

Cost: Rs.2500+ GST



KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

BID NO: KSIP-NLD/Health Centre/2026-27/001

REQUEST FOR PROPOSAL (RFP)
FOR
HEALTH CENTRE CONTRACT

Last date of offline Submission : 10/08/2026. 12:30 PM

Issued to:

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KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION
(KINFRA)

TENDER FORM FOR RUNNING THE HEALTH CENTRE 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 Health Centre, /Clinic, /
Occupational Health Facility (copy of certificate/s
to be attached) :
7. Details of EMD : DD No. Dated
(Clause No:18)
Bank :
6. Rent offered for allotment of
Health Centre 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/Health Centre/2026-27/001

Tender Conditions

Sealed tenders are invited from interested persons / establishments for running the Health Centre at our KINFRA Small Industries Park, Nellad, on contract basis, initially for 1(one) year. The applicants should have prior experience of running a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service Centre. Contractor has to ensure health Centre should have minimum facility and causality arrangements , as mentioned in **Annexure I**, Health Centre should satisfy the Department of Health basic requirements . 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, prior experience of running a Health Centre, Clinic, Occupational Health Facility, or similar healthcare service Centre , for which he should submit the necessary proof / documents from the concerned institution / organization.
- 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) Floor value of the proposed building is **₹ 5,504/-** (Rupees Five Thousand Five Hundred and Four 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 Health Centre 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 Health Centre and shall not sublet the premises to any other person, without the written consent of KINFRA
- 7) The Contractor will be liable to Health service items mentioned in Annexure-I
- 8) The working time of the Health Centre will be decided by KINFRA and will be intimated to the bidder from time to time.
- 9) The bidder has to engage his own workers / staff as per his requirement. While engaging workers for the Health Centre, the bidder has to ensure the medical fitness of the workers / staff, as per the prevalent statutory health and hygiene rules. Necessary documents as per the PFA act, regarding this should be maintained / displayed at the premises and should be produced whenever asked for. The workers should wear clean dress / uniform, as specified by KINFRA. The workers / staff engaged by the bidder are his employees and KINFRA will have no liability for their salary, allowances, and other payments, under various laws.
- 10) The bidder is liable to pay the contributions to PF, ESI etc. for the workers / staff being engaged in the Health Centre. 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 ₹ 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 Health Centre 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. KINFRA will provide water of industrial quality only. If the water is to be used for drinking purposes, the bidder shall install and maintain, at their own cost, an appropriate water treatment/purification system.
- 15) 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.
- 16) 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 Health Centre 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.
- 17) 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 Health centre premises after duty hours except its security personals. KINFRA will have the right to inspect the Health Centre at any time, by deputing its officials.
- 18) An EMD of ₹ **1651/-** (Rupees one thousand six hundred and Fifty One 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.
- 19) 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 **₹ 2500.00/- + 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.

- 20) The contractor and his employees shall abide by the rules and regulations in force in KINFRA.
- 21) The Contractor shall keep the Health Centre, its surrounding area and sanitary facilities clean and up to date on all days after the services are over.
- 22) The contractor has to ensure that smooth running of the Health centre 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 Health centre.
- 23) The licensee shall not stock or sell any spirituous liquor, opium or any other intoxicants within the premises.
- 24) It will be the responsibility of the contractor to maintain the standards of quality and quantity of Health centre and other items and to provide efficient and satisfactory supply and services.
- 25) The Contractor shall comply with all other Acts and Rules including Health centre License / 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.
- 26) 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 health centre 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 ₹ **2500.00/- + 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 Health Centre**”, 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 , 12:30PM . The sealed tenders will be opened at 2:30PM 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)

- A Basic Health Centre in an industrial park should have the following essential facilities and equipment Regular doctor consultations for general medical examination, diagnosis, and primary healthcare.
- Operation and management of a pharmacy for dispensing essential prescribed medicines.
- Performance of minor medical procedures, including first aid, wound care, dressings, and suturing.
- Weekly diagnostic laboratory services for sample collection and basic laboratory investigations.
- Establishment of a structured referral system for patients requiring specialized treatment at secondary and tertiary healthcare institutions.
- Maintenance of medical records and compliance with all applicable statutory and healthcare regulations.

Upkeep and maintenance of the Health Centre premises, furniture, fixtures, and medical equipment entrusted to the operator.

Place:

Signature of applicant:

Date:

Name of applicant: