



REQUEST FOR PROPOSAL (RFP)

FOR

**SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A
RESTAURANT FACILITY IN DBFOT MODE**

AT

KINFRA INDUSTRIAL PARK, MATTANNUR

BID NO. : KINFRA/KIP/MTNR/RFP/2026-27

**Kerala Industrial Infrastructure Development Corporation
(A Statutory Body of Govt. of Kerala)**

**KINFRA HOUSE, TC NO.31/2312, SASTHAMANGALAM P.O,
THIRUVANANTHAPURAM-695010**

www.kinfra.org

Tel: 0490-2474466, 9288036598

Email: kinfra.mtnr@gmail.com



Bid No : **KINFRA/KIP/MTNR/RFP/2025-26**

Name of the Work : SELECTION OF AN AGENCY FOR SETTING UP AND OPERATION OF A RESTAURANT FACILITY IN DBFOT MODE AT KINFRA INDUSTRIAL PARK, MATTANNUR

Locality : Near four pole structure at Entrance area, KINFRA Industrial Park, Mattannur, Kerala.

Last date of Submission : **02.06.2025, 5:00 pm**

Name of Bidder ;

Address of Bidder :
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DISCLAIMER

All information provided as a part of this Request for Proposal (RFP) document to the prospective Applicants by the Kerala Industrial Infrastructure Development Corporation (KINFRA), is subject to the terms and conditions set out in this RFP and any addendum to the same (as and when issued in writing).

This RFP document is not an agreement by the KINFRA to the prospective Applicants or any other person. The purpose of this document is to provide interested parties with information that may be useful to them in the formulation of their Proposals.

This RFP document does not claim to contain all the information each Applicant may require. Each Applicant is advised to conduct its own due diligence and check the accuracy, reliability and completeness of the information in this RFP document and obtain independent advice from appropriate sources as deemed necessary. KINFRA makes no representation or warranty and shall incur no liability under any law, statute, rules or regulations as to the accuracy, reliability or completeness of this RFP document. KINFRA may at their absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFP document.

Kerala Industrial Infrastructure Development Corporation (KINFRA)

(A Statutory Body of Govt. of Kerala)

KINFRA HOUSE, TC NO.31/2312, SASTHAMANGALAM P.O,

THIRUVANANTHAPURAM, KERALA-695010

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**KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (KINFRA),
Thiruvananthapuram, Kerala**

Tender

KINFRA invites bids from competent, & financially sound agencies/firms for the following work:

Name of work: Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur

Bid Fee	EMD	Last Date
Rs.5000/- plus GST	Rs. 50,000/-	08.06.2026, 5:00 pm

The RFP document(s), can be downloaded from the website www.kinfra.org. For more details visit the web site www.kinfra.org.

Place: Thiruvananthapuram		Sd/-
Date: 18.05.2026		Managing Director

Invitation for Request for Proposal (RFP) for Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur

Request for Proposal (RFP) is invited by the Managing Director, KINFRA, for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION (KINFRA).

1. Introduction/Background

Kerala Industrial Infrastructure Development Corporation [KINFRA] aims to bring together all suitable resources available in the state to develop infrastructure to facilitate the industrial growth of the state. KINFRA is dedicated to catalyze industrial growth in Kerala by providing the best industry-specific-infrastructure.

KINFRA has identified over 20 core competency areas. It has 31 well-defined industrial Parks, most of which are functional and some are in the launching phase. Each of these Parks offers comprehensive infrastructure and support services to the entrepreneurs.

KINFRA provides single window clearance facilities for industrial units for regulatory licenses and clearances.

2. Objective

KINFRA Industrial Park, Mattannur is a premier industrial infrastructure project developed by the Kerala Industrial Infrastructure Development Corporation (KINFRA) to promote industrial growth in the northern region of Kerala. Spread across approximately 175 acres, the park is designed to accommodate general industries such as food processing, cosmetics, electronics, metal, Information technology etc. It offers modern infrastructure including internal roads, uninterrupted power and water supply, street lighting and 24x7 security. With the establishment of various industrial units in the park the footfall has been increased considerably. Also, the park presents a compelling opportunity for setting up a restaurant, thanks to its unique ecosystem of industrial enterprises, business visitors, and proximity to Kannur International Airport (just 6 km away) .

A well-positioned restaurant facility within the park can tap into consistent weekday demand from employees, airport staff, and travelers stopping by between shifts or meetings. Considering limited public transport and nearby facilities, a convenient on-site location with ample parking and a clean, inviting ambience would draw both quick grab-and-go breakfasts/lunches and extended coffee breaks. Moreover, strategic offerings like healthy meals, premium coffee, and takeaway packaging tailored for professionals will enhance its

appeal. In short, a thoughtfully designed food outlet could become a bustling community hub within this under-served industrial aerotropolis.

The park is strategically located in Mattannur, Kannur district, the park enjoys excellent connectivity. It is just 6 km from Kannur International Airport, offering direct air cargo access. The park is also well-connected by road via State Highway 30 and has access to National Highway 66. The nearest major railway station is in Kannur, about 28 km away, and major ports like Mangalore and Kozhikode are within reachable distance, supporting efficient multimodal logistics.

3. Scope of the Services / Facilities:

The selected Bidder shall plan, develop, design, build, finance, operate, maintain, manage and transfer a Restaurant facility (hereinafter called as the "Project") in accordance with the Applicable Laws, Good Industry Practices and Set Up Plan approved by KINFRA as well as arrangement of requisite finance, equipment, machinery, security, licenses and other clearances and permits as required at their own costs as detailed in Annexure-A. If any services, functions or responsibilities are not specifically described herein or in any other related document(s) which are an inherent, necessary, ancillary and/ or customary part of the Services or are reasonably required for proper performance of the Services in accordance with the RFP, they shall be deemed to be included within the scope of services as if such services, functions or responsibilities were specifically described in this RFP.

4. Operation period

The restaurant facility must be functional within 6 months from the date of Letter of Award. The operation period of the project shall be valid for 30 years from the date of commencement or completion of 6 months from the date of Letter of Award, whichever is earlier.

5. Operation Fee

The Operation Fee will consist of Rent for the Space allotted by KINFRA as described below:

- a. The lease Rent for the facility will be at the base price of Rs. 4/- per sq. ft. per month [GST extra] with an escalation of 12% in every two years. **The bidders have to quote the rent amount competitively above the base price. The quote received below the base price will be summarily rejected.**
- b. Rent billing shall be initiated after a duration of six months (cooling period) from the date of remittance of the security deposit or from the date of commencement of operations, whichever occurs earlier. Rent is subject to an escalation of 12% every two years.

Notice Inviting Request For Proposal

Managing Director, KINFRA invites RFP (Request for Proposal) in two cover bid system for the following work in the prescribed form, from competent and eligible agencies/firms who fulfill the eligibility criteria prescribed.

Sl No	RFP No	Name of work & Location	EMD	Base Price – Rent per sft for the space	Period of Operation of Restaurant	Last date of submission of RFP document, EMD, RFP Document Fee & Other documents as specified	Time & Date of opening of Technical Bid
1	2	3	5	6	7	7	8
1	KINFRA/KIP/MTNR/RFP/2025-26	Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur	Rs 50,000/-	Rs. 4/- (excluding GST)	30 Years	08.06.2026, 5:00 pm	09.06.2025 11:00 a.m.

6. Eligibility Criteria

6.1. Bidders who fulfill the following requirements shall be eligible to apply:

- i. The bidder should have at least three years continuous prior experience, during the last five years, of running a canteen/cafeteria/restaurant for an institution / organization/classified or standard hotel, for which he should submit the necessary proof /documents from the concerned institution / organization / hotel. (copy of the relevant certificate attested by a Gazetted officer shall be enclosed)

6.2. The intending bidder must read the terms and conditions of RFP document carefully. He/she should only submit his bid if he considers himself eligible and he is in possession of all the documents required.

6.3. The intending bidder must read the terms and conditions of RFP document carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.

6.4. Information and Instructions for bidders posted on website shall form of bid document.

6.5. The tender document(s), may be downloaded free of cost from KINFRA's website

www.kinfra.org. No payment is required for downloading the tender documents from the above website, however a bid submission 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 the bids.

6.6. Tender fee of Rs.5,900/- (including GST @ 18 %) shall be remitted through a demand draft payable at Thiruvananthapuram and drawn in favor of Managing Director, KINFRA and submitted along with RFP documents to KINFRA.

6.7. Earnest Money Deposit (EMD) amounting to Rs 50,000/- (Rupees Fifty Thousand only) to be remitted through demand draft payable at Thiruvananthapuram and drawn in favor of Managing Director, KINFRA. The EMD of all unsuccessful Bidders will be returned within a period of thirty (30) days from the date of issuing the work order with the successful Bidder. The EMD of any Bidder, whose Bid is rejected on account of being Non-Responsive or Non-Reasonable in accordance with the RFP, will be returned within a period of thirty (30) days from the date of intimating the rejection of bid by KINFRA to the Bidder.

6.8. Security Deposit, the amount collected at the time of executing contract agreement, will be the 12 times the monthly rent at the time of awarding. The successful bidder shall make this **interest free security deposit** either by demand draft (payable at Thiruvananthapuram) / Treasury Fixed Deposit or in the form of Bank guarantee in the name of Managing Director, KINFRA, Trivandrum from a scheduled bank towards the due performance of the obligation of the Operator under the agreement and for recovery of any damages caused to the property of KINFRA. The validity of the BG shall be up to 3 months after total operation period as mentioned in the document.

6.9. Manpower: The Operating Agency is required to employ necessary manpower to ensure the smooth operations of the restaurant. Compliance to this condition is a mandatory requirement, failing which the Operating Agency shall lose their right to operate, maintain and manage the facility. The Bidder shall ensure the following regarding the personnel being deployed:

The personnel

- i. shall be over 18 years of age.
- ii. shall have no police record.
- iii. shall have no history of alcohol or drug abuse
- iv. shall have no chronic / contagious diseases
- v. shall be physically and mentally fit
- vi. shall be an experienced and competent person

6.10. All bids submitted shall consist of a Technical Bid and a Price Bid and should be submitted in two separate sealed envelopes, super scribed "Technical Bid for Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur" (Ref Annexure B) and "Price Bid for Selection Of An Agency For Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur" (Ref Annexure C) respectively, which will then be enclosed in one single sealed envelope clearly superscribed "Technical Bid & Price Bid for Selection of an agency for

setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur". This sealed cover shall be addressed to The Park Manager, KINFRA Industrial Park, Mattannur, PO PRNSS College, Mattannur- 670702, Ph: 0490-2474466, 9288036598

- 6.11.** The tender in the prescribed format along with EMD and other required details in sealed cover should reach KINFRA Industrial Park, Mattannur, PO PRNSS College, Mattannur- 670702, Ph: 0490-2474466, 9288036598 on or before **08.06.2025, 5:00 pm**. Only hard copies of Bids shall be accepted.
- 6.12.** The bidder is advised to submit the bids well before the stipulated date and time. In this regard, KINFRA shall not be responsible for any kind of issues faced by the bidder due to delay in postal/courier services.
- 6.13.** The bidders who submit their bids for this tender shall accept that they have clearly understood and agree to the terms and conditions including the Form/Annexures of this tender. Mention of price details at any place other than the designated place, shall disqualify the bid and the bid shall be summarily rejected.
- 6.14.** The Bids should be duly signed by the bidder. The bids shall be typed or written in indelible ink. The bidder shall initial any corrections/amendments made to the bid. Any material change to a submitted bid must be received before the bid due date. Material changes in the bid will not be permitted after the bid due date.
- 6.15. Pre-Bid conference** shall be held at KINFRA Industrial Park, Mattannur **on 28.05.2026, 12:00 pm** to clear the doubt of intending bidders, if any. The bidders can also attend the pre-bid meeting in online, the link will be shared with them, if they request through email kinfra.mtnr@gmail.com. The queries shall be sent to the same email id at least one day prior to the pre-bid meeting. For further clarification, the bidders may contact The Park Manager, Phone No. :- 0490-2474466, 9288036598.
- 6.16.** The Technical bid shall be opened first on due date and time as mentioned above. The time and date of opening of financial bid of bidders qualifying the technical bid shall be communicated to them at a later date.
- 6.17.** The competent authority on behalf of Managing Director, KINFRA does not bind itself to accept the highest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
- 6.18.** The competent authority on behalf of Managing Director, KINFRA does not bind itself to accept the highest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
- 6.19.** Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the bidders who resort to canvassing will be liable for rejection.

6.20. The competent authority on behalf of Managing Director, KINFRA reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.

6.21. The bid submitted shall become invalid and fee shall not be refunded if:

- i. The bidder is found ineligible.
- ii. The bidder does not submit all the documents as stipulated in the bid document.
- iii. The Bids not accompanied by EMD and tender cost will be summarily rejected.

6.22. The bid for the works shall remain open for acceptance for a period of One hundred twenty (120) days from the date of opening of technical bid. If any bidders withdraw his bid before the said period or issue of work order, whichever is earlier, or makes any modifications in the terms and conditions of the bid which are not acceptable to KINFRA, then KINFRA shall, without prejudice to any other right or remedy, be at liberty to forfeit 100% of the said earnest money as aforesaid. Further the bidders shall not be allowed to participate in the rebidding process of the work.

6.23. This notice inviting Bid shall form a part of the contract document. The successful bidder/contractor, on acceptance of his bid by the Accepting Authority shall within 15 days from the stipulated date of start of the work, sign the contract consisting of The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as submitted at the time of invitation of bid and the rates quoted at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.

6.24. Selection of Bidder: Bidder with highest quote for the monthly rent amount above the base price will be selected after achieving all technical qualification for the project as mentioned in the RFP.

IMPORTANT INFORMATION

Sl. no.	Information	Details
1	Date of issue of RFP Document	
2	Pre-Bid Conference date	
3	Last date of submission of Bid	
4	Earnest Money Deposit (EMD)	Rs. 50,000/-
5	Bid Submission Fee (Non-refundable)	Rs. 5900/-
6	Technical Bid Opening date	
7	Total Available space (raw land)	1523 sq.ft.
8	Base price for Rent (per sq.ft.)	Rs.4/ (excluding GST)

A. The **Technical Bid** should be submitted with a covering letter as per Annexure B and should include all the required details in the format as given in Annexure C.

- Documents proving that the bidder is in the business of running a canteen / cafeteria/restaurant for an institution / organization/classified or standard hotel in the past five Financial Years (copy of the relevant certificate attested by a Gazetted officer shall be enclosed)

B. The **Financial Bid** shall be submitted in the format given as ANNEXURE D in a separate sealed cover.

7. Additional Conditions

7.1. Restaurant should have provision for common sit-down dining facility with seating capacity as mentioned in Annexure A

7.2. Should the office remain closed on any other day/days due to unforeseen circumstances, the Bidder cannot claim any rebate in lieu of closure.

7.3. No polythene or plastic sheet shall be used for packing and selling of eatable items. In other words, no item bearing polythene/plastic bags are allowed to be sold in the Restaurant. Only glass tumblers and ceramic/disposable crockery/bio degradable materials for serving drinks/foods are allowed. Any violation in this connection will lead to cancellation of the contract.

7.4. The successful Bidder shall display the items being sold along with price as per the Food list along inside the office at designated location on Board, which shall not be less than 100 cm x 50 cm in size at his own expenses.

7.5. The constructions within the allotted land will be done by the Bidder at his or her own expense only with pre-engineered structures and only after obtaining permission from the KINFRA Authority. **The plan, elevation and related documents must be submitted before construction.** Any violation will attract monetary penalty or in extreme case cancellation of the license.

7.6. The restaurant shall be established in a 5-cent area of SDF land located near the four-pole structure at the park entrance. The rent shall be finalized based on the actual constructed area; however, the rent payable shall not be for less than 1,523 sq.ft (i.e., 70% of the usable area of 5 cents), calculated as per the quoted rate, even if the actual constructed area is less than 1,523 sq.ft.

- 7.7.** All construction activities shall be carried out using prefabricated structures. Any demolition or damage caused to KINFRA property shall be reconstructed or restored in accordance with the instructions and to the satisfaction of the KINFRA authority.
- 7.8.** Entire restaurant facility including the required parking area within the allotted land has to be constructed by the successful bidder itself and KINFRA shall not be responsible for them.
- 7.9.** The competent authority, on behalf of the Managing Director, KINFRA, reserves the right to terminate the agreement with the successful bidder at any stage, by issuing a 30-day notice, in the event of any violation.
- 7.10.** After successfully completing the operation period of 30 years the entire restaurant facilities including the furniture, equipment, utensils and any amenities related to the restaurant must be handed over to KINFRA in good condition. Any permitted construction shall not be allowed to be removed while evacuating the premises.
- 7.11.** The operation period can be extended for an additional 30 years, subject to performance and certification of structural stability by a government-approved agency or personnel, along with payment of the applicable administrative fee as determined by KINFRA from time to time.
- 7.12.** The successful Bidder shall run the restaurant to the satisfaction of the Authority or any other officer authorized by him throughout the term of the license. The Bidder shall not sell any other item which is not authorized in the list attached.
- 7.13.** The Bidder shall ensure that the licensed premises are arranged in a manner that prevents entry of the general public from outside the campus into KINFRA land through the facility. Necessary constructions shall be executed by the bidder for implementing the same.
- 7.14.** The Bidder is strictly prohibited from using the premises for holding/organizing seminars, conferences, other trade promotion and trade related activities, banquets, reception, DJ, marriages or any other such activities.
- 7.15.** The Bidder shall have no right on the land of licensed premises.
- 7.16.** The selected Bidder is expected to be working with an appropriate banking partner so as to give multiple payment options to the customers.
- 7.17.** The Bidder shall ensure that all food items sold or served from the premises meet the required hygiene and quality standards and comply with the provisions of the Prevention of Food Adulteration Act, as well as any other applicable regulations, guidelines, or standards issued by the concerned Government Authorities from time to time. The Bidder shall be solely responsible for any action or penalty imposed by the relevant authorities for non-compliance. Repeated violations may lead to the cancellation of the project

- 7.18.** Officials or representatives of Authority may at any time monitor the quality of raw material, food items and standards of facilities. The solid /liquid waste generated from the facility shall be scientifically treated by the contractor at their own expense
- 7.19.** Only Mineral, RO, or Boiled water shall be served in the restaurant. A metered raw water connection will be provided by KINFRA at the expense of the successful bidder, and water charges will be levied based on monthly consumption at the prevailing KWA rates
- 7.20.** Complaint/suggestion box will be placed at appropriate place to address grievance/suggestions of visiting public promptly.
- 7.21.** The bidder shall also pay GST @ 18% or such other rate as may be fixed by Government of India from time to time on the monthly lease rent.
- 7.22.** The bidder shall be bound to pay interest on all overdue payments from the date they become overdue at 10.5% per annum until the date of payment.
- 7.23.** The bidder shall not erect or display or permit to erect or display without the consent in writing of the KINFRA any advertisements, hoardings or notices, whether illuminated or otherwise - upon the exterior of the demised premises or any part thereof or in the interior of the demised premises, except name plate of a size not exceeding the size approved by the KINFRA to be fastened at the entrance of the demised premises.
- 7.24.** The bidder if desires may transfer the demised premises erected by them only after an operational period of three years and subject to the approval of KINFRA.
- 7.25.** The bidder shall insure and at all times during the continuance of the operation period keep insured at its cost the demised premises and structures and equipment that may be erected or installed in the said premises against loss or damage by fire, natural calamities and against Third Party liabilities and shall furnish to the KINFRA certified true-copies of the Policies from time to time.
- 7.26.** The bidder shall keep KINFRA indemnified in the event of loss by fire or natural calamities of the allotted space/project and the insurance money received from the Insurance Company shall be utilised to re-build or restore the same to its original condition.
- 7.27.** In the event of the bidder failing to commence the activities within three months or the bidder discontinue the operation for a period of three months or makes default in remitting the lease rent for a period of three months, the lessor has the right to terminate the bidder and repossess the building after giving 30 days notice to the bidder.
- 7.28.** In case the bidder makes default in payment of the lease rent (for 03 months) and any other

amount due in terms of the Lease Deed and the same is not paid on demand by KINFRA, the Lessor has the right to proceed against the bidder and all its assets.

7.29. It shall be the duty and responsibility of the Bidder to comply with all statutory requirements with regard to the employment of his personnel and running the Restaurant. ***He shall be liable for payment of ESI, PF, insurance, labour welfare fund and all other payments as necessitated by the relevant statutes or otherwise.*** For all purposes the personnel deployed by the Contractor is his / her employee

7.30. Industrial Dispute: It is laid down that in case any industrial dispute has arisen or is apprehended between the Contractor and the employees / workmen, the Contractor is liable to see that the dispute is settled or to submit himself to legal proceedings arising out of such industrial disputes and KIP-Mattannur/KINFRA shall not be liable or responsible, in any manner, whatsoever, in this regard

7.31. Governing Laws and Settlement of Disputes:

Any claims, disputes and or difference (including a dispute regarding the existence, validity or termination of the Contract) arising out of, or relating to the contract including interpretation of its terms shall be resolved through joint discussion of the Authorized Representatives of the concerned parties. However, if the disputes are not resolved by the discussions as aforesaid within a period of 30 days, then the matter will be referred for adjudication to a sole arbitrator to be appointed by the KINFRA in accordance with the provisions of the Arbitration and Conciliation Act 1996 and rules made there under from time to time. The venue for the Arbitration will be Thiruvananthapuram and decision of the arbitrator shall be final and binding on the parties.

7.32. Jurisdiction of Court: The Contract is governed by the laws of Republic of India and shall be subject to the exclusive jurisdiction of the competent court in Thiruvananthapuram.

7.33. Mandatory requirements for the functioning of Restaurant

- The successful bidder must ensure required number of toilets/wash facilities as per KPBR/KMBR following NBC rule.
- Quality furniture, equipment etc must be provided in the restaurant by the bidder.
- Segregation and management of waste materials (including all sorts of plastic wastes, aluminum foils/containers, disposable glass, food waste etc) will have to be undertaken by Bidder according to the norms stipulated by the Pollution Control Board and / or other statutory bodies and as approved by the KINFRA.
- The development of allotted raw land in accordance with the project shall be done by the

successful bidder.

- All constructions/modifications in the restaurant shall be intimated and approved by KINFRA.
- Establishment of efficient restaurant kitchen with all requirements like equipment, vessels/utensils etc along with safety features should be high on the list of priorities for the successful bidder.

**SCOPE OF SERVICES TO BE OFFERED BY OPERATING AGENCIES AT KINFRA
INDUSTRIAL PARK, MATTANNUR**

KINFRA desires selected Bidder to setup a Restaurant in the land available in the SDF land near the four pole structure (entrance area) at KINFRA Industrial Park, Mattannur under DBFOT mode. The “Project” is envisaged to attract public/visitors/employees/officials and KINFRA staffs by offering quality and tasty food and **non-alcoholic beverage** in the Restaurant. It is expected that the selected Bidder shall make available food and beverages at reasonable price, without compromising the quality and services. The proposed “Project” shall be comparable to the restaurants in other locations with respect to availability of food variety, customer experience etc. The Scope of Work is envisaged as below:

- KINFRA will provide raw land to the selected Bidder for the “Project” in the SDF land near four pole structure (entrance area) area at KINFRA Industrial Park, Mattannur.
- The works executed by the selected bidder shall maintain high aesthetic standards and ensure quality in accordance with the prescribed Essential Standards. The finishing schedule as well as details shall be submitted to KINFRA for approval. The selected Bidder shall be bound to incorporate the comments/suggestions put forward by KINFRA at no cost.
- Providing quality food with highest quality of services at reasonable price should be the first motto of the Restaurant. Both Vegetarian and Non-Vegetarian Food and Non- alcoholic Beverages shall be made available at all time of operation of the Restaurant.
- **A common dining area is mandatory in the project with minimum seating capacity of 30% of total seating capacity. Employees/Officials working in KINFRA compound or KINFRA officials/staff can use the common area for dining with their own food. The area designated as the common dining space shall be excluded from rent calculation and billing.**
- The selected Bidder is expected to implement appropriate processes along with necessary hardware and software systems to enhance customer experience.
- The selected Bidder shall comply with the applicable statutory standards of the business, prescribed by the State and Central Regulatory Agencies, at all times. The bidders must note that they would be required to follow other prevalent applicable regulations of the Local, State and Central Regulatory Agencies, in addition to stipulations fixed by KINFRA.

- The selected Bidder shall be fully responsible for obtaining all types of permissions / licenses from the Central and State Governments, Local bodies etc. for carrying out the business of the “Project”.
- The selected Bidder shall ensure the connection with the exiting power, fresh water and sewerage lines of the KIP-Mattannur at its own cost.
- The Restaurant is envisaged to provide highest quality dining experience to the customers.
- Interested Bidders are free to propose services/facilities which are not covered hereinabove only after intimating with KINFRA.
- The Operating Agency will operate, maintain and manage the facilities for a period of 25 years (Performance evaluation will be done annually).
- The allotted raw land must include provision for minimum customer parking, and no public or KINFRA property shall be used for this purpose.
- The operation period of the project have to be minimum of 5 years, failing which KINFRA will withhold the security deposit which will be remitted during the time of work awarding.
- In the event that KINFRA finds the services, operations, or compliance with the terms and conditions to be unsatisfactory, KINFRA shall have full authority to terminate the project with immediate effect and impose penalties on the operating agency/person, as applicable. In such circumstances, the party shall have no right to claim any refund of amounts remitted to KINFRA, nor any claim over entire facility including building, fittings and fixtures, utensils, equipments etc.
- **After successfully completing the operation period of 30 years, the entire restaurant facilities including the furniture, equipment, utensils and any amenities related to the restaurant must be handed over to KINFRA in good condition.**

FI/We hereby declare that I/we have read and understood the above instructions and the terms and conditions mentioned above are binding on me/us.

Place:
Date :

Signature of Bidder :
Full name and address :

ANNEXURE B

Format of Letter by Applicant

To:
The Managing Director,
Kerala Industrial Infrastructure Development Corporation,
KINFRA House, TC 31/2312, Sasthamangalam,
Thiruvananthapuram- 695010

Sub: Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur - Technical Proposal.

Dear Sir,

We, the undersigned Applicant have read and examined in detail the RFP Bid document for Selection Of An Agency For Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur.

We confirm having submitted all the details in support of qualifying criteria as required by you along with this application and all other necessary documents. In case you require any further information in this regard, we agree to furnish the same.

We hereby declare that the Statements made in this proposal are true and accept that any misinterpretation contained in it may lead to our disqualification.

We hereby declare that we were never blacklisted by any Central/ State Government/PSU/Public Authority or Organization.

We understand that you are not bound to accept all or any RFP bid you receive.

Yours sincerely,

.....
Name (Company)

.....
Signature

.....

.....

Name of Signatory (Printed)

Title of Signatory (Printed)

.....
Date of transmittal of this form

ANNEXURE C

Technical Bid

Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur

Name of the Applicant	
Address	
Constitution (Company/ Firm/Proprietorship) <i>(if applicable)</i> [To enclose relevant document]	
Details of EMD submitted	
Documents proving that the bidder in the business of running a canteen / cafeteria/restaurant for an institution / organization/classified or standard hotel in the past three Financial Years [To enclose Business Plan Document]	
Manpower Details [To enclose manpower details along with supporting documents]	
Contact Person (Name & Designation)	
Telephone	
Email	
Address	

Note: Additional data may be provided if required, in separate sheets.



**Kerala Industrial Infrastructure Development Corporation
(A Statutory Body of Govt. of Kerala)**

KINFRA HOUSE, TC NO.31/2312, SASTHAMANGALAM P.O,
THIRUVANANTHAPURAM-695010

www.kinfra.org

ANNEXURE – D

FINANCIAL BID

Name of Project: Request for Proposal (RFP) For Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur

Name of the Bidder:

Name of Project:	BASE RENT (per sq. ft. per month)	Space Rent Quoted * (per sq. ft. per month)
Selection of an agency for setting up and operation of a restaurant facility in DBFOT mode at KINFRA Industrial Park, Mattannur	Rs. 4/- (excluding GST)	Rs..... (excluding GST)

Note: The above quoted rates are excluding GST and all applicable taxes.

Rent shall be calculated based on the area of land occupied by the building.

*** There shall be a 12% escalation in the quoted price every 2 years.**

UNDERTAKING

I / We agree to carry out the above project, at the quoted rate of Rs. /- per sq. ft. per month (excluding GST) (Rupees) [excluding GST] with an escalation of 12% of the quoted amount in every two years , for a period of 30 years (thirty years).

Date:

Signature:

Name:

Address: