



Ghaziabad Development Authority

Expression of Interest (Eoi)

for

**Operation & Maintenance of Bunkar Mart Cum Expo and Convention
Center at Madhuban Bapudham Scheme, Ghaziabad**

February 2026

Issued by:

**Ghaziabad Development Authority
Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001**

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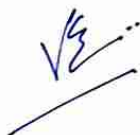
Disclaimer

This Expression of Interest (Eoi) for the "Operation&Maintenance of Bunkar Mart cum Expo and convention Center at Madhuban Bapudham Scheme, Ghaziabad, Uttar Pradesh" (hereinafter referred to as 'the Project'). Its primary objective is to provide potential agencies with concise details about the Project and outline the scope of work involved. The primary goal of this Eoi is to gather insights from prospective agencies on the optimal revenue generation strategies and the best utilization of the Bunkar Mart cum Expo Center's infrastructure.

The information contained in this Eoidocument provided to the Agency(s), by or on behalf of Ghaziabad Development Authority (GDA) is provided to the Agency(s) on the terms and conditions set out in this document and all other terms and conditions subject to which such information is provided.

GDA may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this Eoi document.

GDA reserves the right not to proceed with the project, to alter the timetable reflected in this document, or to change the process or procedure to be applied. It also reserves the right to decline to discuss the Project further with any party submitting a proposal. No reimbursement of cost of any type will be paid to persons, entities, or consortiums submitting a Proposal.



Data Sheet

S. No.	Particulars	Details
1	Name of Project	Operation and Maintenance of Bunkar Mart cum Expo & Convention Centre at Madhuban Bapudham Scheme, Ghaziabad, Uttar Pradesh
2	Authority's Project Representative	Chief Engineer, Engineering Department, Ghaziabad Development Authority Vikas Path, Near Old Bus Stand, Ghaziabad, Uttar Pradesh-201001 Email: chiefengineer1@gmail.com Website: https://gdaghaziabad.in/
3	Proposal Submission Start Date	12.02.2026, 05:00 PM (IST)
4	Joint Site Visit	25.02.2026 (11:00 PM IST)
5	Presentation Date	25.02.2026 (03:30 PM IST) (Presentation date is before the Submission of the final Proposal)
6	Last date for submitting response	26.02.2026 (05:00 PM IST). All interested participants are requested to send their documents and presentation to the Email id
7	Response duration validity	90 days from the Last date of submission
8	EOI fee	INR 5000 to be deposited on https://gdaghz.procure247.com/tenderpay/x-login .





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1 Background

The Ghaziabad Development Authority ("GDA" or "the Authority") invites Expression of Interest (Eoi) for "Operation, Maintenance and Management of Bunkar Mart cum Expo & Convention Center at Madhuban Bapudham Scheme, Ghaziabad, Uttar Pradesh" ("the Project").

The total area of the facility is approximately 38,340 sq. m. located within GDA's Madhuban Baapudham Scheme is set to be inaugurated in next few months. Ghaziabad Development Authority proposes to invite experienced entities to participate and submit their proposals, with the objective of optimally utilizing the facility's commercial as well as social potential.



The Convention Centre has been constructed in such a way that it represents a rare blend of modernity and heritage from the outside. It is provided with an adequate parking capacity of approximately 1000 cars.

1.1 Existing status of available resources

Interested Agencies should make note of the following key points:

- a) This Eoi invitation document is not a Tender or Request for Proposal in any form and would not be binding on GDA in any manner whatsoever.
- b) GDA reserves the right to cancel the Eoi invitation as a whole or in part without assigning any reasons.
- c) The Agencies are encouraged to conduct their own independent assessment, investigations and analysis and check the reliability, accuracy and completeness of the information at their end and obtain independent advice from relevant sources as required before submission of their response.
- d) GDA encourages interested agencies to contact the Engineering Department for any query.

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- e) GDA reserves the right to update, amend and supplement the information given in this document at its sole discretion before the last date and time of submission of the responses.
- f) Agencies should submit their response in English language and as per formats provided in the last section of this document. Submission not conforming to the instructions or prescribed formats will be rejected.
- g) The key dates and information for the Project are given in Eoi Datasheet.

1.2 Agenda

Ghaziabad Development Authority proposes to onboard player/s to undertake the operation and maintenance of the Bunkar Mart-cum-Expo & Convention Centre, located at MadhubanBapudham, Ghaziabad. In this regard, the Authority intends to engage eligible and experienced agencies having the requisite technical and financial capability for operating and maintaining the facility on a long-term basis.

The Authority shall facilitate a joint site visit for the interested parties, along with GDA officials, on the day scheduled for the EOI presentations, after which the interested parties shall present their proposals and concepts the very same day. The proposals may be refined or suitably modified, if required, based on observations from the site visit and may be presented before the Vice Chairman, GDA/ Authorized officials accordingly.

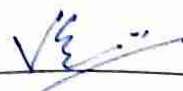
However, interested parties should be adequately prepared with their proposals at the time of presentation and may, at their own discretion, undertake an independent site visit prior to the scheduled date to enable submission of a comprehensive and well-considered proposal.

Note: Entities with relevant experience are encouraged to participate and submit comprehensive proposals for the operation and maintenance of the facility, supported by a clear strategic and implementation framework. Proposals demonstrating preparedness and providing the requisite details will be considered by the Authority.

1.3 Background of Bunkar Mart Cum Expo Convention Center

The existing facility of Expo and Convention Centre aims to showcase the rich heritage of artisans in Uttar Pradesh to both national and international audiences. It reflects the continuity of the state's heritage through its architecture, spaces, technologies representing the pride and aspirations of the artisan and craftsmen's community.

The proposed Expo and Convention Centre is envisaged as a multi-purpose facility capable of hosting a wide range of permissible commercial, cultural, social, and promotional activities without restriction to any specific use. It may accommodate exhibitions, conventions, expos, fairs, workshops, cultural programs, and other allied activities, as permitted by the Authority, with the objective of ensuring operational flexibility, attracting national-level events and



visitors, and enhancing Uttar Pradesh's position as a hub for tourism, inclusive cultural exchange, and economic activity.

1.4 Project details

1.4.1 Location

The construction of the Expo & Convention Centre is currently in progress. Strategically located, the Centre is just 6 km from the Eastern Peripheral Expressway and 7 km from the Delhi–Meerut Expressway, ensuring excellent connectivity and ease of access.



Figure 1: Location of Bunkar Mart

1.4.2 Objective

The facility is envisaged to be utilized optimally by leveraging its strategic location, with excellent connectivity to the Eastern Peripheral Expressway and the upcoming RRTS corridor, to catalyze economic activity in the region. Located in Ghaziabad, which has emerged as a key growth center and economic gateway of Uttar Pradesh, the facility is well positioned to both benefit from and contribute to the region's expanding industrial and commercial ecosystem.

1.4.3 Brief particulars of the project

The building covers the area of 38,340 sqm (3.83 ha) and has been constructed at a cost of around 152 crores. The building has adequate parking for about 1,000 cars. It features the following facilities. The interested parties may propose a mechanism to operate and maintain the below mentioned facilities.

#	Facilities at Bunkar	Area/Capacity
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	Mart	
Ground Floor		
1.	Shop	75 Sqm Each (4 Nos)
2.	Exhibition Gallery	571.8 Sqm
3.	Conference Room-1	80 Person
4.	Conference Room-2	80 Person
5.	Conference Room-3	32 persons (61.5 Sqm)
6.	VIP Room-1& VIP Room – 2	61.8 Sqm each
7.	Meeting Room-1	40 Person
8.	Meeting Room-2	22 Person
9.	Meeting Room – 3	12 person
10.	Auditorium	560 Seats
11.	Double Height Exhibition Gallery	731 Sqm
12.	Open Bunkar Mart	43 Nos Shops
13.	Food Court	544 Sqm
14.	Open Theatre	1 No.
First Floor		
1.	Recreational Area	348.5 Sqm
2.	Conventional Hall-1	442.75 Sqm
3.	Conventional Hall-2	348.5 Sqm
4.	Meeting Room-1 and 2	150 Person each
5.	Office Room-1	45 Sqm
6.	Office Room-2	90 Sqm
7.	Food Court	267.5 Sqm
8.	Expo Centre/Business Centre	804 Sqm
9.	Total Plot Area	38344.00 Sqm
10.	Total Basement Area	31780.00 Sqm
Second Floor		

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1.	Double Height Expo Hall-1	1110 Sqm
2.	Double Height Expo Hall-2	967.68 Sqm
3.	Double Height Expo Hall-3	1590 Sqm
4.	Food Court	275 sqm
5.	Bunkar Residence	10 Nos
6.	Office Room-1	45 Sqm
7.	Office Room-2	90 Sqm
8.	Office Room-3	45 Sqm

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2 Scope of work

The agency shall be entrusted with the operation and maintenance of the facility and is expected to manage the facility in a professional and efficient manner. With the objective of optimally operating the Bunkar Mart Cum Expo & convention Centre and further enhancing its features, utility, and intended objectives, the agency may undertake the following services:

- **Revenue and Commercial Management:**

The Agency shall efficiently manage commercial activities and associated revenue streams in accordance with the framework.

- **Facility Management:**

The Agency shall be responsible for the overall operation, upkeep, and efficient management of the Project and its associated infrastructure to ensure safe, clean, and uninterrupted functioning of the Bunkar Mart Cum Expo Centre.

- **Hospitality and Allied Services:**

The Agency may facilitate and operate food and beverage and other allied services, in compliance with applicable regulations, to enhance visitor convenience and overall experience.

- **Marketing and Promotion:**

The Agency shall conceptualize and implement appropriate marketing, branding, and promotional initiatives to enhance visibility, attract visitors, and position the Centre as a prominent destination for handicrafts, exhibitions, and cultural exchange.

The Agency shall operate and maintain the Expo and Convention Center with the objective of maintaining its infrastructure and ensuring long-term financial sustainability. As a broad guiding principle, and in alignment with the objectives of the ODOP initiative, the Agency is encouraged to facilitate platforms and opportunities that promote craft-based activities and enable greater market access for the local Bunkar community and other artisans.

Furthermore, the agency may be permitted to **modify or customize the internal layout of the allotted spaces using temporary structures** to suit specific exhibition or functional needs, **subject to prior approval from the competent authority and without altering the basic structural framework** of the facility.



3 Eligibility criteria

The Agency should meet the following Eligibility Criteria for submission of the Eoi.

S. No.	Eligibility Conditions	Documentary proof to be submitted
1	The Agency should be an Indian entity registered under the Companies Act Or Partnership firm/ (s) registered under the Partnership Act of 1932 or registered (converted to) under the Indian Limited Liability Partnership Act, Or registered under the Indian Societies Act / Indian Trust Act / Indian Religious and Charitable Trusts Act / Section-8 company Or registered as a not for profit organization under the Companies Act or the relevant State Acts in India. The entity/ies should be registered in India.	1. Company Registration certificate/Partnership Deed/ Trust Deed/ Section 8 Company Certificate
2	The agency should have atleast 5 years of experience in Operation&Maintenance of similar projects of Expo Centers, Exhibition Complexes/ Regional Cultural Centers, examination centers, other comparable public or commercial infrastructure projects, demonstrating capability to manage a project of similar nature and scale.	Proofs to be attached as per format.
3	The Agency must have a valid PAN and GSTN certificate	1 PAN card copy 2 GST registration

3.1 Other terms and conditions

1. Site Visit

Applicants are encouraged to undertake a site visit, at their own discretion and cost, to assess the requirements of the proposed Project and prepare their submissions accordingly. Further, GDA shall facilitate a joint site visit for interested parties as per the schedule indicated in the Data Sheet, prior to the final submission date.

2. Date of Presentation

A presentation by the applicants is proposed to be held on ****XX.01.2026**** at the GDA Office. Any change in the scheduled date, if required, shall be duly communicated to the applicants.

The presentation should cover:



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- a) **Proposed concept for operating the facility** and
- b) Details of the **intended business model and operational framework**, such as lease rent and/or revenue-sharing arrangements, under which the applicant proposes to operate and maintain the facility.

The Presentation can be made in hybrid mode i.e. online & offline (whichever is convenient to the agency). The presentation should talk about the following aspects.

- a) **Introduction and Company Overview:** Brief profile of the Agency, including background, financial capability.
- b) **Technical Experience of Firm:** Summary of relevant experience in similar projects and key credentials demonstrating capability.
- c) **Proposed Concept for GDA:** Outline of the proposed vision and approach for operating the facility in alignment with GDA's objectives.
- d) **Proposed model and rationale:** Snapshot of the proposed operational and commercial model, along with its rationale and broad financial viability.

3. Date of submission

- I. Interested parties shall submit their applications along with the requisite details in accordance with the Data Sheet.
- II. Applications received by GDA after the stipulated time on the Eoi Due Date shall not be considered for evaluation.

4. Nodal Officer for Information about the Project Application

Applicants may seek further information or clarifications related to this document from the office of the Executive Engineer, Zone-3, through the contact details provided below:

Mobile: 7290046784

Email: engineering3zone3@gmail.com

Note: The EOI is issued only with the purpose of collection/ discussing project with interested parties. However, the applications received shall be reviewed carefully and interactions with the applicants will be likely scheduled before finalization of Project terms and conditions.

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4 Annexures

4.1 Annexure 1: Format for Covering Letter

[On the letterhead of applicant]

Date:

To,
Chief Engineer,
Engineering Department,
Ghaziabad Development Authority
Vikas Path, Near Old Bus Stand,
Ghaziabad, Uttar Pradesh, 201001

Sub: Expression of Interest (EOI) for the Operation, Maintenance and Management of Bunkar Mart Cum Expo Center at Madhuban Bapudham, Ghaziabad

Dear Sir,

With reference to your EOI document dated _____, I/We the undersigned am/are hereby Expressing our Interest for Operation and Maintenance of Bunkar Mart Cum Expo Center in Ghaziabad.

I/We understand that based on responses, the Authority shall finalize the concept and other requirements. Further, the issue of this EOI does not imply that the Authority is bound to appoint any applicant, as the case may be, for the Project.

I/We hereby declare that all the information and statements made in this Proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

(Name and Title of the Signatory)

(In the capacity of)

Company Seal _____

(Name of the Entity): _____

(Registered Address of the Entity): _____

(Email ID): _____

(Contact Number): _____

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4.2 Annexure 2: Details of the Applicant

[Please capture all relevant information]

S.	Particulars	Details
1. (a)	Name of Entity	
(b)	Registered Address	
(c)	Postal Address	
(d)	Telephone / Mobile No.	
(e)	E-Mail Address	
(f)	Type of entity	
(g)	Registration number of	
(h)	PAN No	
(i)	GST Registration No.	
2	Details of individual(s) who shall serve as the point of contact/	
(a)	Name	
(b)	Designation	
(c)	Company	
(d)	Address	
(e)	Telephone / Mobile No.	
(f)	E-Mail Address	

Financial Capability

Particulars	Annual Turnover (INR)
2022- 2023	
2023 - 2024	
2024 - 2025	
Total	Average Annual Turnover

Note: Copy of the Audited Balance sheet and ITR duly certified, shall be attached as proofs.

On Behalf of (Name of the Agency)

Signature of the Authorized Person

Name:

Designation:



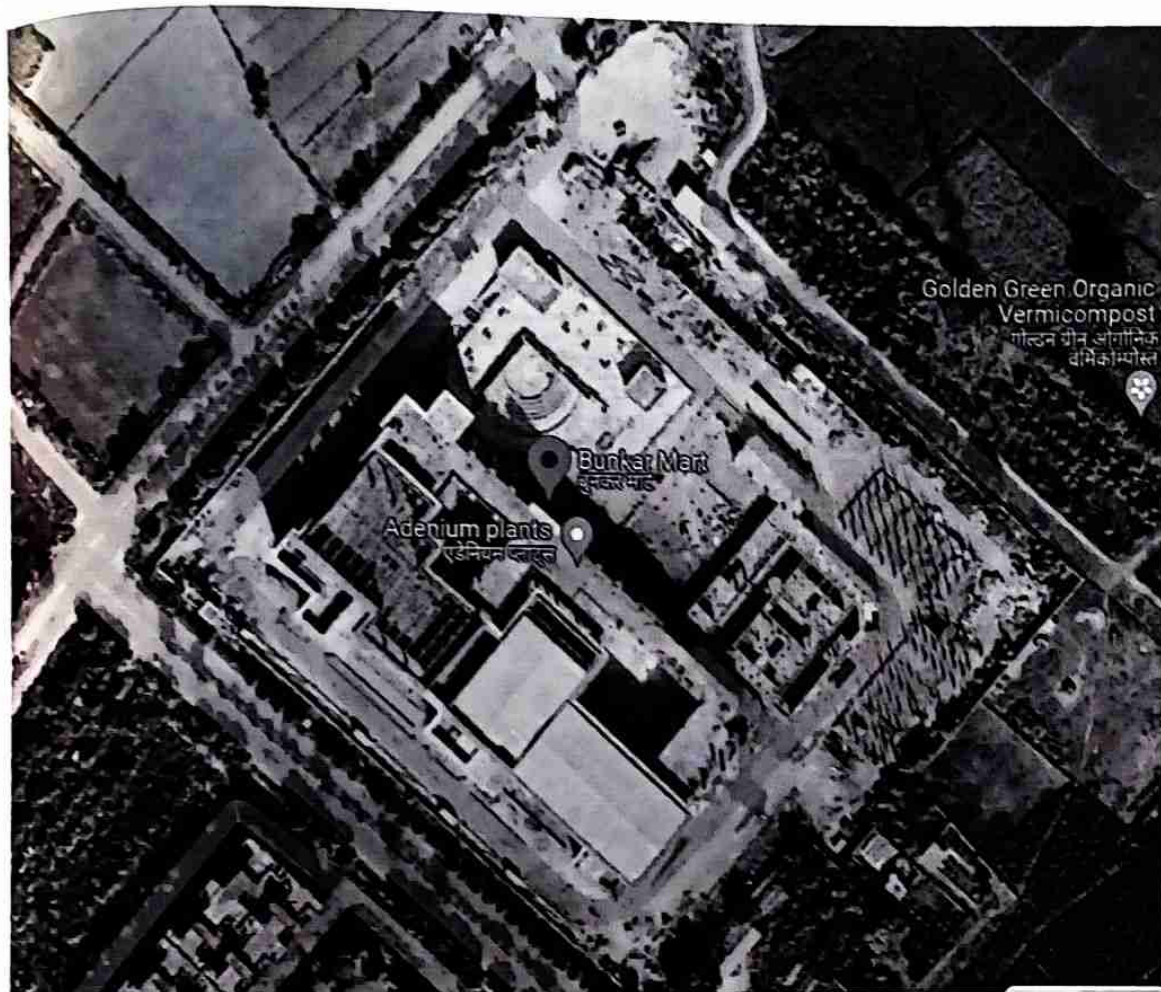
4.3 Annexure 3: Details of Relevant Works Completed in Last 5 Years

	Name of Client and Place of Operation (City, State)	Scope of Project	Revenue Generated	Project Value (INR)	Project Start and End date (MM.YYYY)	Evidence (work order/Agreement copy/LoA)
1						
2						

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1.4. Annexure 4: Images of Bunkar Mark Cum Expo Centre



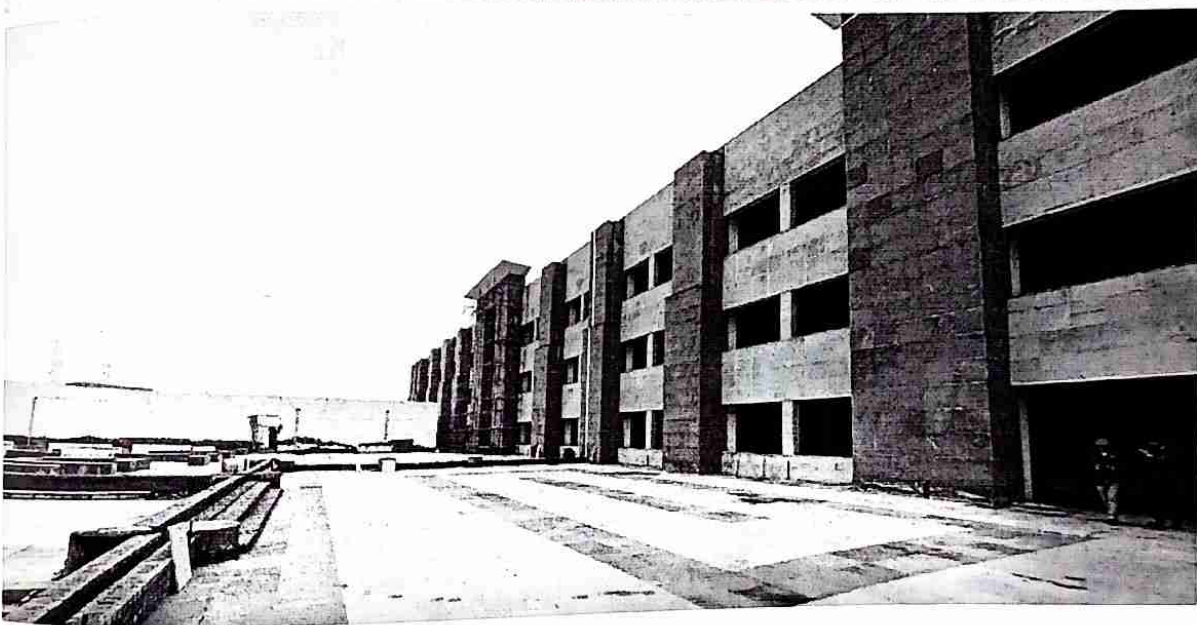
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Photographs of Bunkar Mart Cum Expo Centre

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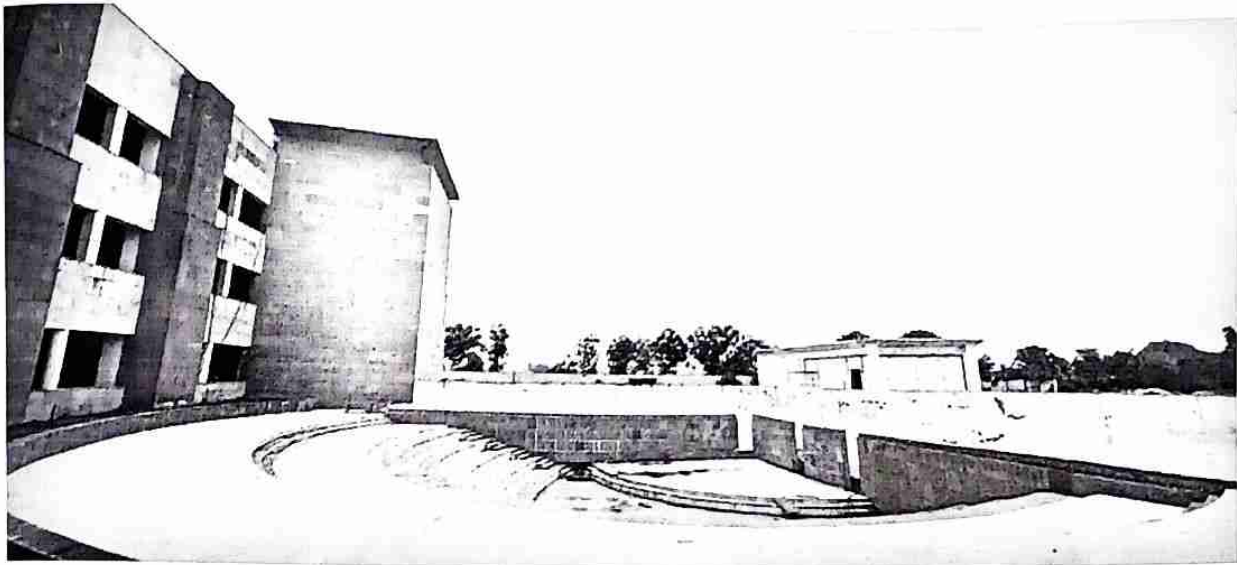
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