

TELANGANA STATE TOURISM DEVELOPMENT CORPORATION LIMITED.  
TOURISM HOUSE, NO.3-5-891, HIMAYATH NAGAR, HYDERABAD – 29.

TENDERFORM FOR OPERATING  
DECK AND PARTY AREA AT DURGAM CHERUVU ECO TOURISM,  
HYDERABAD  
ON LEASE BASIS ON “AS IS WHERE IS BASIS”

# TECHNICAL BID

For further details please visit our website <http://tourism.telangana.gov.in>

Sd/-  
MANAGING DIRECTOR

Signature : \_\_\_\_\_  
Assistant General Manager (P&AMC)  
TSTDCLtd, “Tourism House”  
Himayathnagar, Hyderabad

Date: \_\_\_\_\_

Place: Hyderabad

**TELANGANA STATE TOURISM DEVELOPMENT CORPORATION  
LIMITED**

"Tourism House" 3-5-891, Himayathnagar, Hyderabad - 500 029

Tel: 040-23262151, 52, 53, 54, Fax: 040-23261801

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**NAME OF TENDER: - To operate and run Deck and Party area at "DURGAM CHERUVU ECO TOURISM", Madhapur, Hyderabad, on Lease, on "As is where is" basis.**

**DESCRIPTION OF THE PROPERTY: "DURGAM CHERUVU ECO TOURISM" Deck and party area.**

S. No.	Name of Property	Components	Area Sq. Yds	Minimum Upset Price per month (Rs.)	EMD Amount (Rs.)
1	Durgam Cheruvu Eco Tourism Deck and Party area	1. Amphitheatre area 2. Kitchen and Party area 3. Tents (Deck) Area 4. Canteen Area  Total	2526.42 3641.74 2454.11 3769.00 12,391.27	12,39,100.00 (Lease Amount) + GST @ 18%+ plus Rs. 90,000/- Sales commission or 2% share on Gross turnover whichever is higher.	2 months lease amount Minimum: 24,78,200.00

**AUTHORITY INVITING BIDS:**

Committee as constituted by the competent authority

**TWO BID SYSTEM:**

The tender is a two bid system wherein cover-1 will be Technical Bid and Cover -2 will be Financial Bid. Those qualified in the Technical Bid will only be eligible to participate in Financial Bid.

Bids are invited to operate and run the "DURGAM CHERUVU ECO TOURISM" Deck and party area situated at Madhapur, Hyderabad on Lease basis from the eligible firms who are having experience in operating Bar & Restaurant, Restaurants, Hotels, Firms and Companies etc. who fulfill the eligibility criteria which is mentioned below.

## 1. TERMS OF THE TECHNICAL BID:

- a. Bidders would be required to participate in two bid system. i.e. cover - 1 Technical Bid and Cover-2 Financial Bid.
- a. **The EMD amount** is fixed at two months of the minimum rent p.m. i.e. Rs. 12,39,100.00X 2 = Rs. 24,78,200.00- (Rupees Twenty Four Lakhs Seventy Eight Thousand Two Hundred only) for each tender.
- b. Minimum upset lease amount is Rs. 12,39,100.00 + GST @ 18% plus minimum sales commission of Rs.90,000/- or 2% share on gross turnover whichever is higher .
- c. Technical bid with all enclosures should be submitted to Assistant General Manager (P&AMC), TSTDC Ltd. Himayathnagar, Hyderabad on or before 5.00 p.m. on 4<sup>th</sup> July 2018. Technical Bids will be opened at 1.00 p.m. on 5<sup>th</sup> July 2018. Those who are qualified their Finance Bids will be opened at 4.00 p.m. same day i.e. 5<sup>th</sup> July 2018.
- d. Period of Lease is 10 years with one year Lock-in period
- e. The bidders can view the tender documents from the web site of TSTDC <http://tourism.telangana.gov.in>.

## 2. QUALIFICATION REQUIRED:

To qualify for consideration of award of the Lease each tenderer should fulfill the following eligibility criteria;

S. No.	Description
A	The Applicant should have a minimum of 10 years experience as hotelier in the field of 'Hospitality Sector' and should be a member of FHRAI or HRAAP/T or A.P. Hotels Association, Southern India Hotels & Restaurants Association (SIHRA).
B	The Applicant should be 'Operating & Managing' at least a minimum of Ten (10) F&B Outlets of 100 seats each such as Air Conditioned Restaurants / Bar & Restaurants and at least 10 (ten) Banquets with each 200 pax capacity.
C	The Applicant should be experts in Local Deccan and Telangana Cuisines. Further shall have the experience and license from Government of Telangana to sell all Alcohol brands in the State of Telangana for a period of atleast one year.
D	The Applicant should have a minimum average turnover of INR 50.00 crores (Rupees Fifty Crores) per annum in the

	preceding three Financial Years
E	The Applicant should have at least 150 employees on rolls, registered with ESI and EPF authorities as per labour laws.

The bidder should submit the particulars in the format specified in the tender schedule along with following substantiating certificates/ documents.

<b>Proprietary/Partnership Firms</b>	
S. No.	Documents to be submitted
01	Net worth statement (Assets minus Liabilities) & Certificates of the firm duly certified by a Chartered Accountant
02	Details of property owned by the partners of the firm.
03	IT/ Returns duly filed for 3 immediate preceding years with computation details.
04	A copy of PAN Card of firm
05	Audited Financial Statements (Profit & Loss and Balance Sheet) of the firm for the previous three financial years.
06	Annual Turnover should be Rs. 50.00 (Fifty) Crores.
07	A copy of firm registration.
09	Address proof of partners
10	ID Proof of partners.
11	At least 150 employees should be on rolls. ESI and EPF details should be furnished
12	Latest GST clearance certificate or latest monthly returns of GST.
13	Certificate showing that the tenderer is member of the Federation of Hotels & Restaurants Association of India (FHRAI), Hotels and Restaurants Association of AP/Telangana (HRAAP/T) or Southern India Hotels & Restaurants Association (SIHRA)

<b>Limited Company</b>	
S. No.	Documents to be submitted
01	Audited Financial Statements (Profit & Loss and Balance Sheet) of the firm for the previous financial year and Statement of last three years issued by any CA.
02	Annual Turnover for the preceding three FYs should be Rs. 50.00 Crores (Fifty Crores) per annum.
03	IT/ Returns duly filed for 3 immediate preceding years with computation details.
04	A copy of PAN Card of company
05	A Copy of Incorporation Certificate.
07	A copy of Memorandum and Articles of Association.
08	ID Proof of Directors.
09	At least 150 employees should be on rolls. ESI and EPF details should be furnished
10	Latest GST clearance certificate or latest monthly returns of GST.

11	Certificate showing that the tenderer is member of the Federation of Hotels & Restaurants Association of India (FHRAI), Hotels and Restaurants Association of AP/Telangana (HRAAP/T) or Southern India Hotels & Restaurants Association (SIHRA)
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### 3. PROCEDURE FOR BID SUBMISSION.

- a. Bidders need to submit the bids in the Box located in the office of Assistant General Manager (P&AMC), TSTDC, "Tourism House" Himayathnagar, Hyderabad.
- b. Documents pertaining to Technical Bid need to be attached to the tender while submitting the bids. The attested copies of all these documents of Technical Bid, signed undertaking of tender should be dropped in the box in the office of Assistant General Manager (P&AMC), TSTDC before opening of Technical Bid.
- c. The bidder will be disqualified if the EMD and the copies of substantiating certificates/documents are not submitted before opening of technical Bid.
- d. The Tenderers who are desirous of participating in Bidding shall submit their Technical bids, price bids etc., in the Standard formats prescribed in the Tender documents. The tenderers should submit copies of documents in support of their Technical bids in the box provided. The bidders shall sign on all the statements, documents, certificates, submitted by them, owning responsibility for their correctness / authenticity.
- e. TECHNICAL BID (cover-1) should be placed in separate box and
- f. FINANCIAL BID (Cover-2) should be placed in separate box.

### 4. GENERAL TERMS & CONDITIONS

AUTHORITY INVITING BIDS: Committee as constituted by the orders of Managing Director TSTDCL.

- a. Bids are invited on the two bid system for the above-mentioned property from the eligible individuals, firms, companies,
- b. E.M.D. to be paid by way of Crossed Demand Draft drawn in favour of TSTDC Ltd, Hyderabad.
- c. Period of Lease to operate the above mentioned property is Ten (10) years. Lock-in period is one (1) year with right of first refusal for another 5 years on tender or mutually agreeable terms and conditions.
- d. Tender Schedules: tender schedules can be downloaded from the Web site <http://tourism.telangana.gov.in> however purchased physical copy is only valid in case of any ambiguity.
- e. The documents that are submitted in the technical bids (Cover -1) will only be considered for technical bid evaluation.
- f. No additional documents / statements will be accepted. Failure to furnish any of the submitted documents, certificates, before the date and time of

- opening of technical bid will entail rejection of the bid and forfeiture of EMD. The Corporation will not hold any risk on account of postal delay.
- g. Similarly, if any of the certificates, documents, etc., furnished by the tenderer are found to be false / fabricated / bogus, the bidder will be disqualified, blacklisted, action will be initiated as deemed fit and the EMD will be forfeited.
  - h. The tenderer should bear the cost of Licenses etc from other statutory authority like Excise Department for liquor Lease, trade Lease, food Lease and any other Lease, property tax, service tax, GST and or any other tax in force by law.
  - i. The successful bidder after entering into agreement with TSTDC can join sublease or permit outlet of any national/international brand /flavor /franchise for operation of Food Courts in **“DURGAM CHERUVU ECO TOURISM” Deck and party area** to promote Tourism in the area.
  - j. The proposed lease premises is Eco Tourism area, therefore permanent construction are not allowed. Only temporary installations are allowed.
  - k. Operations should commence within six (6) months of signing of the Agreement.

## 5. TENDER OPENING AND EVALUATION

### Tender opening

- a) The Technical bids will be opened by the **Tender Committee** at the time and date as specified in the Notice Inviting Tender. All the Statements, documents, certificates, Demand Draft etc., submitted by participants in the Tender will be verified for technical evaluation. The technical bids will be evaluated against the specified parameters / criteria same as in the case of conventional tenders and the technically qualified bidders will be identified. The result of Technical bids evaluation will be informed to all the participants in the Tender who participated in the Tenders.

### b) Clarification on the Technical Bid.

- i. The tender opening authority may call upon any tenderer for clarification on the statements, documentary proof relating to the technical bid. The request for clarification and response thereto shall be in writing and it shall be only on the qualification information submitted by the tenderer. The clarification called for from participants in the Tender shall be furnished within the stipulated time, which shall not be more than a week.
- ii. The tenderer if so desirous, shall agree in writing to furnish the clarification called for within the stipulated time or Disqualification and rejection of his tender may result in the event of failure to do so.

## **6. EXAMINATION OF TECHNICAL BIDS AND DETERMINATION OF RESPONSIVENESS**

- a) The Tender Committee will evaluate whether each participant in the Tender is satisfying the eligibility criteria prescribed in the tender document and declares them as a qualified Tenderer.
- b) If any alteration is made by the participants in the tender documents, the tender will be rejected.
- c) If tenderer is found to have misled or furnished false information in the forms / statements / certificates submitted in proof of qualification requirements or record of performance. The tenderer is subjected to be black listed and the EMD forfeited
- d) Even while operating the Leased property on Lease, if found that the bidder had produced false/fake certificates of experience he will be black listed and the Lease will be terminated.

## **7. PRICE BID OPENING:**

- a) At the specified date and time, the price bids of all the technically qualified bidders will be opened by the Tender Committee and the result will be informed to all the bidders who participated in the Tenders.
- b) The Price Bid of the Unqualified Tenderers in Technical Bid will not be opened.
- c) Tenders shall be scrutinized in accordance with the conditions stipulated in the Tender document. In case of any discrepancy of non-adherence to conditions, the Tender accepting authority shall communicate the same which will be binding both on the tender Opening authority and the Tenderer. In case of any ambiguity or dispute, the decision taken by the Tender Accepting Authority on tenders shall be final.

## **8. EVALUATION AND COMPARISON OF PRICE BIDS.**

- a) The Tender Committee will evaluate and compare the price bids of all the qualified Tenderers.
- b) Selection of Tenderer among the highest& equally quoted tenderers will be in the following order of preference.
- c) Having more number of restaurant brands;
- d) Having more number of seating capacity;
- e) Having more annual turnover;
- f) Serving more number of cuisines including international;
- g) Awarded by any Government authority;

## **9. PROCESS TO BE CONFIDENTIAL.**

- a. Information relating to the examination, clarification, evaluation and comparison of Tenders and recommendations for the award of a contract shall not be disclosed to Tenderers or any other persons not officially concerned with such process until the award to the successful Tenderer has been announced by the tender accepting authority. Any effort by a Tenderer to influence the processing of Tenders or award decisions may result in the rejection of his Tender.
- b. No Tenderer shall contact the Tender Committee or any authority concerned with finalization of tenders on any matter relating to its Tender from the time of the Tender opening to the time the tender is awarded. If the Tenderer wishes to bring additional information to the notice of the Tender Committee, it should do so in writing.
- c. Before recommending / accepting the tender, the tender recommending /accepting authority shall verify the correctness of certificates submitted to meet the eligibility criteria and specifically experience.

## **10. AWARD OF LEASE (AWARD CRITERIA)**

- a) The Tender Committee will submit the recommendations to the competent authority to award the Lease.
- b) The tender accepting authority reserves the right to accept or reject any Tender or all tenders and to cancel the Tendering process, at any time prior to the award of Lease, without thereby incurring any liability to the affected Tenderer or Tenderers or any obligation to inform the affected Tenderer or Tenderers of the reasons for such action.

## **11. NOTIFICATION OF AWARD OF LEASE AND SIGNING OF AGREEMENT.**

- a) The Tenderer whose Tender has been accepted will be notified of the award of the Lease prior to expiration of the Tender validity period by registered letter. This letter (hereinafter and in the Conditions of Contract called "Letter of Acceptance") will indicate the sum that the tenderer quoted for the finance bid to operate the property on Lease basis.
- b) When a tender is to be accepted the concerned tenderer shall attend the office of the AGM (P&AMC) on the date fixed in the Letter of acceptance. Upon intimation being given by the AGM (P&AMC), of acceptance of his tender, the Tenderers shall make payment of the E.M.D., and additional security deposit wherever needed by way of Demand Draft.



- c) Failure to attend the AGM (P&AMC)'s office on the date fixed, in the written intimation, to enter into the required agreement shall entail forfeiture of the Earnest Money deposited. The written agreement to be entered into between the Leasee.
- d) The successful tenderer has to sign the lease agreement within a period of 30 days from the date of receipt of communication of acceptance of his tender. On failure to do so his tender will be cancelled duly forfeiting the E.M.D., paid by him without issuing any further notice and action will be initiated for black listing the tenderer.
- e) Lease Agreement should be registered by the Lessee with the relevant authority within three (3) months of signing of Agreement. Failure to do so might result in penalties which only the Lessee shall be liable to pay

## **12. CORRUPT OR FRAUDULENT PRACTICES**

- a. The Corporation requires that the bidders, observe the highest standard of ethics during the execution of license.
- b. Define for the purposes of the provision, the terms set forth below as follows:
- c. "corrupt practices" means the offering, giving, receiving or soliciting of anything of value to influence the action of a Corporation/ Government official in selection of eligible bidder and/or highest bidder.
- d. "fraudulent practice" means a misrepresentation of facts in order to influence for executing the contract to the detriment of the Corporation/Government and includes collusive practice among Tenderers (prior to or after Tender submission) designed to establish in Tender prices at artificial non-competitive levels and to deprive the other bidders benefits of free and open competition.
- e. Will reject a proposal for award if it determines that the Tenderer recommended for award has engaged in corrupt or fraudulent practices in competing for the tender in question.

## **13. RIGHTS OF THE CORPORATION**

- a) The Corporation reserves the right to reject any or all of the tenders, without assigning any reason whatsoever.
- b) In the event of any dispute regarding any of the tender conditions, the decision of the management shall be final.

**Sd/-**  
**Asst. General Manager (P&AMC)**

**TECHNICAL BID**

To  
The Assistant General Manager (P&AMC),  
T.S.T.D.C. Ltd.,  
Hyderabad.

Sir,

**Sub:-** Submission of Technical Bid for operating **Deck and Party area** at Durgam Cheruvu, Madhapur, Hyderabad on Lease basis on "As is where is basis" . -Reg.

\* \* \*

I hereby submit technical bid for award of tender by TSTDC Ltd to operate Deck and Party area at Durgam Cheruvu, Madhapur, Hyderabad on Lease basis on "As is where is basis". I have gone through the Terms & conditions of the tender and agree to abide by the same.

I furnish here under the details about the tender.

1.Name of the /Firm/ Company : \_\_\_\_\_

2. Registration No (in case of firm/  
Company) : \_\_\_\_\_

3. Registered office Address : \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Name of the father in case of an  
individual : \_\_\_\_\_

5. Residential address in case of an  
individual : \_\_\_\_\_

6.Previous experience with full details.  
(Enclose relevant certificates) : \_\_\_\_\_

7. Qualifications of the tenderer in case of individual:

a) Academic:

b) Technical :

(Hospitality Management/catering/Hotel Management)

- c) Phone No/Cell No. : \_\_\_\_\_  
d). Fax No. : \_\_\_\_\_  
e) Email Id: : \_\_\_\_\_

8 (i). **The EMD amount** is fixed at two months of the minimum rent p.m. i.e. Rs. 12,39,100.00X 2 = Rs. 24,78,200.00- (Rupees Twenty Four Lakhs Seventy Eight Thousand Two Hundred only) for each tender.

9. Minimum upset lease amount is Rs. 12,39,100.00 + GST @ 18% plus minimum Sales commission of Rs.90,000/- or 2% share on gross turnover whichever is higher .

Note: If tenderer quotes less than the minimum Lease fee fixed by TSTDCL, his/her tender will not be accepted and the EMD amount paid will be forfeited.

10. EMD Amount: Demand Draft No/MR. No : \_\_\_\_\_

I / we abide by the terms and Conditions of the tender document, and agree to the changes, if any made by TSTDCL from time to time.

Signature

Tenderer

**Note:** I am herewith enclosing the relevant documents as applicable to my/our firm/company to be qualified in technical bid.