

Introduction Letter

Dear Team,

Subject: Collaborative Opportunity in Establishing a Medical College under PPP Mode in Khargone, Madhya Pradesh

We are writing to discuss collaboration opportunity that aligns with both of our organizations' strengths and strategic focus in healthcare and educational ventures. As we know the Government of Madhya Pradesh, through its Department of Public Health and Medical Education, has initiated a project to establish a medical college attached to the district hospital in Khargone.

Vijaylaxmi Hospital And Research Center (VHRC), a leading multi-specialty hospital in the Khargone Nimaad region, and Ujjawala Chikitsa Shiksha Evam Swasthya Seva Samiti, our educational society, are excited to partner with your esteemed group, which brings extensive experience in managing medical colleges, a range of educational institutions, and multiple ventures in hospitality and other sectors. Together, we aim to undertake the prestigious Khargone Public-Private Partnership (PPP) Medical College project, and we see this as a foundation for future collaborations, including ventures in education, healthcare and healthcare infrastructure sector.

Our Strengths and Credentials:

1. Established Healthcare Institution at Khargone :

Vijaylaxmi Hospital And Research Center(VHRC) , founded in 2006, has consistently delivered top-tier healthcare services with a mission of "न्यूनतम् शुल्क, श्रेष्ठतम् चिकित्सा" (Minimum cost, best healthcare). Our registered bed capacity is 150 with around 100 operational beds. Our hospital includes specialized departments in Medicine, Critical Care, Obstetrics & Gynaecology, General Surgery, Orthopaedics, Paediatrics, Radiology, Pathology, and Emergency Medicine.

With our well-established healthcare facility and experience in delivering medical services, VHRC is uniquely positioned to serve as the **ground zero** for setting up clinical departments, administrative frameworks, and training programs for the upcoming institution.

VHRC will provide a solid foundation from the very beginning and will be helpful in setting up the district hospital and medical college's operational and administrative structure. Additionally, VHRC's training programs will offer an **ideal platform for staff development**, ensuring a well-trained, capable workforce for the medical

college. Our change management processes will help streamline the behavioural shift in manpower service delivery at District Hospital.

Established Medical Network: VHRC is already a trusted healthcare provider in Khargone, and most doctors in the region have practiced or continue to practice at our facility. This network of local practitioners and specialists ensures a ready pool of qualified professionals who can be involved in clinical teaching, research, and mentorship, enriching the quality of medical education.

Community Trust and Reputation: VHRC has been at the forefront of healthcare delivery in Khargone for nearly two decades, earning the trust of the local community. Involvement in this project will lend local acceptance, fostering positive community relations that are essential for the success of a healthcare institution.

2. Proven Educational Expertise:

Our educational arm, Bhaktanandji Institute of Medical Science run by Ujjawala Chikitsa Shiksha Evam Swasthya Seva Samiti, has been instrumental in providing healthcare education since 2016. We are a premier healthcare institute in the Nimaad region, with more than 570 students currently enrolled.

We offer courses in Nursing (BSc, GNM, Post Basic BSc) and Paramedical sciences (DMLT, COT), with an annual intake capacity of 150 students in nursing and 100 in paramedical courses.

In-House Supply of Trained Healthcare Professionals: One of the advantages of Bhaktanandji Institute is its ability to provide a steady pipeline of trained nurses and paramedical staff for the medical college and its attached hospital ensuring that staffing needs are met without the high costs typically associated with external recruitment

Regional Impact and Employment Generation: By nurturing and retaining local talent through Bhaktanandji Institute, we not only reduce the dependency on external recruitment but also contribute to the sustainable development of the local healthcare ecosystem. This commitment ensures a continuous cycle of skilled professionals serving both the medical college and the broader community.

3. Comprehensive Facilities and Resources:

We have assets, including 8 acres of land for the proposed medical college. Our land infrastructure is primed for expansion to accommodate the demands of project.

Our land is well located on Gram Meherjha, Khandwa Road Khargone 5 km from the District Hospital

The travel time between Hospital and Medical college campus is just 10 minutes which provide a huge long term advantage for students, faculties and staff for daily low cost commute and saves natural resource

Its strategic location offers easy accessibility to key road networks and utilities. The location of land on main Highway is very well suitable for hospital purpose as per Concession Agreement. The Concession Period is 33 years (10 years compulsory) which will make need of well-located hospital in coming years.

Besides this, the land is plain and free from any significant undulation, making it ideal for low-cost infrastructure development, reducing the need for extensive groundwork. Additionally, the soil is suitable for foundation work, and the area is not prone to flooding or erosion, further lowering construction and maintenance costs. The availability of basic amenities such as water, electricity in close proximity also adds to the feasibility and cost-efficiency of developing the medical college and hospital infrastructure.

To participate in this PPP project, our consortium must demonstrate financial capacity:

Consortium Minimum Net Worth: Combined Net Worth of Rs. 130 crore at the close of the preceding financial year.

Positive Net Cash Accruals: Consistently positive over the last five years.

Bid Security: A bank guarantee or demand draft of Rs. 5 crore, payable to the Government of Madhya Pradesh.

Project Documentation and Fees: An additional INR 20 lakh (Approximately) for project-related documentation, consultants, and other associated fees.

Overall Project Cost: Approximate INR 240 Crore (30% as equity contribution and 70% Bank Finance)

Promoter's contribution of around INR 60-70 crore, with any unutilized funds reserved for future use. This fund is required in tranches.

Call to Action

We invite you to explore this opportunity with us, leveraging our proven track record in healthcare and education. The proposed medical college represents a lucrative and socially impactful investment, with a significant potential for long-term returns and community benefit.

We would be delighted to discuss this project in detail and explore how your investment can contribute to the successful establishment of this medical college.

Thank you for considering this partnership. We look forward to the possibility of collaborating with you to advance healthcare and medical education in Khargone.

Important Dates: 31/03/2054 Deadline for Submitting Bids

Warm regards,

Mr Parasram Chouhan

Chairman, Vijaylaxmi Hospital And Research Center

President,Ujjawala Chikitsa Shiksha Evam Swasthya Seva Samiti running
Bhaktanandji Institute Of Medical Science, Khargone

Dr Ashutosh Chouhan

Vice Chairman, Vijaylaxmi Hospital And Research Center

Secretary, Ujjawala Chikitsa Shiksha Evam Swasthya Seva Samiti running
Bhaktanandji Institute Of Medical Science, Khargone

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Project Overview: PPP Medical College Project At Khargone District, Madhya Pradesh

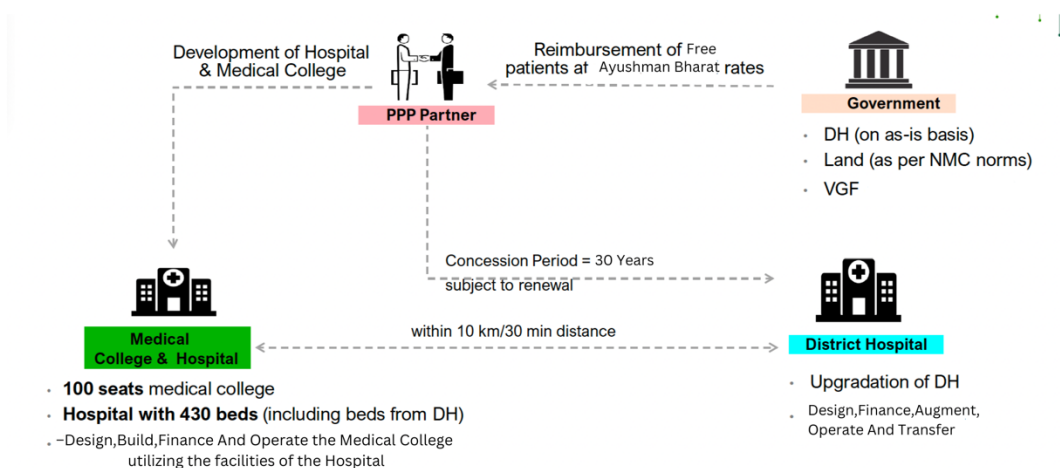
Government Sponsorship and PPP Model: The Government of Madhya Pradesh has issued a tender for the establishment of a medical college in Khargone under the Public-Private Partnership (PPP) model. As part of this project, the government will provide an already established 300-bedded district hospital, which will serve as the associated teaching hospital for the proposed medical college.

We are excited for the possibility of *bidding as a consortium*, where our collective strengths can drive the success of this project. Our consortium, comprising Vijaylaxmi Hospital and Ujjwala Group, with your esteemed group's extensive experience in operating hospital and multiple ventures across various sectors, presents a powerful combination. With your group's guidance and support we will manage the local operational and managerial aspects of the project, leveraging our deep-rooted presence in the Nimaad region, while benefiting from your group's vast expertise in healthcare and education. We believe that this collaboration will create a synergistic partnership, ensuring both operational excellence and long-term success.

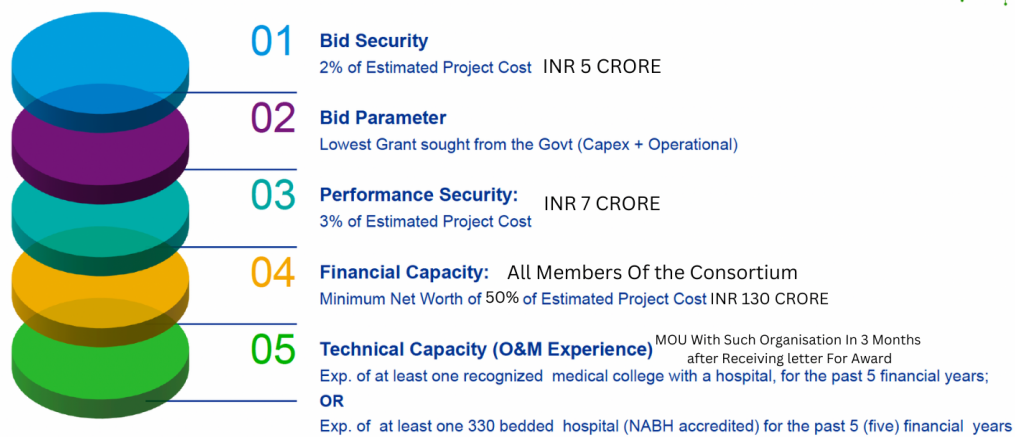
PPP Model

District Hospital – Design, Finance, Augment, Operate And Transfer (33 Years Concession Period)

Medical College – Design, Build, Finance And Operate the Medical College utilizing the facilities of the Hospital



DH – District Hospital ; VGF: Viability Gap Funding ; NMC – National Medical Council

Key RFP Term:**Consortium Partnership Proposal:**

- **Vijaylaxmi Hospital and Ujjwala Group:** As the leading entities in healthcare and education in the Nimaad region, we propose to take on the role of “operational and management” partner in the consortium. We will focus on managing the operational and managerial aspects of the project, including the day-to-day running of the medical college and associated hospital, ensuring compliance, staffing, and quality service delivery.
- **Your Esteemed Group:** Your group brings significant expertise and resources, particularly through your experience in managing hospital and educational institutions. We respectfully invite your group to provide essential administrative support and oversight throughout the project lifecycle. Your contribution to the necessary *initial financial capital* for the project would greatly enhance our collaborative efforts and ensure a strong foundation for success.

Project Objectives:

- **Medical Education:** To establish a state-of-the-art medical college that meets national standards, offering quality education and training to future healthcare professionals.
- **Healthcare Services:** To enhance healthcare delivery in the Nimaad region by utilizing the 300-bedded district hospital, which will be upgraded to 600+ beds and managed by the consortium.

- **Regional Development:** To contribute to the socio-economic development of Khargone District by providing employment opportunities and improving public health infrastructure.

Land and Infrastructure:

- **Government Contribution:** The Madhya Pradesh government will provide the 300-bedded district hospital, which will be integrated into the medical college project. Besides these government will also provide land on 99 years lease for the project.*
- **Vijaylaxmi Hospital and Ujjwala Group Land Contribution:** The group will contribute 8 acres of prime land for the medical college campus. Additional land acquisition will be managed as needed, including options to lease land from the government.
- **Most suitable land for project** will be finalised by consulting consortium members and government authorities.

Proposed Partnership Structure-

Note: Partnership structure and proposed role of consortium members is to be discussed and role of each consortium members is to be decided before bidding process. The current proposed structure is only for initiating discussions.

VHRC and Ujjwala Group (Operations & Managerial Partner):

- **Operational Management:** Leading the day-to-day operations of the medical college and hospital, including staffing, faculty recruitment, and administration aligned with the project's goals.
- **Infrastructure Development:** Overseeing the development and maintenance of college and hospital infrastructure as part of development manager team, ensuring compliance with National Medical Commission (NMC) and NABH standards, leveraging local expertise for regional needs.
- **Educational and Healthcare Management:** Managing educational programs and healthcare services, ensuring quality in both sectors. The established reputation in the region is critical for gaining community trust and driving success.

Strengths:

- **Local Expertise & Reputation:** Deep understanding of the local healthcare and education landscape and a strong regional reputation, ensuring smooth project execution and community acceptance.
- **Operational Efficiency:** Proven track record in managing healthcare and educational institutions, maximizing return on investment through efficient operations.

Your Esteemed Group:

Financial Contribution: Providing the contribution in promoter capital required for the project's establishment and operationalization. This also includes providing support in securing Project Finance from Financial Institutions. The fund is required in tranches in 18 months.

Overall Project Cost: Around INR 240-260 Crore with 30% as equity contribution and 70% Bank Finance.

(Note: The Tender Grant/Concession Fee of Central Govt is not considered currently which may further reduce Equity contribution cost)

- **Bank Guarantee:** Initially providing a Rs. 5 Crore bank guarantee as part of the bid security, Performance Guarantee of Rs 8 Crore and expenses related to project documentation and consultancy fees.
- **Financial Oversight:** Monitoring the project's financial health, managing costs, and ensuring budgets are adhered to, contributing to long-term financial sustainability.
- **Essential Administrative Support, Risk Management & Strategic Planning:** Providing essential administrative support to Operational & Managerial Partner, Mitigating financial risks and collaborating on strategic decisions for expansion, partnerships etc.

Investment Opportunity Highlights:

- **Growing Healthcare and Education Sectors:** The Indian healthcare and medical education sectors are rapidly expanding, with increasing demand for high-quality medical professionals and healthcare services. This project is well-positioned to tap into this growth.
- **Regional Demand and Established Presence:** Khargone District and the surrounding Nimaad region have a significant demand for medical education and healthcare services. VHRC and Ujjwala Group's established presence in the region provides a strong foundation for project success.
- **Government Support:** The PPP model offers stability and support from the government, reducing regulatory risks and providing access to resources such as land and permits.
- **Access to Established Infrastructure:** The government of Madhya Pradesh will provide an already established 300-bedded district hospital as part of the PPP agreement. This hospital will serve as the teaching hospital for the medical college, ensuring that clinical training requirements are met from day one.
- **Guaranteed Patient Flow:** As a district hospital, it acts as the primary referral center for all Primary Health Centers (PHCs) and Community Health Centers (CHCs) within the district. This ensures a steady and substantial patient inflow, both for Inpatient Department (IPD) and Outpatient Department (OPD) services, fulfilling the National Medical Commission (NMC) requirements.

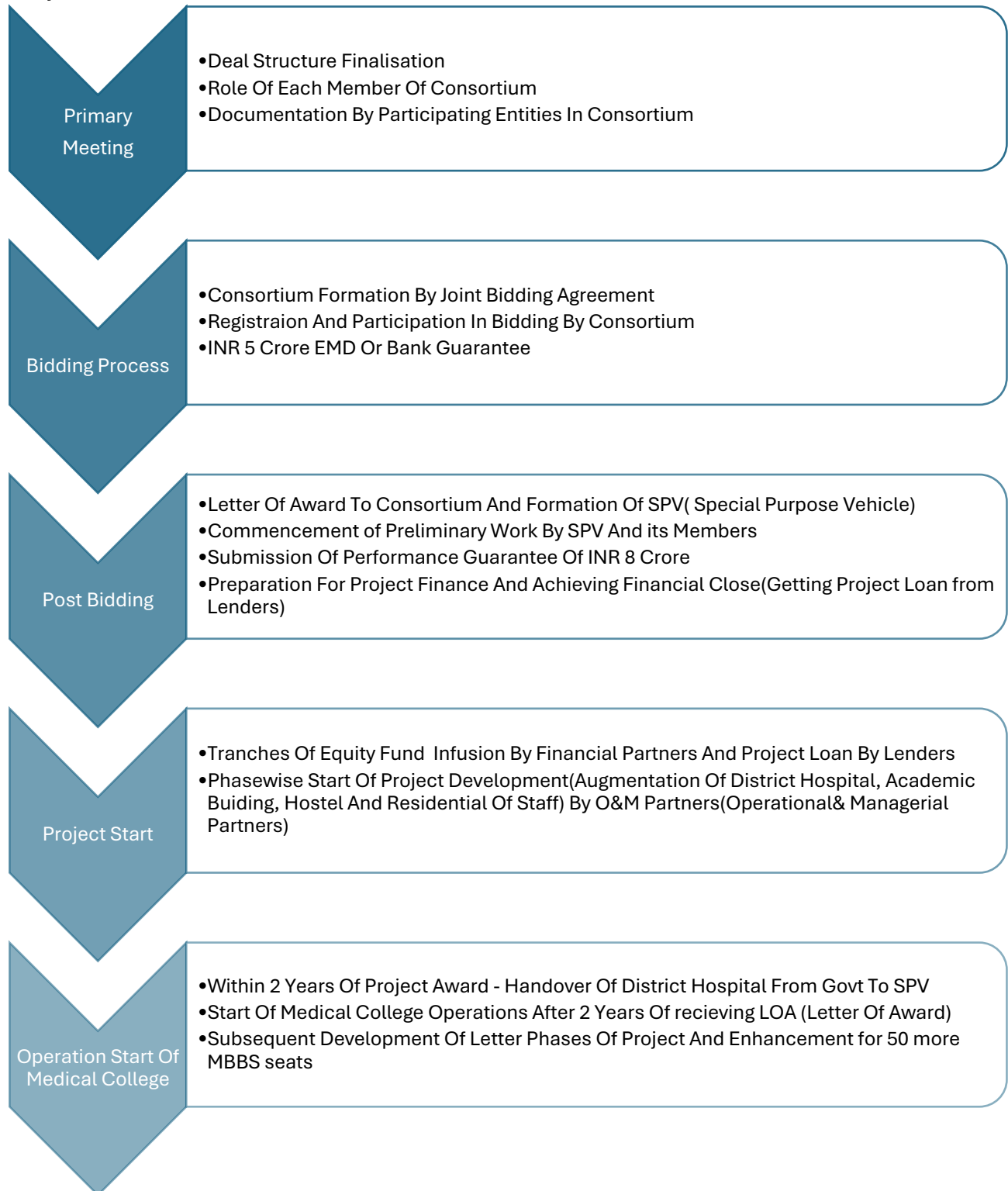
- **NMC Compliance with Patient Load:** The NMC mandates specific patient load requirements for medical colleges, including a minimum of 500 outpatients daily and an annual IPD occupancy rate of over 75%. With the district hospital being the referral center, the occupancy rates will consistently exceed these requirements, making compliance with NMC regulations straightforward.
- **Surgical and Clinical Training Requirements:** The district hospital's established operation will meet and often exceed the surgical case load required for student training, including major and minor surgeries. This ensures that the medical college can provide high-quality, hands-on clinical training, a critical factor in NMC accreditation.
- **Long-Term Sustainability:** The referral network from the district's PHCs and CHCs ensures that the hospital's bed occupancy remains high. This not only secures the financial viability of the hospital but also guarantees a consistent training environment for students, contributing to the long-term sustainability of the project.

Strong Partnership: The consortium brings together the regional operational expertise of Vijaylaxmi Hospital and Ujjwala Group, alongside the financial and administrative strength of your esteemed group, forming a balanced and resilient partnership. This collaboration ensures that we can not only meet the immediate needs of the Khargone PPP medical college project but also seize future opportunities in the healthcare and education sectors.

- **Healthcare Real Estate Investment Trusts (REITs):** With the healthcare sector rapidly evolving, the consortium is well-positioned to explore the potential of healthcare REITs, which offer a unique opportunity to unlock capital from real estate assets while focusing on the expansion of healthcare infrastructure. The strategic utilization of healthcare REITs can provide ongoing liquidity and long-term value creation, enabling us to scale the many project and develop additional healthcare facilities.

- **Expanding Healthcare And Other Education Sectors:** The growing demand for healthcare professionals in India and globally presents further opportunities for collaboration. With your group's experience in operating multiple medical colleges and other institutes, we envision future projects beyond Khargone PPP Medical College Project, such as establishing new institutes in pharmacy, management in healthcare, paramedical sciences, biomedical engineering etc. This partnership is poised to lead innovation in healthcare education, producing highly skilled professionals who will meet the growing demand in the sector.

By combining our strengths, we can build not just a successful medical college but also an enduring presence in the healthcare infrastructure and education sectors, capitalizing on the latest industry trends and opportunities.

Way Forward:

Stakeholder Chart for Khargone PPP Medical College Project Execution: Stakeholder Chart (Summary)

Stakeholder	Role	Key Responsibilities
Consortium Partners	Development Manager	Project planning, fundraising, operational management, land contribution, and stakeholder communication.
Consultants	Bid Management	Handling bidding process on behalf of consortium, Create a financial model for bidding purpose and based on various scenario and analysis finalize the bid
Consultants	Hospital Project Consultant	Due Diligence, Gap Analysis in District Hospital, Cross Verification Of Bidding Financial Model and Assumptions, Providing Architect's Brief etc
Architecture And Engineering Firms	Project Design	Analyze project site and develop designs for brownfield and greenfield part (Hospital, Medical College Academic Building, Hostel and Residences)
PMC(Project Management Consultancy)	Project Oversight	Monitoring construction, vendor management, quality control, and reporting.
Independent Engineer	Lender's Verifier	Milestone certification, auditing, compliance verification, and progress reporting.
Government of MP	PPP Partner	Provide approvals, facilitate land leasing, governance, and monitor education standards.
Consortium Partners	Capital Providers	Provide financing, monitor project progress, and ensure return on investment.
Lenders	Debt Providers	Provide loans, monitor financial health, and disburse funds as per project success.
Vendors & Contractors	Service Providers	Deliver specialized services, meet timelines and budgets, and coordinate with PMC.
Medical Education Partners	Academic Excellence	Curriculum development, faculty recruitment, and ensuring high-quality education.

1. Development Manager Team:

- **Role:** The development manager team is responsible for overseeing the entire project lifecycle, from conceptualization to completion and operation.
- **Key Responsibilities:**
 - **Project Initiation & Planning:** Develop a detailed project plan, including scope, timelines, and feasibility studies.
 - **Land Contribution:** Provide the 8 acres of land needed for the project and secure additional land if required, including the option to lease government land.
 - **Regulatory Compliance:** Ensure the project meets all regulatory requirements, especially those set by the National Medical Commission (NMC) for medical colleges.
 - **Fundraising & Investor Management:** Secure funding from investors and financial institutions and form a consortium, managing investor relations throughout the project.
 - **Construction Oversight:** Coordinate with the PMC and other stakeholders to ensure timely and cost-effective completion of the project.
 - **Operational Management:** Take charge of the district hospital and medical college's day-to-day operations once completed, ensuring smooth administration and high educational standards.

2. Project Management Consultant (PMC)

- **Role:** The PMC acts as the project's supervisory body, ensuring that construction and development follow the agreed timelines and standards.
- **Key Responsibilities:**
 - **Daily Oversight:** Oversee the daily activities of contractors and vendors during the construction phase.
 - **Risk Management:** Identify potential risks and implement corrective measures to avoid delays or budget overruns.
 - **Schedule & Budget Tracking:** Ensure that the project stays on schedule and within budget, making adjustments when necessary.
 - **Vendor Coordination:** Manage the coordination between different contractors, ensuring their work meets required specifications.

- **Progress Reporting:** Provide periodic updates to development manager and investors regarding the project's progress, budget, and risk status.

3. Independent Engineer

- **Role:** Appointed by the lender or investors, the independent engineer ensures that the technical and financial aspects of the project are being executed correctly.
- **Key Responsibilities:**
 - **Milestone Verification:** Certify the completion of construction milestones before fund disbursements are made by lenders.
 - **Technical Audit:** Conduct independent audits of the construction quality and technical designs to ensure compliance with approved standards.
 - **Financial Auditing:** Verify that project funds are used efficiently and in alignment with the budgeted plan.
 - **Progress Reports:** Provide unbiased technical and financial reports to the lenders and investors.

4. Government of Madhya Pradesh (PPP Partner)

- **Role:** The state government plays a critical role as a public partner, contributing regulatory and administrative support for the project.
- **Key Responsibilities:**
 - **Regulatory Approvals:** Facilitate the necessary permits, licenses, and approvals required for the construction and operation of the medical college.
 - **Land Leasing:** Provide additional land through leasing if necessary, and offer support in infrastructure development.
 - **Public-Private Partnership Oversight:** Ensure compliance with the terms of the PPP agreement and monitor the performance of Private Partner in managing the medical college.
 - **Monitoring Education Standards:** Work with the DHS and other regulatory bodies to ensure the college maintains high academic and operational standards.

5. Consortium Partner Firms

- **Role:** Consortium partner firms provide the initial financial resources necessary to fund the medical college project.
- **Key Responsibilities:**
 - **Equity & Debt Financing:** Provide capital to fund the project, including an equity contribution.

- **Risk Evaluation:** Continuously assess the financial health and risk profile of the project.
- **Return on Investment:** Work with the development team to ensure that the project delivers a satisfactory return on investment, either through equity growth or an exit strategy.
- **Consortium Collaboration:** Engage in consortium agreements with VHRC, Ujjawala Group, and other stakeholders to align goals and manage financial responsibilities.

6. Lenders (e.g., Banks, Financial Institutions)

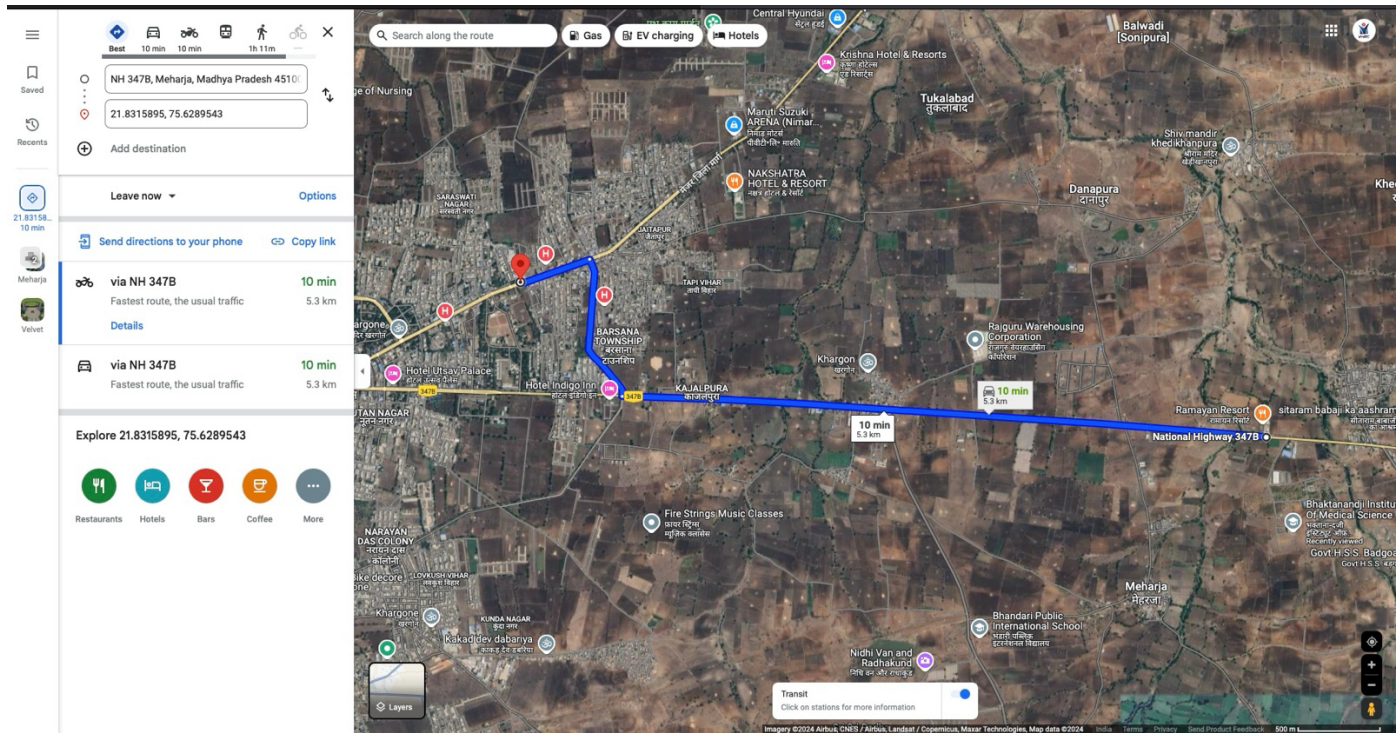
- **Role:** Lenders provide debt financing for the project and manage the flow of funds based on the project's progress.
- **Key Responsibilities:**
 - **Debt Provisioning:** Extend debt financing of ₹150-170 crore, structured in phases based on project development milestones.
 - **Progress Monitoring:** Collaborate with the independent engineer and PMC to monitor the construction milestones and approve fund disbursements.
 - **Financial Risk Management:** Ensure that the project maintains adequate cash flow and that debt is repaid on time as per the financial model.
 - **Lender's Representative:** Ensure a representative or liaison is in place to oversee the financial aspects and ensure compliance with the lending agreement.

7. Vendors & Contractors

- **Role:** Vendors are responsible for the physical execution of the project, delivering the necessary infrastructure for the medical college.
- **Key Responsibilities:**
 - **Service Delivery:** Carry out specific tasks such as construction, plumbing, electrical, medical equipment installation etc.
 - **Adherence to Timelines & Quality:** Ensure that all services are delivered on time and to the required quality and safety standards.
 - **Coordination with PMC:** Work closely with the PMC and Development Manager Team to address any issues that arise during the construction phase.
 - **Cost & Budget Management:** Ensure that work is completed within the allocated budget.

8. Medical Education Partners

- **Role:** Experts in medical education who will help design the academic programs, recruit faculty, and ensure the medical college meets national and international standards.
- **Key Responsibilities:**
 - **Curriculum Development:** Collaborate with regulatory bodies like the NMC to develop a curriculum that aligns with the needs of modern medical education.
 - **Faculty Recruitment & Training:** Help recruit top-tier teaching staff and provide ongoing training and development.
 - **Educational Quality Assurance:** Ensure the quality of education meets the standards required by the NMC and global accrediting bodies.



Distance Of 5 km And Travel Time Of 10 minutes between Proposed Medical College Project Site(Owned Land) From District Hospital Khargone.



Own Land

Government Land near own land

Existing Rented Campus

Profit And Loss Sheet:

DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 8	YEAR 9	YEAR 10	YEAR 11
Capacity Utilization			70%	70%	80%	80%	80%	85%	85%	85%	85%	85%
NMC status			<u>LOP</u>	<u>1st Renewal</u>	<u>2nd Renewal</u>	<u>3rd Renewal</u>	<u>4th Renewal</u>	<u>Recognition</u>	<u>Recognition</u>	<u>Recognition</u>	<u>Recognition</u>	<u>Recognition</u>
MBBS Batch No.			<u>Batch 1</u>	<u>Batch 2</u>	<u>Batch 3</u>	<u>Batch 4</u>	<u>Batch 5</u>	<u>Batch 6</u>	<u>Batch 7</u>	<u>Batch 8</u>	<u>Batch 9</u>	<u>Batch 10</u>
Year			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
No. of Beds in Hospital			360	450	540	605	605	605	605	605	605	605
TOTAL REVENUE			6422.8	9838.7	13254.5	16391.9	16607.0	16607.0	16607.0	16607.0	16607.0	16607.0
TOTAL OPERATION COST			3034.4	3840.7	4453.6	5414.0	5414.0	5414.0	5414.0	5414.0	5414.0	5414.0
OPERATING PROFIT BEFORE INTEREST & DEPRECIATION			3388.4	5997.9	8800.9	10978.0	11193.0	11193.0	11193.0	11193.0	11193.0	11193.0
Depreciation			2916.8	2268.9	1810.1	1476.0	1225.9	1033.5	882.1	760.2	660.2	577.1
OPERATING PROFIT BEFORE INTEREST			471.6	3729.0	6990.8	9502.0	9967.2	10159.5	10311.0	10432.9	10532.8	10616.0
Interest on Working Capital			210.0	420.0	420.0	420.0	420.0	420.0	420.0	420.0	420.0	420.0
Interest on Term Loan			1644.0	1554.0	1428.0	1284.0	1140.0	978.0	798.0	618.0	420.0	166.2
PROFIT BEFORE TAX			-1382.4	1755.0	5142.8	7798.0	8407.2	8761.5	9093.0	9394.9	9692.8	10029.7
Tax			0.00	438.75	1285.70	1949.50	2101.79	2190.37	2273.24	2348.72	2423.20	2507.44
Profit after Tax			(1,382)	1,316	3,857	5,848	6,305	6,571	6,820	7,046	7,270	7,522

Project IRR												
Investment	(12,000)	(8,000)										
Grant												
FCF			3,388	5,559	7,515	9,028	9,091	9,003	8,920	8,844	8,770	8,686
Net FCF	(12,000)	(8,000)	3,388	5,559	7,515	9,028	9,091	9,003	8,920	8,844	8,770	8,686
Project IRR	26.68%											

Project IRR												
Investment	(3,750)	(3,750)										
FCF			1,534	3,585	5,667	7,324	7,531	7,605	7,702	7,806	7,930	8,099
Net FCF	(3,750)	(3,750)	1,534	3,585	5,667	7,324	7,531	7,605	7,702	7,806	7,930	8,099
Project IRR	46.79%											

NPV												
IRR			25%									
FCF			3,388	5,559	7,515	9,028	9,091	9,003	8,920	8,844	8,770	8,686
Grant			100	105	110	116	122	128	134	141	148	155
Premium			-	-	-	-	-	-	-	-	-	-
Gross FCF			3,488	5,664	7,625	9,144	9,213	9,130	9,054	8,985	8,918	8,841
NPV			25,030									

Investment	25,000
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Surplus ₹ 30.13

Rs. in Crores

Particulars	Rs. in Crores	TL (%)	Bank	Own Funds	Consortium Member Ujjwala and VHRC	Consortium Member
Land	12.00	0%	-	12.00	12.00	-
Development	4.00	0%	-	4.00		4.00
Civil	110.00	70%	77.00	33.00	12.26	20.74
Medical Equipment	30.00	75%	22.50	7.50	2.79	4.71
Non-Medical Equipment	12.00	75%	9.00	3.00	1.11	1.89
Vehicles	5.00	75%	3.75	1.25	0.46	0.79
Furniture	8.00	75%	6.00	2.00	0.74	1.26
Working Capital	25.00	70%	17.50	7.50	2.79	4.71
Bank Guarantee Margin	6.25	25%		6.25	2.32	3.93
Total	212.25		135.75	76.50	34.47	42.03
Bank Guarantee			25.00		45%	55%

Shareholding (%)	Consortium Member Ujjwala and VHRC	Consortium Member
Fund Flow Ratio	47%	53%
Additional Sweat Equity	5%	0%
Final Shareholding *	50%	50%

Already Infused	16%	
Balance to be infused	31%	53%
Ratio in which balance to be infused	37%	63%



**Madhya
Pradesh
Tenders**

eProcurement System Government of Madhya Pradesh

Tender Details

Date : 13-Mar-2025 02:47 PM

Print

Basic Details

Organisation Chain	Directorate of Health Services		
Tender Reference Number	DME/913/25/2025		
Tender ID	2025_DHS_408276_8	Withdrawal Allowed	Yes
Tender Type	Open Tender	Form of contract	Item Rate
Tender Category	Works	No. of Covers	2
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Online	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Payment Instruments

Online Bankers	S.No	Bank Name
	1	INDUSIND BANK
	2	INDUSIND NEFT/RTGS

Cover Details, No. Of Covers - 2

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.rar	As per RFP
2	Finance	.xls	Prize Bid

Tender Fee Details, [Total Fee in ₹ * - 31,180]

Tender Fee in ₹	30,000		
Processing Fee in ₹ (18.00% GST Incl.)	1,180		
Fee Payable To	Nil	Fee Payable At	Nil
Tender Fee Exemption Allowed	No		

EMD Fee Details

EMD Amount in ₹	5,00,00,000	EMD Exemption Allowed	Yes
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Nil	EMD Payable At	Nil

Work /Item(s)

Title	Public Private Partnership Request for Proposal for Setting up of Medical College and Upgradation of District Hospital at Khargone, Madhya Pradesh				
Work Description	Public Private Partnership Request for Proposal for Setting up of Medical College and Upgradation of District Hospital at Khargone, Madhya Pradesh				
Pre Qualification Details	As Per RFP(Tender Document)				
Independent External Monitor/Remarks	NA				
Tender Value in ₹	2,60,00,00,000	Product Category	Miscellaneous Works	Sub category	Medical college on PPP Mode
Contract Type	Tender	Bid Validity(Days)	120	Period Of Work(Days)	3650
Location	District Hospital at Khargone	Pincode	462011	Pre Bid Meeting Place	Online and Offline
Pre Bid Meeting Address	Department of Public Health and Medical	Pre Bid Meeting Date	17-Mar-2025 12:00 PM	Bid Opening Place	Department of Public Health

	Education, 6th Floor satpura Bhawan Bhopal				and Medical Education,
Should Allow NDA Tender	No	Allow Preferential Bidder	No		

Critical Dates

Publish Date	12-Mar-2025 10:00 AM	Bid Opening Date	01-Apr-2025 05:30 PM
Document Download / Sale Start Date	12-Mar-2025 10:30 AM	Document Download / Sale End Date	31-Mar-2025 05:30 PM
Clarification Start Date	NA	Clarification End Date	NA
Bid Submission Start Date	12-Mar-2025 10:30 AM	Bid Submission End Date	31-Mar-2025 05:30 PM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)	
	1	Tendernotice_1.pdf	Published NIT	922.53	
Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents	Concession.pdf	Concession Agreement	7525.56
	2	Tender Documents	RFP.pdf	RFP	1600.58
	3	BOQ	BOQ_481554.xls	BOQ	289.50

Tender Inviting Authority

Name	Superintendent Engineer, Public Health and Medica
Address	Public Health and Medical Education, 2th Floor satpura Bhawan Bhopal