



KERALA SHIPPING AND INLAND NAVIGATION
CORPORATION LTD

(A Government of Kerala Undertaking)

38/924 A, Udaya Nagar Road, Gandhi Nagar, Kochi -682020.

Tel: 0484 2203614/2206232, Fax 2206848 www.ksinc.in

LEASING ROOF-TOP OF
KSINC FERRY TERMINAL,
MARINE DRIVE. (RE-TENDER)

Tender No	CE-417/KFT/ROOF/2019 (RE-TENDER)
Cost of Tender documents	Rs. 1000/- + 12% GST
Last date of tender submission	09.07.2019, 03.00 PM
EMD	Rs 50,000/-
Date of tender opening	09.07.2019, 03.30 PM

Notes:-

Interested contractors / construction firms may register themselves with us by sending an email to ceksinc@gmail.com. This will help us to communicate any changes/extensions / amendments in the tender.



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No. CE- 417/KFT/ROOF/2019 (Re-tender)

Date: 19.06.2019.

TENDER FOR LEASING ROOF TOP OF KSINC FERRY TERMINAL,
MARINE DRIVE.

Sealed bids are invited in two bid system, from reputed parties/firms who are interested in and competent enough to **develop the roof top of KSINC ferry terminal situated at GCDA walkway, Marine Drive, Kochi** (Approximate area 2200 sqft). Tender documents can be downloaded from the company website www.ksinc.in. Completed tenders with super-scribe "**Tender for leasing roof top of KSINC Ferry Terminal**" will be accepted till 03.00 PM on 09.07.2019 and tenders will be opened at 03.30 PM on the same day in the presence of tenders, if any at present.

Kochi
19.06.2019

Sd/-
Managing Director

*In case of any questions/comments, call **0484-2203614***

*Or write to us at **www.ceksinc@gmail.com**.*

Signature of bidder



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A. Introduction.

Kerala Shipping and Inland Navigation Corporation (KSINC) is a Government of Kerala Undertaking with its Head office at Gandhi Nagar, Kadavanthara, Kochi. KSINC is engaged in manufacturing and repairing sea going vessels, transportation through backwaters, bunkering and conducting sea cruise operations for public tourists at the backwaters and Sea at Kochi.

KSINC is planning to lease the 2200 sqft roof top of KSINC ferry terminal building situated at GCDA walkway, Marine Drive, Kochi for a period of five years.

The successful bidder is free to set up any legal and legitimate business that is not competing with that of KSINC; like ice cream parlor, cafeteria, souvenir shop etc. The successful bidder shall obtain necessary approvals prior to commencement of business.

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B. Scope of work.

1. The bidders have to inspect the terminal roof top in personal before quoting for the tender. A scheme/proposal shall be included with the tender.
2. The open terrace/roof top may be developed by the successful bidder for their use after submitting the proposal to the KSINC and after obtaining permissions from the concerned authorities.
3. No permanent structure will be allowed to construct at the area.
4. Water, electricity etc. to be arranged/paid by the contractor.
5. The sunken slab area at the terrace may be utilized for installation of toilet facilities
6. The lessee shall have the liberty to use the area for his choice, provided that the use must be for lawfully permitted purposes. The lessee shall intimate KSINC about the proposed purpose/operation and the timings and obtain a no objection letter prior to starting operation.
7. Use of the roof top/ferry terminal for illegal or unlawful purposes is strictly prohibited. If the area is caught/involved in any unlawful/illegal activities only the lessee shall be responsible to the consequences.
8. The lessee shall at his own expenses engage security personnel/watch and ward required for smooth operation of the space.
9. The lessee also has to meet the maintenance expenses/repairs of the issued area/space.

Signature of bidder

10. The lessee shall take assessment of the roof top and take a joint inventory before taking over the site. The area shall be returned in the same condition in which it was taken over. If the building or part of building have suffered any damages, the contractor shall make good any such damages, failing which the company is at liberty to recover the cost of repair from the lessee.
11. The lessee shall carry out periodical repairs and maintenance and use only quality materials for the maintenance work. If any material or workmanship is found to be inferior or poor quality in the opinion of the company, the lessee at his own expense shall rectify the defects/poor quality materials/workmanships so detected.
12. Lessee shall obtain required permission/license from the concerned authorities like Port/GCDA/Cochin Corporation/Local authorities etc. whichever applicable as required by law in force
13. KSINC shall have the right to inspect the issued area at any time and also have the right to appoint a representative for the inspection. The Lessee shall provide necessary assistance to the officers/representative to carry out their task.
14. Sub- contracting is strictly prohibited. The lessee is required to carry out the intended operation himself/herself. If KSINC find that he has sublet or allowed unauthorized persons to operate there, it will be terminated forthwith.
15. The lessee shall make necessary arrangements for safe operations at the area. If KSINC be aware of that the operations are not done in a safe environment, it has the right to order stopping of operations at the area.

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C. How to apply.

The bid is of two-bid system,

- a. **Part I - “Technical bid”** containing details of bidder with relevant certificates; as mentioned in Annexure I. **Scheme/proposal for developing the roof top.** PAN details, GST, time required to complete the proposal etc.
- b. **Part II - “Price Bid”** in the same format as given in Annexure II. Any additions, omissions or conditions there are not acceptable. Any deviation from the given format will make the price bid invalid.
- c. Both the bids shall be placed in separate sealed covers indicating /super scribing the name of the work and “technical bid/price bid” as the case may be. Both covers thus sealed shall be placed in a third sealed cover, super scribing name of the work **“Tender for leasing roof top of KSINC ferry terminal. (Re-tender)”**.

Duly filled and signed tender documents along with EMD of Rs 50,000/- (EMD shall be remitted as D.D payable at Ernakulum drawn in favor of KSINC Ltd. Other modes of payments will not be accepted) shall be submitted in sealed envelopes as mentioned above shall be submitted on or **before 09.07.2019, 03:00 pm** at the following address:

THE MANAGING DIRECTOR

KERALA SHIPPING AND INLAND NAVIGATION CORPORATION

38/924-A UDAYA NAGAR ROAD,

GANDHI NAGAR,

KOCHI - 682 020.

Signature of bidder



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D. General conditions of Tender

1. The tender documents will be available from the KSINC Head office during working hours till the time of submission of the tender on payment of Rs.1,000/- + 12 % GST in cash or DD drawn in favor of Kerala Shipping and Inland Navigation Corporation Limited, payable at Ernakulam.
2. Alternatively bidders can download this tender document from the company website www.ksinc.in Those who are submitting downloaded documents, are required to furnish the cost of the tender document as a separate DD towards the cost of the tender. The bidder shall give all details about the party/firm, financial position and intended purpose/operation at the area.
3. Before the deadline for submission of Bids, the KSINC may modify any of the specifications or the bidding documents by using addenda. Such modifications will be posted in the company website www.ksinc.in. Bidders shall prepare their quotation/offer based on the modifications/addenda.
4. The bidders have to submit an interest free, refundable Earnest Money Deposit (E.M.D) of Rs.50000.00 (Rupees Fifty thousand) in the form of a Bank Draft drawn on any Nationalized/Scheduled Bank drawn in favor of **KSINC Ltd.** payable at **Ernakulam**. The DD should be kept along with the technical bid. The EMD will be forfeited in case the qualified bidder is not able to accept the contract within the prescribed time limit as per tender conditions.
5. The bid shall be placed in sealed covers indicating/super scribing name of the work.
6. The bidder shall sign all pages of the tender document and the annexure and attachments if any, in acceptance of the conditions of tender.
7. The bidder is required to quote as per the format in the tender. Quotes in any other format may lead to rejection of the offer.

Signature of bidder

8. The bidders are required to quote rates for monthly rent in rupees.
9. The rate shall be exclusive of all taxes, levies, cess, octroi or any other local, state or central taxes as applicable/charged by local, State or Central Government. The taxes as applicable for time to time will be billed by KSINC.
10. The period of contract is for five years from the date; agreement is executed. **There will be a hike of 5% every year.** If contractor/bidder wishes to extend the period of contract, mention the same in price bid.
11. Tender(s) received late on account of any reason, whatsoever may be the case and telegraphic tender(s) shall not be entertained.
12. Received bids and technical bids will be opened on designated date and time. Technical bids will be evaluated based on the intended use, standing of the bidder etc. The price bids of the technically qualified bidders only will be opened later.
13. Acceptance of the bid shall be based on the rate quoted by the bidders and the purpose of the business. The company reserves the right to give preference points to firms having proven track record in similar operations.
14. The company is not bound to accept the highest bid and may reject it without assigning any reasons. KSINC also reserves the right to reject any/all the tenders without assigning any reasons thereof.
15. In case of any dispute, the matter shall be submitted to arbitration of the Managing Director of the company and his decision on the matter shall be final.
16. The jurisdiction for all disputes arising out of this tender, subsequent work order, agreement or any other matter related thereto shall be in the Courts in Ernakulam.
17. **Validity:** The offers shall remain valid for a period of **six months** from the date of opening the bid.
18. Details of availability of suitable infrastructure and qualified personnel for developing /functioning at roof top shall be enclosed along with the bid.

Signature of bidder

19. Self attested copies of firm's registration certificate shall be enclosed with technical bid.
20. Self attested copies of PAN, PF, ESIC, and GST registration shall be enclosed with technical bid.
21. The successful bidder, within seven days of receipt of intimation of acceptance of the offer, has to remit three months rent amount. EMD and Security Deposit do not carry any interest.
22. The successful bidder is required to execute an agreement with the company in stamp paper worth Rs. 500/- within 15 days from the date of issue of lease order.
23. Lease rent accepted by the company shall be remitted at periodical intervals. KSINC will issue monthly bills not later than 5th of every month. The lessee is required to remit the monthly bill fully by 10th of every month.
24. KSINC shall not be responsible for any accident/theft or other damages occurred during the operation at building.

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E. DEFINITIONS

- a. "Bidder" or "tenderer" or "lessee" means an individual, firm or an organization of any type of constitution who have participated in the tender process.
- b. "Owner" or "Principal" means the Kerala Shipping & Inland Navigation Corporation Limited, Kochi.
- c. "Statutory Authority /Local Authority" means the Local Self Government such as Panchayath, Municipality or Corporation.
- d. "The roof top/terrace" means the roof top of KSINC ferry terminal completely and the access to there. The term "area" and "space" are used interchanged.

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Appendix-I

TECHNICAL BID

1	Name of the bidder	
2	Constitution	Individual/Partnership/Company
3	Address for communication	
4	Contact person with mobile No.	
5	Registration number of the firm and date of Registration	
6	PAN No.	
7	GST No.	
8	Experience with Proof Certificate in similar lease.	Yes/No
9	Any other relevant information	
10	Bank Name & Account Number	
11	Details of EMD furnished	

(Add separate sheets for scheme/proposal, copy of certificates, PAN, GST and wherever necessary).

Verification: - *The tender should be signed by the authorized signatory verifying that all the details furnished in the tender are true and correct to the best of his/her knowledge and that in case of furnishing any false information or suppression of any material information would lead to rejection of tender besides initiation of penal proceedings by KSINC.*

Sign of Authorized signatory

Signature of bidder



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Appendix-II

PRICE BID

Tender for leasing roof top of KSINC Ferry Terminal

Lease rent for roof-top of KSINC Ferry Terminal per month is
Rs..... for a period of years.

Rupees.....

..... (in words).

I hereby confirm that the rate quoted above is exclusive of all taxes, duties and levies and I shall pay all duties, levies, taxes, etc. as applicable at the time of billing in addition to the amount quoted above and the hike of 5% every year.

Place:

Signature.....

Date:

Name.....

Address.....

DECLARATION

I/We hereby undertake that all the information provided above is correct and true to the best of my knowledge.

Place:

Date

Signature of bidder