

**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**  
**AGARTALA**

**Invitation for Submission of Expression of Interest for Operation**  
**&management of restaurant / cafeteria at the Roof top /terrace of U.D.**  
**Bhawan, Agartala**

No. F. No .19(2)-UDD/DUD/Resturant/2020/11

Dated, 28 June'2020

**"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN", AGARTALA** invites Expression of Interest (EOI) for financial offer to lease the Roof top /terrace of U.D.Bhawan complex for running, operation and management of restaurant / cafeteria **Anticipated Deadline for submitting EOI with supporting documents 31/07/2020**

Details Terms of EOI may be seen in the website. For any inquiry Contact Manager U.D Bhawan.

Mobile No - 7005605390

<http://www.in> & <http://www.tenders.gov.in>

Mailing / contact details for EOI

**Director,Urban Development Department, Govt. of Tripura**

5<sup>th</sup> floor, U.D.Bhavan,

Agartala -799001,

Phone : (0381) 232-9301

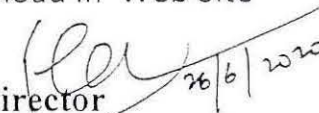
  
(Dr.Shailesh.K.Yadav, IAS)

Director

Urban Development Department,  
Govt. of Tripura

Copy to :-

1. The Secretary,U.D.D.Govt.of Tripura) –for kind information.
2. The Incharge e-governence with request to upload in Web Site

  
Director

Urban Development Department,  
Govt. of Tripura

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**1. BACKGROUND**

The Urban Development Department, Govt. of Tripura has acquired the Rose Valley Office Complex, adjacent to Rabindra Satabarshiki Bhawan, Agartala as a multipurpose complex. The Rose Valley Office Complex is Located at a prime business location and is a distance of 10km from the city Airport. It has situated in the heart of the city with modern infrastructure and amenities. It has commercial, cultural as well as office block equivalent and the complex is managed by "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**", **AGARTALA**

Agartala the capital of Tripura was founded in 1838 AD by Maharaja Krishna Kishore Manikya (1830-49AD). The Agartala city was instituted in 1871 AD during the reign of Maharaja Chandra Manikya (1862-96 AD). It is situated along 23<sup>0</sup>45' - 23<sup>0</sup>55' N latitude and 91<sup>0</sup>15' - 91<sup>0</sup>20' E longitude.

**2. OBJECTIVE**

"**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** hereafter called "**Society**" desires to lease out the Roof top/terrace for running of Restaurant/Cafeteria.

**CULTURE**

Agartala, the capital of Tripura is famous for is rich cultural heritage. Long and intimate association of Poet Rabindranath Tagore with Tripura has added luster to its rich cultural heritage. The state has produced the famous internationally & nationally renowned personalities. Throughout the year different fairs and festivals are organized at Rabindra Satabarshiki Bhawan,Agartala adjacent to Rose Valley Office Complex which attract at large number of people both from other part of the country & foreign countries.

**3. COMMUNICATION**

Historically, the city has been an important border-trading town with trading linkages with Bangladesh. NF railway & the National Highway (NH)-44connects Agartala with Guwahati and other parts of the country. Agartala is strongly connected by air with Guwahati, Kolkata & other important cities. Most of the prominent air line operators have regular services from the city.

**4. IMPORTANT DATA**

Expected duration of assignment : 5 years at initial stage

Tentative Commencement date : DEC ' 2020

Selection method : Quality, cost and Experience based.



Interested firms will be required to provide the following information including their eligibility that they are qualified to perform the services.

- i) Background of the firms(s);
- ii) General and overall experience of the firm(s), staffing and key financial information (such as annual turnover);
- iii) Management Competence for Operation and Maintenance of similar Restaurant/Cafeteria.

The bidder must have minimum 02 years of ongoing experience of operation of AC Restaurant/Cafeteria/other commercial venture

vi) Summary of similar projects undertaken with name and location of such projects.

#### **5. PERMISSIBLE ACTIVITIES**

- (i) Running of Restaurant
- (ii) Running of Cafeteria
- (iii) Other commercial venture in addition to restaurant / cafeteria with prior approval of the Society

#### **6. Facilities available in the building**

- i. Total usable area of roof top/Terrace : 4646 sq ft
- ii. Power : Power connection will be procured by the successful bidder at his own cost
- vi. Lift : One Lift will be provided in "as it is condition" its upgradation till terrace. Repair, operation and maintenance will be the responsibility of the bidder.

The successful bidder will be allowed to do necessary modification including installation of AC with prior approval of the Society for Management of U.D.Bhawan. The cost of which shall be borne by the successful bidder.

#### **GENERAL TERMS & CONDITIONS :**

- 1) The Lease period shall be for 05 (five) years commencing from the date of start of commercial operations. With a provision of renewal for two terms of same period depending upon satisfactory performance. The Authority may consider renewal of the contract and according to suitability on the basis of performance, efficiency of the firm and decision of the Society.
- 2) The bidding criteria will be rental amount per sq ft per month and it shall not be below Rs 25/- per sq ft per month.
- 3) The rent calculation shall commence from the date of start of commercial operations.
- 4) The cost of electricity consumed for the whole Restaurant and Cafeteria including Toilet block shall be borne by the Successful Bidder.
- 5) The Successful Bidder shall pay statutory dues and outgoings in relation to the Restaurant and Cafeteria. The Successful Bidder shall also be liable to pay tax, if applicable, for running of Restaurant and Cafeteria. In the event of any amount remaining outstanding on account of statutory dues for the agreement period, the



- The Successful Bidder shall not make any addition or alteration to the existing structure of the building in any manner whatsoever, without written consent of the Society, the Successful Bidder shall make such repairs at its own cost keeping in mind that originality has to be maintained and that no aesthetic change takes place. Bidder will be allowed to make a semi permanent structure.
- 7) The Successful Bidder shall not use any other space for posters except the portion earmarked therefore.
  - 8) The authority of "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall have the right of entry and inspection of the licensed Property at any time and without prior notice.
  - 9) The Successful Bidder shall not transfer or assign any of its rights or interest under this License to any other party without first obtaining permission in writing thereof from the "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA**
  - 10) The Intellectual Property Rights if any in connection with the allotted Space at U.D Bhawan Complex shall be protected by Law.
  - 11) In the event of any breach of any of the terms and conditions hereof, the "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall serve a notice to the Successful Bidder pointing out the breaches and it shall call upon the Successful Bidder to rectify the same within such time as the LICENSOR ("**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA**) deems fit and proper. Upon failure of the Successful Bidder to rectify the breaches within the time set thereof, the "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall be free to cancel the agreement without any further notice and be entitled to vacant possession of the rented property without recourse to any judicial proceedings.
  - 12) In the event of any dispute or difference arising out of or in connection with this agreement, the same shall be referred to the Director, Urban Development Department, Govt. of Tripura for adjudication. The Director, UDD for adjudication as the Sole Arbitrator may himself adjudicate the same or he at his own discretion may appoint any other person nominated by him as the Arbitrator for the purpose of adjudication of the dispute.
  - 13) All payments will be made in Indian Currency.
  - 14) All the times during the term of the lease period to keep and maintain the premises clean and further in good and substantial repair.
  - 15) The Successful bidder shall pay all rates, taxes and impositions which are now or during the said term be hereafter imposed or assess on the said premises by the Government, Municipal authority or any other authority.
  - 16) The "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall be entitle to terminate the lease by giving 3 (three) month notice in writing, any time with in the period of this lease for the purpose of own use by licenser or any other reason.
  - 17) Interested bidders may visit the U.D.Bhawan Complex on any working day to see the existing / available facility.



- 18) Operation, Maintenance Price bid is to be submitted as per the enclosed format.
- 19) The Successful Bidder will maintain Lift, Generator e.t.c as per the standard norms and requirement at their own cost.
- 20) License will have to be obtained at his own initiative by the successful bidder from the appropriate authority for running the Restaurant/Cafeteria in the U.D.Bhawan Complex for a period of 05(five) years. The Authority may consider renewal of the contract and according to suitability on the basis of performance, efficiency of the firm and decision of the Society.
- 21) Financial offer should be firm and valid for entire contract period and the offered rate should be excluding of all other cost like Operation and Maintenance, Electrical charges, Water charge, Lift Maintenance Charges, Taxes etc. All such taxes and charges will have to be paid by the successful bidder on his own.
- 22) The quoted amount payable to the "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall not be below Rs 25.00 per SqFt per month. Highest bidder above Rs. 25 will be declared successful.
- 23) The successful bidder will have to deposit an amount equal to 06(Six) month rent in advance as security deposit within seven days from the day of issue of letter of award in the shape of demand draft in favour of **The "SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** . The interest accrued by the said security deposit will be credited in the account of The Urban Development Department, Govt. of Tripura and the bidder will have to claim on such accrued interest amount.
- 24) The successful bidder will have to **pay the monthly rent on three month basis in advance within the 7<sup>th</sup> day of every 4<sup>th</sup> month**. Any failure of such monthly rent will lead to the direct deduction from the security deposit and recurring failure of such rent exceeding one month after one quarter will lead for termination of the agreement with forfeiture of entire security deposit.
- 25) If under any compulsion or under unavoidable circumstances either The Society for Management of U.D.Bhawan or Successful Bidder of Space is in a position to terminate or to surrender the operation of the restaurant/cafeteria, the party which is to terminate or to surrender the operation will issue notice to the other party giving 03 (three) months time for peaceful handing and taking over of the allotted space to or from the other party.
- 26) The Authority of The "**SOCIETY FOR MANAGEMENT OF U.D.BHAWAN**" **AGARTALA** shall have the right of entry and inspection of the entire Complex at any time during day or at night. In the event of any breach of any of the terms and conditions the authority shall be serving a notice on the Successful Bidder to call upon the Successful Bidder for immediate remedial measures within a period to be decided by the Authority and upon failure of taking appropriate remedial measures on the part of the Successful Bidder the authority shall be entitled to cancel the contract agreement and shall also be entitled to take over peaceful possession of the entire allotted space without any further notice and without recourse to any judicial proceedings and the Successful Bidder shall be liable to make over forthwith possession of the allotted space to this Authority.
- 27) The Successful Bidder shall not act contrary to any of the terms and conditions as stated above.



- 28) The Successful Bidder shall have sufficient financial solvency to run Restaurant/Cafeteria
- 29) The Successful Bidder will not serve any food of bad taste and against the Indian Culture which may disturb public peace and tranquility.
- 30) The Successful Bidder shall not make any addition and / or alteration to the existing structure of the complex in any manner whatsoever without the written consent of the **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA.**
- 31) The above terms and conditions may be altered by negotiation or otherwise at the sole discretion of The **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA.**
- 31) A pre bid meeting will be held on - -2020 at 11.00 hrs. in the Conference Hall of Urban Development Department, 5<sup>th</sup> floor, U.D.Bhawan, Agartala.
- 32) **The authority of "SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** reserves the right to cancel or reject the tender process without assigning any reason or notice.

### **SPECIFIC TERMS & CONDITIONS :**

- a) The bidder will submit the documentary proof of all documents in support of his / her experience and eligibility along with Rs 2000.00 (Rupees two thousand) only as cost of tender documents and earnest money(EMD) amounting to Rs. 5,00,000.00 (Rupees five lakh) only in the shape of demand draft drawn on any nationalized bank payable at Agartala in favour of **Society for Management of U.D.Bhawan,Agartala.** Demand draft for cost of tender documents and EMD will be separate.
- b) Special attention shall be given by the Successful Bidder for keeping the complex and adjacent area clean.
- c) The successful bidder will have to complete the construction of semi-permanent structure and start commercial operation within 6 (six) month of issue of letter of award.
- d) No. aesthetic change is allowed. Bidder should not make any addition/ alteration or modify any existing civil work. In case bidder desires any modification, the bidder has to submit relevant drawings, documents indicating the modification to **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** for approval.
- e) For any kind of damage of the existing facilities cost of rectification & compensation to **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** should be borne by the bidder. The bidder shall be responsible for smooth maintenance and shall ensure that complaint lodged by **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** is attended and rectified immediately.
- f) The Successful Bidder would have to arrange necessary manpower in required strength for the operation and maintenance of the Resturant/Cafeteria..
- g) The successful bidder shall be responsible for any accident of his staff and workers. The worker engaged shall have to follow all security and safety rules. **"SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA** will not compensate the contractor for such accident.
- h) The Successful Bidder shall also be responsible for any theft or missing of accessories etc. of the system under his contract.
- i) The Successful Bidder shall also take necessary safety measures such as fire precautions e.t.c as per requirement.



j) The winning bidder will have to comply to all other rules and regulations of the **SOCIETY FOR MANAGEMENT OF U.D.BHAWAN" AGARTALA**

Anticipated Deadline for submitting EOI with supporting documents is 31-07-2020, in sealed envelopes marked with EOI for running, operation and management of restaurant / cafeteria, at U.D.Bhawan, Agartala and delivered to below mentioned address.

**Member Secretary**

**Society for Management of U.D.Bhawan**

&

**Director,**

**Urban Development Department,**

**Govt. of Tripura**

5<sup>th</sup> floor, U.D.Bhawan,

Agartala -799001,

Phone : (0381) 232-9301

e-mail :



**(Dr. Shailesh K. Yadav, IAS)**

**Member Secretary**

**Society for Management of U.D.Bhawan"**

Schedule of Price Bid			
Operation & management of Restaurant / Cafeteria at the Roof top /terrace of U.D.Bhawan, Agartala			
QUOTED RATE			
Sl.No.	Name of Item	Quoted Rate in figure (in. Rs.) per Month	Quoted Rate in words Per month
01	OPERATION & MAINTENANCE AND MANAGEMENT of Restaurant / Cafeteria at the Roof top/terrace of U.D.Bhawan		

- Note :**
1. All kind of Tax etc. applicable time to shall have to be borne by the Successful Bidder / operator
  2. Minimum rate fixed by the Govt. is Rs 25.00 Per SqFt. Quoted rate should not be below minimum rate.

Signature of bidder with Seal



Bidder Name