniture, electrical fixtures and other fixtures required for operations. **All development / improvements / repairs/ installations / modifications etc. done to the site should be with prior written approval of GSFDC; adhering to exclusions from the earmarked and also subject to and in compliance with the existing local bye-laws and development control regulations, and approval of GSFDC based on the following conditions:**
  - a. The Management Operator shall not be allowed any demolition / destruction/ deletion of the existing structure(s), nor shall it be allowed to make any additional construction of fixed/permanent nature requiring use of cement-concrete.
  - b. The Development (improvements / repairs / installations / modifications) as proposed by the Management Operator, shall be as per the applicable guidelines, rules and regulations with a clear stipulation that such Development and/or additional facilities shall be made and/or created by use of Eco-Friendly, Bio-degradable materials like Bamboo, Particle Boards, MDF Boards etc. only and that in no case materials made of Plastic or PVC shall be used therefor.
  - c. The cost towards development / improvements / repairs/ installations / modifications etc. for the Vanil Eco Den shall be borne by the Management Operator. No reimbursements shall be made by GSFDC during or after expiry of Agreement Period for the investments made by the Management Operator during the Agreement Period. Agency shall not have right over Infrastructure developed by it and cannot be removed from the site.

## Details of Vanil Eco Den

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Vanil Udyog - an Integrated Wood Working Unit- functioning under the umbrella of Gujarat State Forest Development Corporation Ltd. is spread over a land area of 72 acres in which approx. 30 acres land is covered by Vanil Eco Den. It is on Vansda-Saputara State Highway and the nearest town and business center is Vansda which is a Taluka place falling in Navsari district and 8 k.m. west of Vanil Udyog.

**Figure 1: Connectivity and Location of Property at Vansda**



**Connectivity:**

**Road:**

Vanil Udyog is situated 45 k.m. east of Chikhli town which is 70 k.m. south of Surat and 220 k.m. north of Mumbai on National Highway No.48.

**Railway:**

The nearest rail head near to the site is Bilimora which is at a distance of about 55 km. on Ahmedabad - Mumbai Railway Line of Western Railways. The nearest major Railway Station is Valsad - 70 km. towards South-West and Surat 90 k.m. towards North-West.

**Airport:**

The nearest airport is located in Surat.

**Important Developments in vicinity:**

The site is in close proximity to Vansda National Park, Saputara Hill Station, Waghai Botanical Garden, Unai Goddess Temple, Shrimad Rajchandra Ashram, Dharampur etc.

**Site Details:**

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total Land Area (as per the survey)</b> | Approx. 30 acres duly segregated from factory area of Integrated Wood Working Unit in the 72 acre campus of VANIL UDYOG                                                                                                                                                                                                                                                                                                                                                      |
| <b>Ownership of land</b>                   | GSFDC                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Location</b>                            | Vanil Udyog Village-Navtad,<br>Taluka-Vansda, Dist.-Navsari - 396580.<br>(Gujarat)                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Condition of Property</b>               | The Vanil Eco Den has 8 built-up Rooms (Eco Cottages) with Tribal Cafe (Kitchen & Dining Place), Eco Trail which includes Adventure Zone (comprising of Tyre Bridge, Board Walking, Commando Net, Burma Bridge), Archery, Bicycle Ride, Butterfly Zone, Camp Fire, Children Park, Dhanvantari Garden, Duck Zone, Herbal Zone, Nature Trail in Wilderness Zone, Rest Hut, Tribal Zone, Watch Tower, Wild Life Zone etc., and a roadside Cafeteria with a capacity of 100 pax. |

**PHOTOGRAPHS OF THE PROJECT FACILITIES-VANIL ECO DEN**



## Eligibility

**EOI agency must take utmost care that the submission made by them shall also adhere to the following:**

- It is received as per the formats prescribed in this EOI Document.
- It is signed as stipulated in this EOI Document.
- It contains information in formats same as those specified in this EOI Document.
- It contains the necessary documentary proof as specified in the checklist as mentioned below:

### Eligibility criteria for submission of EOI:

EOI, which are found to be responsive to the requirements as specified, would only be opened for assessing process.

| Sr. No. | Pre-Qualification Criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Documentary Evidence to be submitted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1       | <p>The Agency should have experience of more than <b>15 years, in the last 20 years as on the EOI Due Date</b> in any of the following:</p> <ol style="list-style-type: none"> <li>1. Ownership of Restaurant (standalone or in a Hotel / Wayside Amenity/Amusement Park/Public Garden having facilities of Amusement, food and stay/Food Court) having capacity of <b>100 pax.</b></li> <li>2. Operating Restaurant (standalone or in a Hotel / Wayside Amenity/ Food Court) having capacity of <b>100 pax.</b></li> </ol> <p>Agency shall have continuing experience of operating at least one similar property for 3 future years.</p> | <ol style="list-style-type: none"> <li>1. Detailed capacity plan of property (showcasing area and layout), duly signed and stamped by an Architect</li> <li>2. Corresponding to experience: <ol style="list-style-type: none"> <li>a. Work Order and Work Completion certificate</li> </ol> <p style="text-align: center;">OR</p> <ol style="list-style-type: none"> <li>b. Operations Contract/Agreement/ License</li> </ol> <p style="text-align: center;">AND</p> <p>Latest GST Bills (last 6 months)</p> </li> </ol> |
| 2       | <p>The Agency should have achieved Average Annual Turnover (in Restaurant/ Hotels/Wayside amenities/Food Court only) of over <b>Rs. 50 Lac</b> in the past 3 Financial Years 2022-23, 2023-24 &amp; 2024-25.</p>                                                                                                                                                                                                                                                                                                                                                                                                                          | <ol style="list-style-type: none"> <li>1. Audited Financial Report for F.Y. 2022-23, 2023-24 &amp; 2024-25.</li> <li>2. CA certificate indicating Annual Financial Turnover (Restaurant/Hotels/Wayside Amenities/Food Court only) for F.Y. 2022-23, 2023-24 &amp; 2024-25.</li> </ol>                                                                                                                                                                                                                                    |
| 3       | <p>The Agency shall provide the following identity details:</p> <ol style="list-style-type: none"> <li>1. PAN</li> <li>2. GST Number</li> <li>3. FSSAI License</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>A copy of the following:</p> <ol style="list-style-type: none"> <li>1. PAN card</li> <li>2. GST Registration Certificate</li> <li>3. FSSAI License</li> </ol>                                                                                                                                                                                                                                                                                                                                                         |

### Evaluation of EOI:

**EOI agency must be accompanied with the following documents:**

| S. No. | Enclosures to the Technical Bid                                                                                                                                                | Status<br>(Submitted- Y/<br>Not Submitted-N) | Page<br>Numbers | Remarks |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------|---------|
| 1.     | Covering Letter (as per Annexure 1)                                                                                                                                            |                                              |                 |         |
| 2.     | Copy of Registration / Incorporation certificate of Agency                                                                                                                     |                                              |                 |         |
| 3.     | Copy of PAN of Agency                                                                                                                                                          |                                              |                 |         |
| 4.     | Copy of Tax Registrations / Income Tax Return Statement of Agency                                                                                                              |                                              |                 |         |
| 5.     | Financial Summary                                                                                                                                                              |                                              |                 |         |
| 6.     | Audited Balance Sheet, Profit and Loss Statements and Annual Reports                                                                                                           |                                              |                 |         |
| 7.     | Ownership/ Operation and Maintenance Experience Details                                                                                                                        |                                              |                 |         |
| 8.     | Experience Certificates for Operation and Maintenance Experience, License/Work order of operations along with detailed capacity plan of property (show casing area and layout) |                                              |                 |         |
| 9.     | Agency's expectations / suggestions for effective and efficient running of Vanil Eco Den.(Annexure-2)                                                                          |                                              |                 |         |

**Notes:**

- a. All the above-mentioned documents shall be submitted along with the supporting documents on or before the date specified

## Annexure 1: Format for Organization Details:

### 1. organization details:

| S. No | Particulars                                                                                                                                                                                                     | Details                                                            |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| 1.    | <b>Basic Information of Organization</b>                                                                                                                                                                        |                                                                    |
|       | a) Name of Agency                                                                                                                                                                                               |                                                                    |
|       | b) Type of Agency                                                                                                                                                                                               | Proprietorship/Partnership/ Pvt. Ltd. Co./ Public Ltd. Co./ Others |
|       | c) Country and City of incorporation                                                                                                                                                                            |                                                                    |
|       | d) Address of the Registered Office/Main Office                                                                                                                                                                 |                                                                    |
|       | e) Date of incorporation and/or commencement of business                                                                                                                                                        |                                                                    |
|       | f) Ownership of the Organization<br>(List of shareholders who hold 10% or more shares, if the Agency is a Company<br><br>OR<br>List of partners and their respective share if the Agency is a Partnership Firm. |                                                                    |
|       | g) List of current Directors/Partners                                                                                                                                                                           |                                                                    |
|       | h) Details of other Key Management Personnel                                                                                                                                                                    |                                                                    |

|    |                                                                                                                                                                                              |  |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 2. | Brief description of the agency including details of its main lines of business                                                                                                              |  |
| 3. | Details of individual who is authorized to represent the Bidder in person and/or through communication<br>(a) Name<br>(b) Designation<br>(c) Address<br>(d) Telephone Number<br>(e) Email id |  |

AGENCY'S SEAL

SIGNATURE\_\_\_\_\_

NAME \_\_\_\_\_

DESIGNATION \_\_\_\_\_

AGENCY\_\_\_\_\_

**Annexure 2: Agency's expectations / suggestions for effective and efficient running of Vanil Eco Den.**

| Sr. No | Particulars | Detailed suggestions and expectations |
|--------|-------------|---------------------------------------|
| 1.     |             |                                       |
| 2.     |             |                                       |
| 3.     |             |                                       |
| 4.     |             |                                       |
| 5.     |             |                                       |
| 6.     |             |                                       |
| 7.     |             |                                       |