

Cost: Rs.2500+ GST



KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

BID NO: KSIP-NLD/RESTAURANT/2026-27/001

REQUEST FOR PROPOSAL (RFP)
FOR
RUNNING RESTAURANT SPACE AT KSIP, NELLAD

Last date of offline Submission : 10/08/2026. 1:00 PM

Issued to:

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KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

RFP FORM FOR RUNNING THE RESTAURANT AT THE KINFRA SMALL
INDUSTRIES PARK, NELLAD, ON CONTRACT BASIS

1. Name of the applicant :
2. Permanent address :
email address :

Tel. No. :

Address for correspondence :

Tel. No. :
6. Details regarding experience in Running Restaurant/canteen/ Cafeteria (copy of certificate/s to be attached) :
7. Details of EMD(Clause No :22) : DD No. Dated

Bank :
6. Rent offered for allotment of Restaurant space * (Both in words & figures) :

I hereby solemnly declare that all the above information given by me is true.
I have read the terms and conditions of allotment of the space.
I shall abide fully by the conditions prescribed.
I enclose a copy of the terms and conditions and Annexure I duly signed by me in token of acceptance of the said terms and conditions.

Signature of the applicant

Place:
Date:

* Rent Offered should be equal or above the floor value mentioned in the Tender Document.

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

BID NO: KSIP-NLD/RESTAURANT/2026-27/001

Tender Conditions

Sealed tenders are invited from interested persons / establishments for running the Restaurant at our KINFRA Small Industries Park, Nellad, on contract basis, initially for 1(one) year. The applicants should have prior experience of running a Restaurant / cafeteria / Canteen / hotel. Contractor has to supply tasty food items in appropriate quantities, as mentioned in **Annexure I**, prepared hygienically from good quality materials. The tender document may be downloaded free of cost from the KINFRA's website (www.kinfra.org) up to **08.08.2026. 5:00 PM**. No payment is required for downloading the tender documents from the above website however a bid submission fee (tender fee), as mentioned below in this document, is required to be remitted through demand draft and submitted along with bid documents. Only those bidders fulfilling eligibility criteria, on the date of bid submission, shall submit bids. Tender fee of **₹ 2500.00/- + GST at 18 %** shall be remitted through demand draft payable at Thiruvananthapuram and drawn in favour of Managing Director, KINFRA and submitted along with RFP documents to KINFRA.

ELIGIBILITY / TERMS & CONDITIONS:

- 1) The bidder should have at least **three years continuous prior experience**, during the last five years, of running a restaurant / canteen / cafeteria for an institution / organization / classified or standard hotel, for which he should submit the necessary proof / documents from the concerned institution / organisation / hotel.
- 2) The contract will be awarded to the bidder who quotes the highest rent offered above the floor value fixed by KINFRA, based on the eligibility criteria. The rent quoted by the bidder shall remain valid for a period of 90 days from the date of submission of the tender.
- 3) The floor lease rent for the proposed building shall be **₹7,800/-** (Rupees Seven Thousand Eight Hundred only) per month. The lease rent shall be enhanced by 12% at the commencement of every subsequent block of two years, with effect from 01.06. 2026.
- 4) The contract will be awarded initially for a period of one year. However, if the running of the Restaurant is not found satisfactory during this period, KINFRA has the right to terminate the contract by giving one-month notice. The bidder can also terminate the contract by giving one-month notice and getting approval from KINFRA. The term of the contract may be extended by KINFRA for a further period, on mutually agreed terms, at the end of the currency of the existing contract.

- 5) It is proposed that the facility be offered for operation and maintenance on an as-is-where condition, together with the existing building, infrastructure, utilities, and equipment available at the site. The successful bidder shall accept the facility in its existing condition, and no claim for repairs.
- 6) The bidder shall not use or utilise the above premises other than for the running the Restaurant and shall not sublet the premises to any other person, without the written consent of KINFRA.
- 7) The Contractor will be liable to serve the food items mentioned in Annexure-I
- 8) The working time of the canteen will be decided by KINFRA and will be intimated to the bidder from time to time.
- 9) The successful bidder shall engage the required staff at their own cost and ensure that they are medically fit and comply with all applicable food safety, health, and hygiene regulations. The bidder shall obtain and maintain **all statutory licences**, FSSAI requirements, and valid Health Cards/Medical Fitness Certificates for employees at their own cost. All staff shall wear clean uniforms as prescribed by KINFRA. The employees engaged by the bidder shall remain the bidder's sole responsibility, and KINFRA shall not be liable for their wages, statutory benefits, or any other employment-related obligations.
- 10) The bidder is liable to pay the contributions to PF, ESI etc. for the workers / staff being engaged in the restaurant. The bidder should abide by all statutory labour laws, industrial laws etc. as applicable from time to time. He shall also cover his employees under comprehensive insurance schemes and any other statutory laws prevalent at the time.
- 11) The appropriate rules & regulations of concerned Government Departments & Local Authorities are applicable in this case also and the bidder has to abide by these conditions.
- 12) The selected bidder has to make an interest free **security deposit of twelve months quoted rent** (without GST) by way of demand draft favouring KINFRA, payable at Thiruvananthapuram, and has to execute an Agreement on Kerala stamp paper of Rs.500/- upon award of the contract to him / her. After the end of the contract period, the security deposit will be returned, without interest, after adjusting any amount found due to KINFRA.
- 13) The bidder has to ensure that no damage is caused to the buildings, fixtures etc. provided by KINFRA. In case of damages, the bidder has to rectify the same as per the directions of KINFRA. The building, fixtures etc. handed over to the bidder should be returned in the same good condition on expiry of the contract. The bidder shall not put up any structure or construction on the premises without the consent of the owner in writing.
- 14) The bidder has to apply and obtain electricity and water connection for the Canteen from the respective authorities. The electricity & water bills have to

be paid by the bidder from time to time, during the period of contract, as per actual consumption, in addition to the rent. The rates are as fixed by KSEB/KINFRA from time to time.

- 15) KINFRA will provide water of industrial quality only. If the water is to be used for cooking or drinking purposes, the bidder shall install and maintain, at their own cost, an appropriate water treatment/purification system to ensure that the water conforms to the applicable drinking water quality standards prescribed by the competent authorities.
- 16) The rent for the building has to be paid by demand draft/ direct to VAN no duly allotted to the Party, favouring KINFRA, payable at Thiruvananthapuram, before the 15th day of every month at the Park Centre. If there is a delay in payment, the bidder shall become liable to pay interest on the arrear rent at the prevailing rate, presently 10.5 % per annum. Taxes will be paid extra. In the event of non-payment of rent for two consecutive months, KINFRA reserves the right to terminate the contract, without giving any notice.
- 17) The successful bidder shall maintain the building, furniture, fixtures, equipment, and surrounding premises in a neat, clean, and hygienic condition throughout the contract period. The bidder shall arrange for the collection and disposal of all waste generated from the Canteen at their own cost, in compliance with applicable Health Authority regulations. No alteration or modification to the allotted premises shall be carried out without the prior written approval of KINFRA. Upon expiry or termination of the agreement, the bidder shall restore the premises to its original condition, fair wear and tear excepted, at their own cost.
- 18) The Park rules / procedures will have to be followed by the bidder and his staff / workers. Photo identity passes will have to be issued to all the staff / workers. The bidder should ensure that anti-social elements are not entertained and the functioning of the offices / units in the Park is not disturbed / affected in any way. No staff / worker will be permitted to stay in the Canteen premises after duty hours. KINFRA will have the right to inspect the canteen at any time, by deputing its officials.
- 19) Only food items should be sold in the restaurant. The list of food items that will be served, with its quantity (weight / number) and rates should be displayed at a conspicuous place in the restaurant. **The sale, storage, or distribution of tobacco products, including cigarettes, cigars, bidis, chewing tobacco, pan masala and any other tobacco or nicotine products etc., is strictly prohibited within the premises**
- 20) If the bidder wishes to serve any food item, other than those mentioned in Annexure – I, he should obtain prior approval from KINFRA, stating the quantity of the item to be served and its rate.

- 21) If the bidder fails to run the restaurant satisfactorily / fails to supply food during the working time / stops the functioning of the restaurant, then the bidder will be held responsible and liable for any loss incurred by KINFRA because of this. The loss will be realized from the security deposit of the bidder, lying with KINFRA, after due intimation to him.
- 22) An EMD of ₹ **2350/-** (Rupees two thousand three hundred and fifty only) as a demand draft will have to be submitted by the bidder along with the tender document. The demand draft should be drawn in favour of Managing Director, KINFRA, payable at Thiruvananthapuram. Tenders without EMD will not be considered. The EMD of the unsuccessful bidders will be returned, after completion of the tendering process and award of contract and execution of agreement with to the successful bidder.
- 23) Tender forms can be obtained from the Park Centre, KINFRA Small Industries Park, Nellad, Ernakulam District, during office hours on all working days, by paying ₹ **2500/- +GST at 18%**. towards the cost of the tender. Interested bidders are advised to visit the Park and the site / building / facility being rented out by KINFRA and get any additional information that they may require. Plea of insufficient / inadequate facilities etc. will not be entertained after submission of the bids.
- 24) The contractor and his employees shall abide by the rules and regulations in force in KINFRA.
- 25) The Contractor shall keep the restaurant, its surrounding area and sanitary facilities clean and up to date on all days after the services are over.
- 26) The contractor has to ensure that smooth running of the restaurant will not be hampered on account of paucity of fund. The contractor shall always have sufficient financial resources to meet any emergency relating to efficient running of the restaurant.
- 27) KINFRA reserves the right to appoint any officers or officials to inspect the quality of foodstuff prepared and sold in the restaurant. The contractor shall properly attend to any defects pointed out by such officers / officials during their visits.
- 28) The contractor will ensure that he or his responsible representative is always present at the restaurant round the clock, and will be held responsible for the proper management of affairs of the restaurant.
- 29) **The licensee shall not stock or sell any spirituous liquor, opium or any other intoxicants within the premises.**
- 30) It will be the responsibility of the contractor to maintain the standards of quality and quantity of foodstuff and other items and to provide efficient and satisfactory supply and services.

- 31) KINFRA has the right to exercise quality control on the items and if found substandard and poor in quality, the items shall be rejected and the contractor shall bear all the expenses, whatsoever may be, on this account..
- 32) If the management is not satisfied with the quality of foodstuff, service or behaviour of the Contractor or his servant or any other matter arising as a result of the management of the restaurant, the Contractor will be served with 24 hours notice to improve or rectify the defects, failing which the management will take necessary steps even to terminate the Contract.
- 33) The Contractor shall comply with all other Acts and Rules including Food License / Weight and Measurement certification etc. which are applicable to him or made applicable to him in future and shall maintain all such records etc. as required under these Acts and Rules.
- 34) If the Agreement is terminated by the Contractor without giving stipulated period of notice or if he commits any breach of this Agreement or fails to observe the terms thereof, the security deposit will be forfeited without prejudice to the Management's right to proceed against the Contractor for any additional damages that the Management suffers as a result.

Validity & Submission of Tender

- a) The restaurant is intended for the benefit of the KINFRA Small Industries Park, Nellad, Ernakulam District and persons authorised by the KINFRA
- b) The tender form can be purchased from the office of KINFRA Small Industries Park, Nellad, Ernakulam District by paying **Rs.2500/-+ GST at 18 %**.
- c) If the successful Tenderer withdraws his tender, his E.M.D will be forfeited. Any modification to the tender after submission will be deemed as withdrawal.
- d) The completed tender form, with the Annexure-1 duly filled in, should be submitted in a sealed cover, super scribed "**Tender for running the Restaurant**", to the Managing Director, KINFRA Small Industries Park, Nellad, Ernakulam District.
- e) The bidder should sign on all the pages of the tender. The tender should reach **The Park Manager KINFRA Hi-Tech Park, Opp. Co-operative Medical College, HMT Colony P.O, Kalamassery, Cochin- 683503 Ph: 0484 2559790, 9747383204 on or before 10/08/2026 , 1:00PM** . The sealed tenders will be **opened at 2:00PM on 10/08/2026**. at the office of KINFRA Hi-Tech park, Kalamassery, Ernakulam district in the presence of those present.
- f) KINFRA reserves the right to accept / reject any or all tenders, or to cancel this notification, without assigning any reasons whatsoever.

- g) Tenders received other than in the prescribed format will be summarily rejected.
- h) The rent quoted by the bidder shall remain valid for a period of 90 days from the date of submission of the tender.
- i) I / we accept the above terms and conditions and signify the assent thereto.

**Managing Director
KINFRA**

Place:

Signature of applicant:

Date:

Name of applicant:

Annexure – I

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

Details of the food items to be served:

Sl.No.	Items	Quantity	Rate
1	Tea (ordinary)	6 ounce	
2	Tea (teabag)	6 ounce	
3	Coffee (ordinary)	6 ounce	
4	Coffee (Bru / Tata)	6 ounce	
5	Plain dosa	150 gram	
6	Masala dosa	200 gram	
7	Ghee roast dosa	150 gram	
8	Idly	150 gram	
9	Appam	150 gram	
10	Idiyappam	150 gram	
11	Parotta + curry	150 gram	
12	Upmavu	150 gram	
13	Poori (3 nos.) + baji / masala	90 gram	
14	Chapatti (2 nos.) + curry	90 gram	
15	Uzhunnu vada	30 gram	
16	Parippu vada	30 gram	
17	Bonda	30 gram	
18	Pazhampori	30 gram	
19	Neyyappam	30 gram	
20	Baji / Pakoda	30 gram	
21	Ulli vada	30 gram	
22	Vegetarian meals	as per requirement	
23	Fish curry meals	as per requirement	
24	Egg masala / curry	30 gram	
25	Fish masala / curry	30 gram	
26	Fish fry	30 gram	

Items to be served with meals:

1.	Aviyal / Thiyal	:	Everyday
2.	Koottukari / Erissery	:	Everyday
3.	Thorán / Pachady	:	Everyday
4.	Sambar / Parippu curry	:	Everyday
5.	Pickles	:	Everyday
6.	Pappadam	:	Everyday
7.	Mor / Rasam / Pulissery	:	Everyday

The Contractor has to supply boiled water with Jeerakam / Karingali / Dahashamani / Pathimugham for drinking, along with the food items.

NOTE :

- 1) Rice and side dishes should be served along with the meals, as per requirement of the person, free of cost.
- 2) The Contractor should prepare the food items from good quality grocery, vegetables and oil.
- 3) Sambar, Chatni and side dishes should be served along with dosa, idly and other snacks, as per requirement of the person, free of cost.

Place:

Signature of applicant:

Date:

Name of applicant: