



KERALA STATE NIRMITHI KENDRA

Nirmithi Hills, P.T.P Nagar,

Thiruvananthapuram-695 038

Phone: 0471 – 2360559, e-mail: kesnik.tech@gmail.com

Website: <http://nirmithi.kerala.gov.in>

**Expression of Interest for leasing out Guest House and
Appurtenant buildings**

Notice

Expression of Interest for leasing of KESNIK Guest House and appurtenant buildings

The Kerala state Nirmithi Kendra (KESNIK), an autonomous body of Government of Kerala proposes to operate the Guest House and appurtenant buildings in its corporate office campus at Nirmithi Hills, PTP Nagar, Thiruvananthapuram in an outsourced manner. Hence Expression of Interest is hereby invited in two bid systems in the prescribed proforma from reputed, experienced and financially sound organizations working in the Hospitality Sector for leasing of the buildings and its appurtenant land under long-term Lease agreement in accordance with the business plan submitted by the successful bidder.

If any organization not belonging to hospitality sector, wishes to lease the buildings as Guest House may also submit EOI in the prescribed format. The Director KESNIK reserves the right to accept or reject any such applications.

Proposed lease of Guest House and appurtenant buildings will be only in the 'as-is-where-is' condition. Financial bid shall be opened only of those bidders who qualify in Eligibility-cum Technical bid in the presence of the representatives of the bidders.

Properties proposed for lease are as follows:

1. Two storey Guest House building of around 460 m2 area (4954sqft) constructed using environment friendly construction practices
2. "Mud House" of around 90 m2 area (970 sqft)
3. "Pathaya Pura" and "Oral Pura"

Drawings and pictures of the buildings included as Annexure 4

Proposers may refer instructions, proposed lease terms and submit proposals as per Format. KESNIK reserves itself the right to reject any of received proposals/offers . KESNIK also reserves the right to add or remove buildings in a later stage.

KESNIK may, for any reason carry out amendment(s) to this EOI document at any time before or after submission of EOI. Amendments including extension of due date if any will be made available in website: <http://nirmithi.kerala.gov.in> only. Interested parties are advised to visit web site regularly until proposals are opened. Last date for receipt of EOI is 2:00p.m on 20.03.2020.Details of tenders will be informed after the completion of prequalification process

Sd/-

Director

Kerala State Nirmithi Kendra

Thiruvananthapuram-38

GUIDELINES TO BIDDERS

The Bid shall be in two bid system. The Bid to be submitted should be in the sealed envelopes in the following manners: - The third envelope (sealed) super-scribed thereon “Expression of Interest for leasing out Guest House and Appurtenant buildings” Should contain the following two envelopes.

- i. The first envelope (sealed) super scribed thereon “Eligibility details” should contain the, details in the prescribed proforma (Annexure 1) & attested copies of the documents/ testimonials/certificates meeting the eligibility conditions.
- ii. The second envelope (sealed) super scribed thereon “Financial Bid” should contain financial bid in the prescribed proforma (Annexure 2)

Any deviation from the above manner shall render the bid liable for the rejection.

Pre-Qualification Conditions

1. The bidder should have an established firm working in the hospitality sector, licensed by Government of India or Government of Kerala presently functioning in the State of Kerala.
2. The bidder should have a minimum previous experience for 3 years as on 31.01.2020.
3. The bidder should operate at least 10 rooms in a single complex.
4. Annual turnover of the bidder for the previous financial year should be not less than Rs.50 Lakhs.

The bidder should enclose self attested copies of the relevant documents to prove the pre-qualifications above mentioned such as:

- 1) Registration certificate , GST Registration, PAN Number
- 2) IT returns for the last three years (2016-17, 2017-18 & 2018-19)
- 3) Return filed to Registrars of Companies

- 4) Property tax remitted to LSGD or lease agreement if any
- 5) Registration to Labour Department

Financial Bid

The Bidder shall give the upfront payment, monthly rent proposed, exclusive of taxes in the proforma given as Annexure 2.

Instruction to Proposers

1. Interested parties are invited to submit their Expression of Interest along with details of their organisation as per Proposal format enclosing all relevant supporting documents.
2. A brief Business Plan on activities proposed to be carried out shall be furnished as part of the Expression of Interest.
3. Proposed terms of lease are enclosed.
4. An EMD of Rs 10,000 should be submitted by the bidder in favour of Kerala State Nirmithi Kendra in the form of cash or DD.
5. Bidder will be scored in accordance with the scoring sheet attached as Annexure .Successful bidder has to submit an Irrevocable Bank Guarantee towards Security Deposit equivalent to 10% of the upfront payment plus value of furniture items handed over by KESNIK will have to be furnished at the time of agreement. Bank Guarantee shall remain valid for entire period of lease.
6. The successful Bidder shall sign lease agreement for each built up space separately within 1 month of the acceptance of his bid.
7. Marks will be awarded to each bidder on the basis of their experience, turn over, etc as per the attached format. Bidders who score maximum marks will

be shortlisted. The amount quoted by the bidder alone will be the criteria for the selection of the operator of the facility.

8. EOI document complete in all respects shall be submitted in a sealed envelope and superscripted as “Expression of Interest for leasing of Guest House and Appurtenant buildings ” and addressed to The Director , Kerala State Nirmithi Kendra, Nirmithi Hills ,P.T.P Nagar, Thiruvananthapuram-695038.Name of the bidder and address shall be clearly indicated on the sealed envelopes
9. The authorized signatory should sign the Expression of Interest with date.
- 10.KESNIK takes no responsibility for any EOI not reaching in time/ not reaching at all/ reaching late/ reaching in torn and mutilated condition.
11. Interested parties can visit Guest House on any working day between 11.00 a.m. to 4.00 p.m to inspect site and gather information. Contact person in this regard is Shri Rinu Jose, Project Coordinator ,Contact no: 0471 – 2360559

Sd/-

Director

Kerala State Nirmithi Kendra
Thiruvananthapuram

PROPOSED TERMS OF LEASE

- a) Guest House and appurtenant buildings and appurtenant land will be allotted on lease agreement will be covered under lease. However, Lessee will be permitted to use roads inside the campus.
- b) Building and premises will be offered for lease in 'as-is-where-is' condition.
- c) No structural changes/ modifications will be permitted to existing building. Renovation of buildings shall be carried out by Lessee at their own cost after obtaining written clearance from Lessor and the buildings as renovated shall be handed over to Lessor at the end of lease period. Temporary/ re-locatable structures required if any by Lessee may be permissible.
- d) The Director, Kerala State Nirmithi Kendra, has the right to constitute any inspection committee, comprising of competent persons, to inspect the premises for ensuring satisfactory performance of the operator.
- e) After the initial three year period of the contract, the contract can be continued for a period of two more years with an increase in 20% of the license fee. This renewal is not a right of the operator; however such renewal is on satisfactory completion of the previous 3 year period. After that, the contract will not be continued, unless otherwise decided by the Director, Kerala State Nirmithi Kendra.
- f) Lessee shall obtain necessary NOC for operating the proposed business from all Authorities concerned.
- g) The Lessee will have to give three months notice to Kerala State Nirmithi Kendra, if they want to terminate the contract. Any loss incurred to Kerala State Nirmithi Kendra, will be taken from the Security Deposit.
- h) The activity proposed shall not cause any adverse impact on the biodiversity in the surrounding area and shall not cause any pollution. Quick, day-to-day

disposal of waste material and refuse shall be maintained at the own cost of the licensee. Failure in quick disposal of waste will make the Lessee liable to pay fine, which may extend up to ₹100/- per such occurrence when reported for the 1st two occurrences and there after ₹ 250/- per occurrence.

- i) List of furniture and fixtures handed over to Lessee will be a part of lease agreement and Lessee shall handover the same in good condition subject to normal wear & tears to Lessor at the end of lease period.
- j) The lessee has to make necessary connections for the utilities like power and water. And all charges for power and water consumed on the said premises shall be paid by the Lessee. KESNIK is not responsible for supply of power and water. Guest House will be handed over in 'as is where is' condition. The Lessee shall do all the repair and maintenance on the premises, buildings, lawn and property appurtenant to Guest House.
- k) The Lessee shall not have any right on the usufructs from the trees in the premises (Coconuts, Mango etc.). The Lessor shall pluck / tap these items through contract/auction etc.
- l) Security for building/ premises proposed may be arranged by the Lessee, if required.
- m) Since the land is a State Property and for any unforeseen reasons, if the State notifies this area for any developmental purposes, which may propel the Kerala State Nirmithi Kendra to cancel the agreement, the same will be effected with three months notice and the Lessee will not have any right for claiming compensation or any charges for early termination of contract.
- n) The Lessee will not be entitled to assign sub-let, transfer or part with the possession in any which way to anyone else without the specific permission of Lessor. KESNIK reserves the right to deny such permission.

- o) During the period of lease, any damage in whichever form it is made to the property in use or to the adjoining property caused by the Lessee, will have to be made good by the Lessee. The decision of KESNIK will be final in this regard.
- p) The Lessee shall be bound by the rules and regulations made by KESNIK for day-to-day administration and Lessee shall co-operate with KESNIK to smooth running of the affairs at the premises.
- q) Irrevocable Bank Guarantee towards Security Deposit equivalent to 10% of the upfront payment plus value of furniture items handed over by KESNIK will have to be furnished at the time of agreement. Bank Guarantee shall remain valid for entire period of lease. The bank guarantee should be issued from Nationalized Bank. The Bank Guarantee will be invoked by KESNIK in case of non-payment of Lease rent or any other dues payable to KESNIK in stipulated time or in case of breach of any terms and condition of the agreement by Lessee.
- r) Lessee shall maintain the building and movable properties like furniture, electrical installations, equipment, etc. in good condition and shall compensate KESNIK for any damages to such properties with replacement value.
- s) All statutory rates, taxes as applicable on Lease rent, property tax, assessments, charges, claims, shall be borne by Lessee.
- t) No unlawful activities like betting, gambling, etc shall be allowed inside the campus. Illegal activities/substances shall not be allowed inside the premises.
- u) Lessee should cover his establishment under EPF and Miscellaneous Provision Act, ESI Act and all other Industrial legislations without fail and

Lessor will not be held responsible for any lapses/ shortcomings in this regard.

All the above terms and conditions are intended only to be part of initial proposal and the same may be altered/ modified at the time of finalising agreement.

Annexure 1

PROPOSAL FORMAT

We hereby submit as follows our Expression of Interest proposal for allotment of KESNIK Guest House on long-term Lease agreement:

Sl No	Description	Details
1	Name	
2	Address	
3	Contact details a) Name & Designation b) Telephone No. c) Mobile No.	
4	PAN (enclose copy)	
5	Type of the Organization (Proprietorship, Partnership, Private limited, Public Limited or Coop. body etc.) Companies / Partnerships shall furnish the Share holding pattern	
6	Activities of the Organization	

7	Activities proposed to be carried out from the leased Guest House enclosing the Following. i) Business Plan. ii) Previous experience of the Organisation in this field.	
8	Financials/Turnover for the last 3 years (enclose Copy of Audited Balance Sheet and Profit & Loss Account	
9	Details of property tax remitted to LSGD or lease agreement if any. (Enclose copies).	
10	Details of registration to Labour Department (Enclose copies).	
11	Other Information or remarks, if any	

Place:

Signature

Date:

Name & Seal of the Signatory

Annexure 2

FINANCIAL BID

To
Director
Kerala State Nirmithi Kendra
Thiruvananthapuram

Sir,

With reference to the “Expression of Interest for leasing out Guest House and Appurtenant buildings” we, _____ offer the following price to take the said premises of Kerala State Nirmithi Kendra, on lease basis in accordance with the terms and conditions mentioned therein, as under:

Upfront Payment in Rs: _____

Monthly Rent in Rs.: _____

We hereby declare that all the information and statements made in this EOI are true and accept that any of our misrepresentations contained in it may lead to disqualification.

Signature (Authorized Signatory):

Full Name:

Designation:

(In case of Partnership Firms / Companies)

Address:

- i. Amount to be mentioned clearly in Indian form of international numerals.
- ii. No corrections/alterations are permitted while mentioning the amount.
- iii. Amount to be written in both figures and words. If there is any difference between figures and words, the words will prevail.

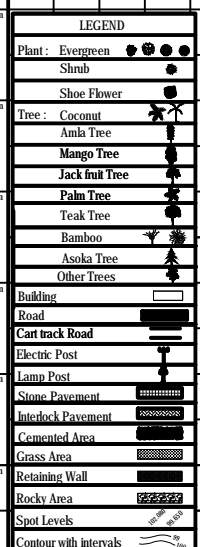
Annexure 3

Criteria for Eligibility-cum Technical bid			
Sl.No	PARTICULARS	MARKS	MAXIMUM MARK
A	STATUS		
1	Proprietary	1	5
2	Partnership	3	
3	Public / Private Ltd	5	
B	YEAR OF REGISTRATION		
1	2000 or before	10	10
2	2000 - 2010	8	
3	2010-2015	5	
4	After 2015	2	
E	Financial Turnover		
1	Below 3 Cr	1	10
2	3 Cr to 6 Cr	4	
3	6 Cr to 15 Cr	6	
4	15 Cr to 25 Cr	10	
F	Awards and Recognition		5
G	Business Plan		20
TOTAL			50

Annexure 4

Drawings and Pictures

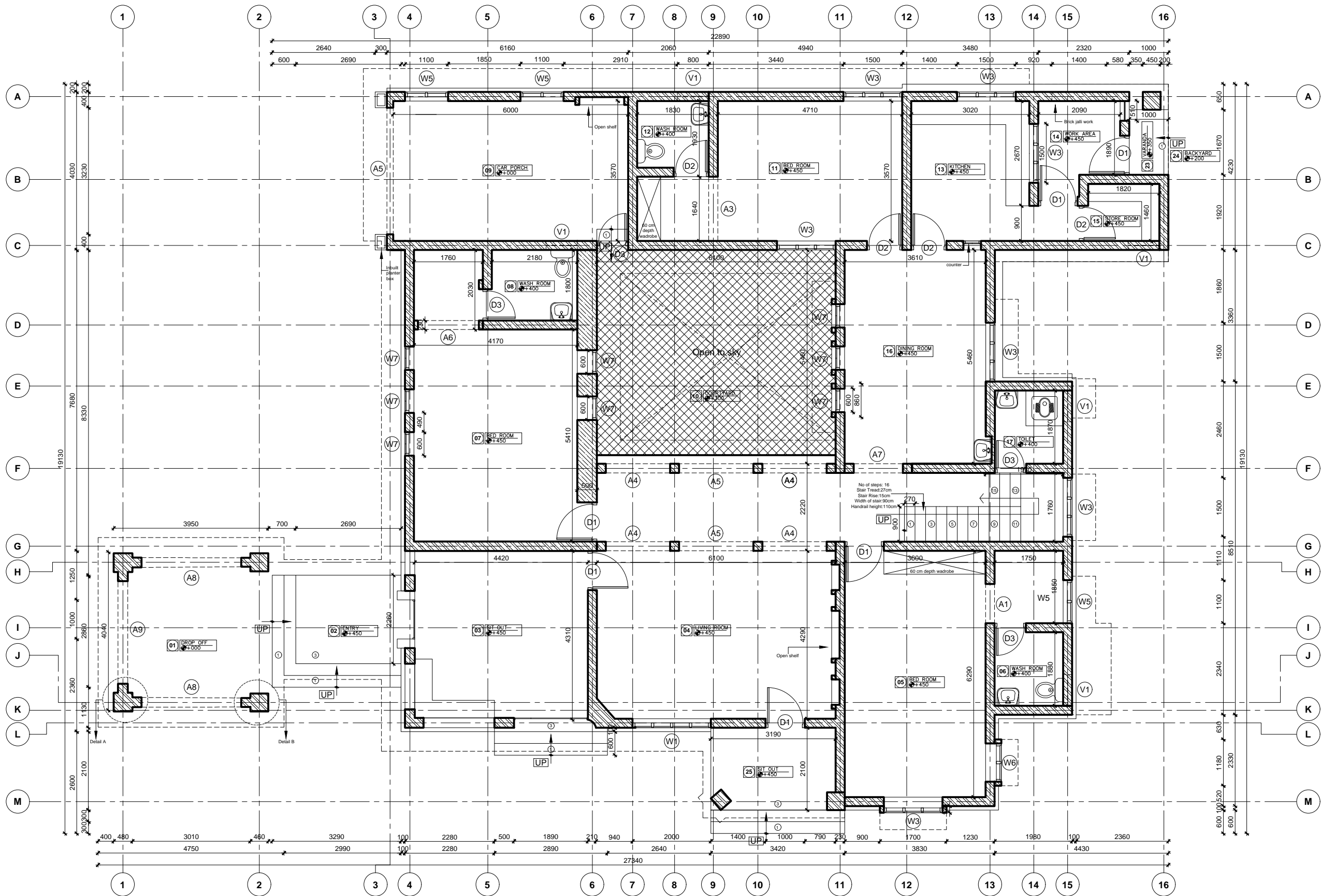
**SITE MAP OF
KERALA STATE NIRMITHI KENDRA
CORPORATE OFFICE PTP NAGAR TRIVANDRUM**



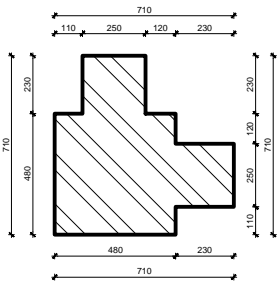
Scale : 1:100 Date : 08-10-2019

Contour Interval 1 Metre.
Grid Interval 5 x 5 Metre.
All the dimensions are in Metres.

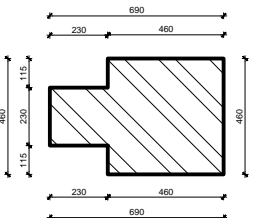




OPENINGS SCHEDULE - GROUND FLOOR				
Sl. No.	Code	Number	Type	Size [LxH]
DOORS				
LINTEL HEIGHT-2000				
1	D1	6	Single sash wooden door	1000x2000
2	D2	4	Single sash wooden door	900x2000
3	D3	4	Single sash wooden door	800x2000
WINDOWS				
LINTEL HEIGHT-2000				
4	W1	1	Four panel casement windows	2000x1400
5	W2	-	Tree panel casement windows	1800x1400
6	W3	1	Tree panel casement windows	1500x1400
7	W4	-	Double casement window	1200x1400
8	W5	1	Double casement window	1100x1400
9	W6	1	Double casement window	980x1400
10	W7	8	Single frame casement window	600x1750
VENTILATOR				
11	V1	5	Ventilator	800x600
ARCHES				
Size [SxSHxR]				
12	A1	1	Flat arch	1000x2400x0
13	A3	1	Flat arch	1640x2000x0
14	A4	4	Semicircular arch	1640x2100x300
15	A5	2	Semicircular arch	3235x2100x300
16	A6	1	Semicircular arch	1560x1350x650
17	A7	1	Semicircular arch	1260x1350x650
17	A8	2	Semicircular arch	2550x2100x300
17	A9	1	Trefoil arch	2620*2400 (width x total height)



Detail A
scale-1:30



Detail B
scale-1:30

LEGEND	
	Above projection lines
	Brick masonry
	Stone masonry
	Exterior pavement blocks
	Open terrace
	Acrylic sheet

PROJECT NO.: 30KL

DRAWING NO.: R-01

FOR : REFERENCE

DATE : 19-09-2019

PROJECT NAME:

GUEST HOUSE DOCUMENTATION

KERALA STATE NIRMITHY KENDRA ,TRIVANDRUM

DRAWING TITLE : GROUND FLOOR PLAN

FLOOR AREA [GF] : 259.5 SQ.M CAR PORCH AREA : 21.4 SQ.M

SCALE:1:100

DRAWN BY:FATHIMA

CHECKED BY: ANJU

APPROVED BY: JK

NOTES:
all dimensions are in mm, to be read and not measured from the drawing. all are unfinished dimensions.

SIZE: A3

P-01

01/3

C.A.T-LABISHAS DESIGN - LAB

Nirmithi Kendra, PTP Nagar Trivandrum

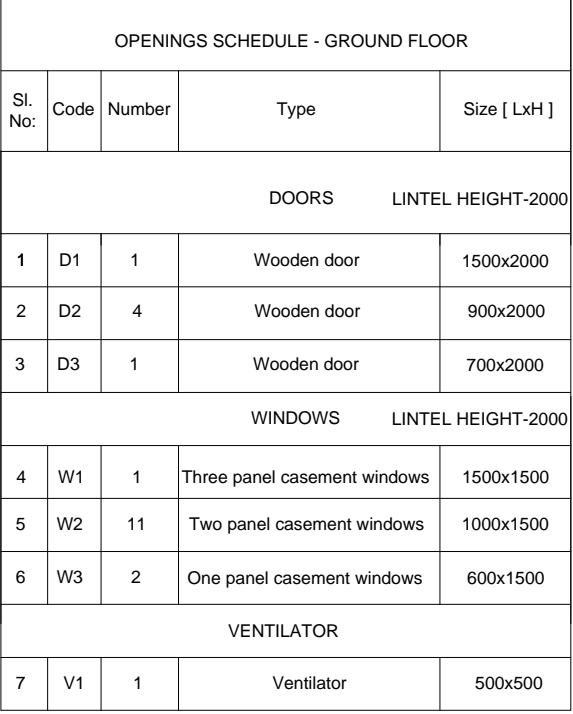
CONTACT:+91-9496229486



CL

DL

www.cat.edu.in

THIS DRAWING IS THE SOLE PROPERTY OF C.A.T LaBISHaS DESIGN LAB THE DRAWING SHALL NOT BE COPIED IN PART OR WHOLE WITHOUT THE PRIOR PERMISSION OF THE ARCHITECTS.



LEGEND	
-----	Above projection lines
	Mud wall
	Mangalore Tiles

PROJECT NO.: 30KL DRAWING NO.: R-01		PROJECT NAME: MUD HOUSE DOCUMENTATION KERALA STATE NIRMITHY KENDRA ,TRIVANDRUM		SCALE:1:50 DRAWN BY: MOHAMMED SADIK K CHECKED BY: ANJU APPROVED BY: JK		SIZE: A3 P-01 01/02				C.A.T-LABISHAS DESIGN - LAB		<div>CL</div> <div>DL</div>			
FOR : REFERENCE DATE : 07-10-2019		DRAWING TITLE : GROUND FLOOR PLAN FLOOR AREA [GF] :86 SQ.M		NOTES: all dimensions are in mm, to be read and not measured from the drawing. all are unfinished dimensions.								Nirmithi Kendra, PTP Nagar Trivandrum		www.cat.edu.in	
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Guest House











Mud House











