

REQUEST FOR EXPRESSION OF INTEREST (EOI)

For Operating an Existing Restaurant at the Clubhouse

Seawoods Estates Ltd – NRI Complex, Phase-1, Nerul, Navi Mumbai invites Expressions of Interest (EOI) from experienced and reputed food & beverage operators for operating an existing restaurant located within the clubhouse of its prestigious residential complex on leave and license basis for a period of 3 to 5 years , to begin with.

1. About the Residential Complex

- Seawoods Estates Ltd – NRI Complex, Phase-1, Nerul, Navi Mumbai
- Premium gated community comprising 1,540 residential units and 20 commercial shops
- Large and discerning resident base ensuring a strong captive market
- Restaurant located within the clubhouse catering primarily to residents and their guests

2. Restaurant Details

- Existing, ready-to-operate restaurant within the clubhouse
- Approximate area. (dining and kitchen)
Restaurant. Dining Hall 19X28.7 feet,
Bar Room 29X9.3 feet,
Attached kitchen 22X10.10 , Back side kitchen 23X13 feet,
Storage room 10.10X8.5 feet
- Basic infrastructure, utilities, and essential fittings already available
- Operations subject to SEL rules and guidelines

3. Scope of Operations

The selected operator shall be responsible for:

- Complete operation and management of the restaurant
- Maintaining high standards of food quality, hygiene, and service
- Staffing, procurement, inventory management, and daily operations
- Compliance with all statutory, safety, and regulatory requirements
- Operating under a license / lease / revenue-sharing model, to be mutually agreed

4. Liquor Licence

- The selected operator / caterer shall be solely responsible for obtaining and maintaining all required liquor licenses and permits in their own name, at their own cost.
- Grant of the restaurant license shall be subject to the operator obtaining applicable Excise Department approvals and complying with all statutory norms.
- SEL / Management shall not be responsible for facilitation, guarantees, or liabilities related to the liquor license.

5. Eligibility Criteria

- Minimum [5] years' experience in operating restaurants or food & beverage outlets
- Preferable experience in clubhouses, gated communities, hotels, or multi-outlet operations
- Valid FSSAI license and other applicable statutory registrations
- Demonstrated financial stability and professional management capability

6. Contents of Expression of Interest

- Brief profile of the organization / proprietor
- Details of existing or previously operated outlets
- Proposed cuisine concept and operating model
- Copies of relevant licenses and registrations
- Contact details of authorized representative

7. Selection Process

- Submission of EOI does not guarantee shortlisting
- Shortlisted applicants may be invited for presentations and commercial discussions
- Terms & Conditions shall be discussed & mutually finalised between SEL & the selected party, followed with a Contract Agreement for the agreed period.
- Seawoods Estates Ltd / Authorized Management Committee reserves the right to accept or reject any or all EOIs without assigning any reason

8. Submission Details

Last date for submission: 7.2.2026

Mode of submission: Email / Physical submission

Contact person: Ganesh Sarkate Manager Services /SEL

Contact details: Email : managerservices@nricomplex.in

Phone : 9082961637

For and on behalf of

Seawoods Estates Ltd – NRI Complex, Phase-1

Authorized Signatory

Place: Navi Mumbai

Date: 17.01.2026