



EOI No: DFCCIL/NDA/1225/2025-26/01

Start Date: 23.09.2025  
Last Date: 26.10.2025

**Invitation of Expression of Interest  
for  
Operation and Maintenance of Sports complex at Heavy Haul  
Institute (HHI), Sector-145, Noida**

**DEDICATED FREIGHT CORRIDOR CORPORATION OF INDIA  
LIMITED**

(A Government of India Enterprise under Ministry of Railways)

## **Important Notice**

*The information contained in this Expression of Interest ("EoI") document, or subsequently provided to prospective Applicants, whether verbally or in documentary or any other form by or on behalf of Dedicated Freight Corridor Corporation of India Limited, Govt. of India (herein after referred to as "DFCCIL" or the "Authority") or any of its employees, is provided to Applicants on the terms and conditions set out in this EoI and such other terms and conditions subject to which such information is provided.*

*This EoI is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this EoI is to provide prospective Applicants with information that may be useful to them in the formulation & expression of their interest to this EoI. The issue of this EoI and submission of an EoI by an interested Party shall not have any bearing on the future process to be undertaken by the Authority for development of the Project mentioned in the EoI.*

*This EoI may not be appropriate for all persons, and it is not possible for the Authority and its employees to consider the objectives, technical expertise and particular needs of each party who reads or uses this EoI. The assumptions, assessments, statements and information contained in this EoI, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this EoI and obtain independent advice from appropriate sources.*

*Information provided in this EoI to the Applicants may be 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 legal requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.*

*The Authority and its employees/ advisors make no representation or warranty and shall have no liability to any person including any Applicant 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 EoI or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the EoI and any assessment, assumption, statement or information contained therein or deemed to form part of this EoI or arising in any way with pre- qualification of Applicants for participation in the Bidding Process.*

*The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this EoI. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this EoI.*

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## List of Abbreviations

Abbreviation		Meaning
<b>CIN</b>	:	Corporate Identification Number
<b>DFCCIL</b>	:	Dedicated Freight Corridor Corporation of India Limited
<b>EoI</b>	:	Expression of Interest
<b>FY</b>	:	Financial Year
<b>GSTIN</b>	:	Goods and Services Tax Identification Number
<b>PAN</b>	:	Permanent Account Number
<b>RFP</b>	:	Request for Proposal

# 1 Introduction

1.0 Minister for Railways, made the historic announcement of creation of DFCs on the floor of the House in the Parliament while presenting the Railway Budget for 2005-06. In April 2005, the Project was discussed at the Japan-India Summit Meeting. It was included in the declaration of co-operation signed between the Hon'ble Prime Ministers of India and Japan for a feasibility study and possible funding of the dedicated rail freight corridors by Japanese Government. The feasibility study report was submitted to Ministry of Railways in October 2007. In the meanwhile, Ministry of Railways initiated action to establish a Special Purpose Vehicle for construction, operation, and maintenance of the dedicated freight corridors. This led to the establishment of Dedicated Freight Corridor Corporation of India Limited (DFCCIL), to undertake planning & development, mobilization of financial resources, construction, operation & maintenance, and business development of the dedicated freight corridors. DFCCIL was incorporated as a schedule A company under the Company's Act 1956 on 30th October 2006.

## **Vision:**

To create a partnership with Indian Railway for retaining and expanding the market share of railways through efficient and reliable service with customer focus.

As the dedicated agency to make the vision into reality, DFCCIL's mission is:

1. To build a corridor with appropriate technology that enables Indian Railways to regain its market share of freight transport by creating additional capacity and guaranteeing efficient, reliable, safe, and cheaper options for mobility to its customers
2. To set up Multimodal logistic parks along the DFC to provide complete transport solution to customers.
3. To support the government's initiatives toward ecological sustainability by encouraging users to adopt railways as the most environment friendly mode for their transport requirements.

## **1.1 Overview of the facility**

S. No	Particulars	Noida, Sector- 145
1	Area (in sqm)	21564 sqm
2	Google Map Link & Coordinates	<a href="#">28°28'29.909"N 77°27' 37.118"E- Google Maps</a>

**a. Noida Sector- 145**

S. No.	Particulars	Facility	Status
1.	Ground Floor	Store Room	✓
		Reception Lounge	✓
		2 Nos Badminton Court with Gym Facility	✓
		Male Restroom	✓
		Female Restroom	✓
		Admin Room	✓
		Male Changing Room	✓
		Female Changing Room	✓
2.	Indoor 1 <sup>st</sup> Floor	Restroom	✓
		Table-Tennis Room	✓
		Restroom (M)	✓
		Billiards Room	✓
		Chess Room/ Carrom Room	✓
		Pantry	✓

## 1.2 Scope of work

### 1.2.1 *The scope of work will broadly include Operation Maintenance, Management and promotion of the 3 sports facilities.*

- The Concessionaire shall be responsible for developing rooms for hostel facility at HHI sector 145 Sports Complex as per prevailing FAR norms
- The Concessionaire shall be responsible for procuring necessary sports & non-sports equipment (The DFCCIL has already procured the required equipment, whatever remains will have to be brought by the concessionaire).
- The Concessionaire shall be permitted to carry out development of the Facility, like cricket, tennis, volley ball etc. provided that all the developments shall duly adhere to the provision of all Applicable Laws.

1.2.1.1 Accordingly, DFCCIL hereby invites Expression of Interest (EoI) from reputed players in the Sports sector having adequate experience of over 02 (Two) years, either in India or abroad, in operation and Maintenance of sports facilities with Multiple sports facilities and comparable size for participating in the Request for Proposal ("RFP").

1.2.1.2 A detailed RFP containing the final terms and conditions, and the draft agreement shall be floated at a later date. DFCCIL intends to adopt a competitive bidding process, for selection of the Licensee for award of the license rights of the Project.

## 2 Invitation For Expression of Interest

- 2.1 EoIs are invited from reputed players in the sports sector having adequate experience of over 02 (Two) years. Bidders having experience in operation and maintenance of sports facility, in either India or abroad, with multiple sports OR sports academies OR sports foundation OR sports club, providing coaching and training for competitive Sports OR Bidders having experience in operation and maintenance of large gymnasium (*Note: Large gymnasium: fitness facility chain operated in more than 5 cities and built-up area of the gym is not less than 4,500 sqft and user capacity of a gym can accommodate a minimum 50 people per day*) OR Bidders having experience in development of Sports Infra (*Sports infra: development of stadiums/Sports complex, Training facilities*) OR Corporate entities willing to expand in Sports Sector
- 2.2 The EoI document can be downloaded from the following link:

<https://dfccil.com/tenders>

- 2.3 Schedule of the EoI process for the interested Applicants is mentioned below:

Activity Description	Timeline
Publication of EoI Document	23.09.2025
Start date for downloading of EoI Document	23.09.2025
Facilitated visit to the Sports Complexes	16.10.2025 to 21.10.2025
Date and time of Stakeholders Consultation (Physical/Online/Hybrid mode)	11:00 AM of 22.10.2025
Last date for submission of queries	04:00 PM of 26.10.2025
Publication of responses to queries	05:00 PM of 30.10.2025

- 2.4 Interested parties (the “Applicants”) may submit their EoIs as per the applicable formats on or before the EoI Due Date.
- 2.5 Subsequent to EoI process, the Authority **intends to invite** Request for Proposal (“RFP”) for selection of an eligible entity for award of the license rights for the O&M of the Project.
- 2.6 It is to be noted that the selection criteria and other terms & conditions of the bidding in the RFP stage will be finalized by the Authority in consultation with various stakeholders.

- 2.7 The Authority reserves the right to seek further information / clarifications from any of the Applicant on the submitted documents and the same shall be sought through a written communication/ email.
- 2.8 The Applicants shall be responsible for all the costs associated with the preparation of their EoI, including any costs related to undertaking visits to the Authority, the site or adjoining areas, etc. or costs incurred for undertaking any sort of due diligence. Further, the Authority shall not be responsible for any costs or expenses incurred by the Applicant in connection with the preparation and delivery of EoI, including costs and expenses related to visit to the Property or adjoining areas and costs incurred for undertaking any sort of due diligence.
- 2.9 It is to be noted that this is not a tender or invitation to bid. After review and scrutiny of the applications/ proposals received under this EoI, the Authority may frame the detailed project scope including the development/O&M obligations and shall subsequently invite proposals for selection of a licensee, via a detailed RFP.
- 2.10 The Authority reserves the rights to cancel, terminate, change or modify this EoI process and /or requirements stated in the EoI, without assigning any reason or providing any notice and without accepting any liability for the same.
- 2.11 The Authority reserves the rights to issue separate or combined RFP for the three sports complexes, without assigning any reason or providing any notice and without accepting any liability for the same.
- 2.12 Non-submission of EoI will not prohibit any applicant from participating in the RFP stage.



### 3 Instructions to Applicants

- 3.1 Prospective Applicants are requested to review the details of the facilities as provided in this EoI and Annexure I.
- 3.2 DFCCIL will facilitate site visits of Prospective Applicants. The dates of facilitated site visits are 15.08.2025 and 20.08.2025. The nodal officer for the site visits is Sh. Madhup Kumar Upadhyay, Chairman (Sports), DFCCIL. His contact number is **+91-8826818484**.
- 3.3 Sampling/Harming of any kind or removal of any facilities/building material or any other material from the site, is strictly prohibited during the site visits.
- 3.4 The Authority shall host a Stakeholders Consultation (Physical/Online/Hybrid mode) on the date and time as mentioned under Clause 2.3 of this EoI document. The venue of the meeting shall be notified in advance via a separate notice on the website of the Authority. A link to join the online meeting shall be emailed to the Applicants (who have expressed their interest in participating in the stakeholder consultation) in advance.

3.5 Applicants are requested to intimate the details of the participants from their end to the Authority via an email to [tgajbhiye@dfcc.co.in](mailto:tgajbhiye@dfcc.co.in) or [schauhan@dfcc.co.in](mailto:schauhan@dfcc.co.in). The email must have the subject line “**Attending Stakeholder Consultation for “Sports Complexes at HHI, Sector-145, Noida”**” and must clearly mention the following:

- a) Name of the Applicant and email id of the Applicant
- b) Name of the participating person, their email ids and mobile numbers

3.6 The Expression of Interest is to be submitted in the manner prescribed below: -

Sl. No.	Item	Description
1.	Mode of Submission:	On-line
2.	Email id for submission	<a href="mailto:tgajbhiye@dfcc.co.in">tgajbhiye@dfcc.co.in</a> or <a href="mailto:schauhan@dfcc.co.in">schauhan@dfcc.co.in</a>
3.	Telephone No.	+91-9971187266

Sl. No.	Item	Description
4.	Language of Submission	English
5.	Mandatory Requirements for EoI	1. Letter of Application ( <i>as per the format provided in Annexure I of this EoI</i> ) on the letterhead of the Applicant duly signed and stamped on each page and clearly mentioning the details of the authorized signatory. 2. Details of the Applicant ( <i>as per the format provided in Annexure II of this EoI</i> ) 3. Feedback / Suggestions on this EoI ( <i>as per the format provided in Annexure III of this EoI</i> )

3.7 Prospective Applicants are requested to adhere to the respective timelines mentioned in Clause 2.3 of the documents and send across all requests and queries within the stipulated timeframes.

3.8 All correspondences are to be made only via email to the following email addresses:

<b>Primary Email ID</b>	<a href="mailto:tgajbhiye@dfcc.co.in">tgajbhiye@dfcc.co.in</a> <b>or</b> <a href="mailto:schauhan@dfcc.co.in">schauhan@dfcc.co.in</a>
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3.9 Applicants are to ensure that in case of any attachments in the correspondence email, the file size of such attachment is less than 5 MB. In case of larger attachments, the attachments may be split into parts so that each attachment is less than 5 MB and multiple emails may be sent after proper numbering/sequencing.

3.10 In case of any contingencies/ clarifications the following people may be contacted:

Sl. No.	Name & Designation	Contact No
1.	Sh. Madhup Kumar Upadhyay, Chairman (Sport's)	+91-8826818484

## 4 Annexure I – Letter of Application

### Letter of Application

*(On the Applicant's Letter Head and to be signed and stamped on each page)*

Date [to be inserted]

HHI Sports Complex

(Sports wing)

DFCCIL

Sector-145

Noida-201306

**Dear Sir,**

**Sub: Expression of Interest – “Operation and Maintenance of Sports Complex Centre at HHI Sports Complex, Noida Sector-145” – Submission of EoI**

In response to your EoI Reference No. [insert reference no] published on your web portal <https://dfccil.com/tenders>, I / We submit my / our EoI as follows:

1. I / We have examined the details given in this EoI Notice.
2. I / we hereby submit and acknowledge, this letter containing our details and requested information.
3. The Authority and/or its authorized representatives may contact the following contact persons for further information on any aspects of the EoI:

Description	Details
Name	
Designation	
Email ID:	
Mobile No.	
<i>[Insert additional rows in case more details of more than 1 contact person is to be provided]</i>	

4. I / We also agree that the Authority or their authorized representatives can approach individuals, employers, financial institutions, rating agencies, and any

other entity as may be required to verify our competence, general reputation and financial strength.

5. I/We have studied EoI Document and all other documents carefully and have undertaken site visits and required level of preliminary due diligence.
6. I/We understand that we shall have no claim, right or title arising out of any documents or information provided to us by the Authority or in respect of any matter arising out of or concerning or relating to the selection process including the award of concession rights.
7. *[Additional lines may be inserted in case the Applicant wants to provide any additional clarification]*

Yours sincerely

Signature

Name and Title of Authorized Signatory:

Date:

Location:

**Enclosed:**

1. Details of the Applicant (including supporting documents)
2. Feedback on the EoI

## Annexure I (cont'd.)- Details of Applicant

S. No.	Description	Remarks																
1.	<b>Name of the Applicant</b>	[insert name]																
2.	<b>Constitution</b>	[Company / Partnership Entity/Consortium/AIF]																
3.	<b>Other Member of Consortium (if applicable)</b>	[insert name/ Not Applicable]																
4.	<b>CIN/ Partnership Registration No.</b>	[insert details]																
5.	<b>PAN</b>	[insert details]																
6.	<b>GSTIN</b>	[insert details]																
7.	<b>Email ID</b>	[insert details]																
8.	<b>Phone / Mobile No.</b>	[insert details]																
9.	<b>Financial Details</b>	<table border="1"> <thead> <tr> <th>Financial Year</th> <th>Revenue from Operations</th> <th>PAT</th> <th>Net Worth</th> </tr> </thead> <tbody> <tr> <td>FY2024</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> </tr> <tr> <td>FY2023</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> </tr> <tr> <td>FY2022</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> <td>[Figures Rs. Crores]</td> </tr> </tbody> </table>	Financial Year	Revenue from Operations	PAT	Net Worth	FY2024	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]	FY2023	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]	FY2022	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]
Financial Year	Revenue from Operations	PAT	Net Worth															
FY2024	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]															
FY2023	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]															
FY2022	[Figures Rs. Crores]	[Figures Rs. Crores]	[Figures Rs. Crores]															
10.	<b>Number of Sports facilities currently operating within India or abroad/Sports Infra Developed</b>	[insert details]																
11.	<b>Total Size of Sports Facility</b>	[insert details]																

Note: Every detail asked above should be accompanied with a supporting document.

Consortium: Max 3 allowed

## 5 Annexure II – Feedback on the EoI

Sl. No.	Nature of Query	Page No.	Clause No.	Description of Query and Suggestions
1.	(Technical/ Legal/ Commercial)			
2.	(Technical/ Legal/ Commercial)			
3.	(Technical/ Legal/ Commercial)			
4.	(Technical/ Legal/ Commercial)			

**Note:**

1. Applicants may add additional rows in case they have more queries/ suggestions
2. Interested applicants are also encouraged to provide their inputs in terms of the following aspects of a world class Multi Sports Complex:
  - a. Components/ facilities that should be an integral part of such a setup
  - b. Minimum Development obligation & procurement
  - c. Infrastructural support needed



## 6 Annexure III – Location of the Property on Google Map



Location: <https://share.google/HCOhEBaCKvHjFRCMq>