

KERALA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION(KINFRA)
(A statutory body of Govt of Kerala)

KINFRA HOUSE, TC 31/2312, Sasthamangalam, Thiruvananthapuram -695 010
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Request for Proposal for

Selection of Operator for Operation, Management & Maintenance of PM Ekta Mall/Unity Mall, Pallippuram, Thiruvananthapuram

RFP No.: KINFRA/RFP-UM/26/2026-27

Date of Issue: 25th July 2026

NOTICE INVITING BIDS

- i. The Kerala Industrial Infrastructure Development Corporation Limited (KINFRA), (the “**Authority**”) invites proposals (second call) (the “**Bid(s)**”) from interested entities (the “**Bidder**” or “**Bidders**”, as the context may require) to submit their Bids for ‘**Selection of Operator for Operation, Management and Maintenance of PM Ekta Mall/Unity Mall located at Pallippuram, Thiruvananthapuram**’ (the “**Project**”). The Lessee shall further conform to and comply with the Acts, Rules and Guidelines of the Authority, as amended from time to time.
- ii. The total Project Site Area (Lessee Area) is approximately 2.50 acres at Pallippuram, Thiruvananthapuram, and the total area for PM Ekta Mall/Unity Mall is 1,89,746 sq. ft. Site Plan, Layout, Drawings and Category/Floor-wise area details are provided in APPENDIX VIII and APPENDIX IX respectively.
- iii. The Lessee shall have to undertake the Operation, Management & Maintenance of the PM Ekta Mall/Unity Mall, Pallippuram in accordance with Section 7 of this RFP and shall also be responsible for collection of the revenue from the PM Ekta Mall/Unity Mall and operations of other facilities over the **Lease Period of 30 (thirty) years extendable further by a period of 20 (twenty) years in two equal lease periods** at the sole discretion of the Authority subject to the terms and conditions and provisions as stipulated in the Lease Agreement.
- iv. The Project Area shall be given on ‘**as-is-where-is basis**’.
- v. The Authority is now desirous of selecting a Bidder (the “Selected Bidder”) through competitive bidding process in accordance with the procedure set out herein under this RFP who shall Operate, Manage & Maintain the Project for a pre-determined Lease Period as mentioned in this RFP.
- vi. The Lessee shall be responsible for Operating, Managing & Maintaining the entire project facilities in pursuance of the terms and conditions of the Lease Agreement and comply with the Acts, Rules and Guidelines of competent authority, regulatory body, or governmental or quasi-governmental entity having jurisdiction over the Project, as amended from time to time.
- vii. It is to be noted by the Bidders that the Lessee shall have the right to determine the tariff/ rate to be charged on the users and other facilities including Shops, Retail Outlets, Cinema, Gaming & Entertainment, Food & Beverage (F&B), Events, Banqueting, Parking, etc.
- viii. The Bidder may be a Single entity/ Body corporate/ Firm/ registered Society/ Trust as per relevant Act/ Partnership Firms/ Sole Proprietorship/ Individual or a Joint Venture/ Consortium of entities not exceeding 03 (three) in number.
- ix. Complete Bidding Document comprising of the Request for Proposal Document (including ITB), Draft Lease Agreement and Schedules to Draft Lease Agreement can be downloaded free of cost from the Government of Kerala e-Procurement System www.etenders.kerala.gov.in/. All other documents related to the Bid such as an addendum (if any), response to pre-Bid queries etc. shall be

available for download on the portal. The Bidders shall furnish, as part of the Bid, a **Tender Fee of INR 15,000/-** (Rupees Fifteen Thousand Only) excluding GST [**Rs.17,700/- including GST**], which is non- refundable and a **Bid Security/ EMD of INR. 5,00,000/-** (Rupees Five Lakhs only) (the "**Bid Security**"), which is refundable. Bidders may remit the requisite Bid Security and the Tender Fee via bank transfer. Bid Security in any other form is not acceptable. Such a bank transfer shall be made by online Payment mode through the e-Payment facility provided by the e-tender system.

- x. The Bid document is available online and bids are to be submitted through the e-Procurement portal (www.etenders.kerala.gov.in) only and no hardcopy submission is required, save and except for the documents as provided in Clause 2.15.1. The bidders would be required to register on the web site which is free of cost. For submission of bids, the Bidder is required to have a Digital Signature Certificate (DSC) from one of the authorized Certifying Authorities. Bidders already possessing the digital signature issued from the authorized Certifying Authority can use the same. Interested bidders who have not obtained the user ID and password for participating in e-tendering may obtain the same by registering on the website: www.etenders.kerala.gov.in.
- xi. Online Bidder registration process: Bidders should have a Class II or above Digital Signature Certificate (DSC) to be procured from any Registration Authorities under the Certifying Agency of India. Details of the Registration Authority will be available on www.cca.gov.in. Once the DSC is obtained, bidders have to register on www.etenders.kerala.gov.in website to participate in this tender. Website registration is a one-time process without any registration fees. However, bidders have to procure DSC at their own cost. Bidders may contact e-tender support desk of Kerala State IT Mission over telephone at 0471- 2577088/188/388 or through email: etendershelp@kerala.gov.in for assistance in this regard.
- xii. **Online Payment modes:** The Tender fee and Bid Security can be paid in the following manner through e-Payment facility provided by the e-tender system.

State Bank of India Multi Option Payment System (SBI MOPS Gateway): During the online Bid submission process, Bidder shall select SBI MOPS option and submit the page, to view the Terms and Conditions page. On further submitting the same, the e- tender system will re-direct the Bidder to MOPS Gateway, where two options namely SBI and Other Banks will be shown. Here, Bidder may proceed as per below:

- SBI Account Holders shall click SBI option with its Net Banking Facility, where the Bidder can enter their internet banking credentials and transfer the Tender Fee and Bid security/EMD amount.
- Other Bank Account Holders may click 'Other Banks' option to view the bank selection page. Any transaction charges levied while using any of the above modes for online payment shall be borne by the Bidder. The supplier/contractor's Bid will be evaluated only if payment status against Bidder is showing "Success" during Bid opening.

- xiii. In case Bidders require any further information about the Project or need access to any other documents related to the Project, as available with the Authority or wish to visit the Project Site, they are requested to contact the following person at the address given below, however, the cost of the visit shall be borne by the Bidders:

The Managing Director
Kerala Industrial Infrastructure Development Corporation Limited (KINFRA)
KINFRA House, TC 31/2312, Sasthamangalam
Thiruvananthapuram-695010
Phone No.: +91-471-2726585
Email: projects@kinfra.org

The Bid shall be prepared in English language, and all entries must be typed/written in blue/black ink. Initials of the Authorized Representative of the Bidder is a must to attest all deletions and alterations made while preparation of the Bid.

- xiv. The Authority shall not be responsible for any costs or expenses or liabilities incurred by the Bidders in connection with the preparation and delivery of Bids, including costs and expenses related to the visits to the Project Site. Authority, reserves the rights to cancel, terminate, change, or modify this procurement process and/or requirements of bidding stated in the RFP, at any time without assigning any reason or providing any notice and without accepting any liability for the same.
- xv. The Bids received in response to this invitation/ RFP shall be evaluated based on the Eligibility Criteria specified in this RFP document
- xvi. Technically Responsive Bidder who quotes the highest “Annual Lease Fee” payable to the Authority annually for the Lease granted shall be the Successful Bidder. In lieu of the operational rights to the site, the Annual Lease Fee shall be escalated at 2% per annum during the Lease period.
- xvii. Notwithstanding anything to the contrary contained in this RFP, the Authority, reserves the right to reject or annul the Bidding Process and/ or reject any Bid at any stage without assigning any reason. In the event that the Authority, rejects or annuls all the Bids, it may, in its discretion, invite all eligible Bidders to submit fresh Bids hereunder.
- xviii. If two or more Bidders have the same financial quote, the selection of the eligible Bidder shall be through a lottery drawn in presence of Competent Authority and the representatives of the Bidders involved.
- xix. The minimum Annual Lease Fee as determined by the Authority is **Rs. 2,84,61,900/-** (Rupees Two Crore Eighty-Four Lakh Sixty-One Thousand and Nin Hundred only). Any tax due on the lease fee at such rates as in force from time to time shall also be payable by the Lessee.

Schedule of Request for Proposal (RFP) Process

Sl. No.	Event/ Activity Description	Target dates
1.	Issuance of Request for Proposal Document (RFP)	25/07/2026
2.	Last date of receipt of Pre-Bid queries	31/07/2026
3.	Pre-Bid Conference at KINFRA	07/08/2026, 10.30am
4.	Response to Pre-Bid queries	11/08/2026
5.	Last date for submission of Bids	18/08/2026, 4.00pm
a)	Bids should be submitted in online mode only through the e-Procurement System www.etenders.kerala.gov.in of Government of Kerala	
6.	Opening of Technical Proposal	20/08/2026, 11.00am
7.	Announcement of Qualified Bidders	To be intimated separately to the qualified bidders
8.	Opening of Financial Proposal	To be intimated separately to the qualified bidders
9.	Issuance of Letter of Award to the Selected Bidder	To be intimated separately to the selected Bidder
10.	Signing of the Lease Agreement	Within 30 days of Issuance of Letter of Award