Notice Inviting e-Tender No.222 of 2020-21

On behalf of the Executive Officer, Murshidabad Zilla Parishad, the Addl. Executive Officer, Murshidabad Zilla Parishad invites online rate tender (e-Tender) in TWO BID SYSTEM for Operation, Housekeeping, security, electrical and Fire Safety arrangements & management of Tourist Hub premises (3.624 Acre) at Panchananlata, Berhampore, Murshidabad mentioned below from reliable, resourceful, bona-fide and experienced firms / companies / contractors / Engineering Co-operatives having requisite financial capability and sufficient relevant work experience. The details are given below:

<table>
<thead>
<tr>
<th>Name of Work</th>
<th>Particulars</th>
<th>Class of contractor/ Bidder</th>
<th>Base Rate (Rs in lakh)</th>
<th>Securit y Money (Rs in Lakh)</th>
<th>Cost of Tender (inRs)</th>
<th>Contract period (days)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Profitable Items</strong></td>
<td>1. Air-conditioned Auditorium having 860 sitting capacity (Area 9182 Sq. ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2. Air-conditioned Dinning cum Conference Hall having 200 Sitting capacity, projection facility for AV presentation, sound system and Toilet facility (Area 2067 Sq. ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>3. Three (3)A- type (3 nos each 505 sq ft) Eco-cottages (each having two double bedded Air-conditioned Rooms, ) and (two (2) B- type cottage (2 nos. 388 sq ft each) with adjacent car parking space.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4. Two (2) Air-conditioned Eco-cottage bungalows to be managed through SHG for housekeeping only - 935 sq ft (one double bed &amp; single bed AC, Varanah, furniture), 915: (one double bed &amp; single bed AC, Varanah, furniture)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>5. VIP Bungalow: 1017 sq. ft (Double bed AC room-2nos., Single bed AC room-1, furniture and waiting room)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6. Open stage for cultural / folk events (Area 323 Sq. ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>7. One three storied building having non-AC 2 (two) dormitory bed rooms facilities with bathroom and dinning space at each of the upper two floors, care taker &amp; office room at ground floor. (Area at ground 505 sq ft, 1st floor 505 sq ft, 2nd floor 505 sq ft.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>8. Two (2) AC Ceremony halls with attached rooms and toilet facilities. (Area 1822 and 2068 Sq. ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>9. Orchard within in the campus (Full grown Mango-3, Jam-2, jackfruit-2, Bel-1, palm, date, litchi, with area)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>10. One (1) Go-down/ storage facility (854 Sq.ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>11. Car Parking area (Area 7750 Sq. ft).</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>12. Kitchen room-903 Sq. ft</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>13. One Pay &amp; Use Toilet with purified drinking water facility (Free use cards for designated local business entrepreneurs outside the Tourism Hub) to be run by the bidder.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>14. Glass walled hanging cafeteria over a waterbody for light refreshments to be managed through same SHG (as mentioned in Sl No.4) engaged by the Zilla Parishad, who will acts for house-keeping only.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>15. Water body (1125 Sq. ft) with eco-friendly garden, angling provision and having liquid waste management system with necessary facilities.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Operation, Housekeeping, security, electrical and Fire Safety arrangements &amp; management of Tourist Hub premise (3.624 Acre) at Panchananlata, Berhampore, Murshidabad</strong></td>
<td>Bonafide agency/organization having requisite credentials in housekeeping, operation of canteen and similar services at Govt establishments/projects/Tourism facilities of Govt as per detailed terms and conditions.</td>
<td></td>
<td>Rs.15 Lakh/Year</td>
<td>Rs.1.5 Lakh</td>
<td>Rs.10,000</td>
<td>5 Years</td>
</tr>
</tbody>
</table>
B. Non profitable items (to be managed by the accepted bidder)

1. One Tour Operator Office (505 sq ft) provided by the authority.
2. Beautiful landscaping, garden, park with Statue and Mural.
3. Campus music systems, CCTV Coverage installed by the authority.
4. Wi-Fi facilities set up by the authority.
5. Ready DG set up(s) for load shedding period back-up.

C. Other amenities to be provided by the Zilla Parishad

1. All the Eco-cottages/bungalows will have exist tie auto cut electric systems
2. Two Museums (Historical & Zoological) with light & sound show and this will be managed by other expert organization of this field as decided by the Zilla Parishad
3. One (1)ATM Facility.
4. One (1)SHG run Sales Counter
5. Online Booking facilities through Zilla Parishad Website.

IMPORTANT DATES

<table>
<thead>
<tr>
<th>PARTICULAR</th>
<th>DATE &amp; TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Publication of E-NIT</td>
<td>06/07/2020 at 6.00 pm</td>
</tr>
<tr>
<td>Document download start Date &amp; Time</td>
<td>06/07/2020 at 6.00 pm</td>
</tr>
<tr>
<td>Document download end Date &amp; Time</td>
<td>31/07/2020 at 4.00 pm</td>
</tr>
<tr>
<td>Pre-bid Meeting (Date &amp; Time)&amp; Site Visit</td>
<td>15/07/20 at 2 pm</td>
</tr>
<tr>
<td>Panchanantala, Berhampore, PIN 742101</td>
<td></td>
</tr>
<tr>
<td>Bid submission start Date &amp; Time</td>
<td>15/07/2020 at 6.00 pm</td>
</tr>
<tr>
<td>Last date &amp; time of online submission of</td>
<td></td>
</tr>
<tr>
<td>Technical Bid and Financial Bid.</td>
<td>31/07/2020 at 6.00 pm</td>
</tr>
<tr>
<td>Date &amp; Time of opening of Technical Bid in</td>
<td></td>
</tr>
<tr>
<td>the Office of the Executive Officer, Murshidabad Zilla Parishad</td>
<td>03/08/2020 at 4.00 pm</td>
</tr>
</tbody>
</table>
Intending bidders may download tender documents from e-procurement portal [http://wbttenders.gov.in]. The notice duly filled in all respect should be submitted online upto 18.00Hours (as per server clock) on 31.07.2020. Murshidabad Zilla Parishad does not take any responsibility for the delay caused due to non-availability of Internet connection or traffic jam etc. for on-line bids.

 Necessary Earnest Money and Cost of Tender Paper will be deposited by the bidder electronically: online – through his net banking enabled bank account, maintained at any bank or: offline – through any bank by generating NEFT/RTGS challan from the e–tendering portal [http://wbttenders.gov.in]. Intending Bidder will get the Beneficiary details from e–tender portal with the help of Digital Signature Certificate and may transfer the EMD from their respective Bank as per the Beneficiary Name & Account No., Amount, Beneficiary Bank name (ICICI Bank) & IFSC Code and e–Proc Ref No. Intending bidder who wants to transfer EMD through NEFT/RTGS must read the instruction of the Challan generated from E–Procurement site. Bidders are also advised to submit EMD of their bid, at least 3 working days before the bid submission closing date as it requires time for processing of Payment of EMD. Bidders eligible for exemption of EMD as per Govt. rule may avail the same and necessary documents regarding the exemption of EMD must be uploaded in the EMD folder.

THE FOLLOWING DOCUMENTS SHOULD BE UPLOADED WITH THE TENDER :

2. Credential Documents of last 5 years showing operation, housekeeping, managing canteen or similar services at Govt establishments/projects/Tourism sectors under Govt./ PSU/Local Govt.
3. Valid Food Safety license issued by Government.
4. Minimum audited annual turnover of Rs.50 Lakh of last 3 Financial Years.
5. Security money amounting to Rs.1.5 Lakh and cost of tender paper amounting to Rs.10,000 to be deposited through challans and scanned copy to be uploaded with tender documents.
6. EPF registration certificate, Labour insurance certificate.

The date for opening of financial bid documents of the technically qualified bidders will be announced later. No individual intimation will be given for Prebid Meeting and Site Visit. The date for opening of financial bid documents and name of the technically qualified bidders will be announced after completion of technical evaluation. Interested bidder may remain present during opening of Technical Bid at Zilla Parishad Office.
1. The quoted rate should be AT PER or ABOVE the Reserve Price and should be excluding of GST. The rate should be quoted in percentage rate. GST will be charged as per Govt. norms.

2. Financially qualified bidder will have to deposit the entire quoted amount including GST in advance within 7 (seven) days from the date of opening of Financial Bid, otherwise his/her bid will be cancelled and ED stands forfeited. After that fresh tender will be invited.

3. The Applicant should be legally competent to enter into a contract in India as per Indian Constitution and RBI Guidelines.

4. During the scrutiny, if it come to the notice to tender inviting authority that any paper found incorrect/manufactured/fabricated, that bidder would not allowed to participate in the auction and that application will be out rightly rejected without any prejudice.

5. All the uploaded documents should be organized in proper order in the respective folders assigning names to the individual documents.

6. The Applicant may be an individual person, registered partnership firm, trust, registered co-operative society, incorporated public or private limited company, State Governments, Central Govt. Departments, Public Sector Undertakings/ Govt. Autonomous Bodies/Local Self Govt. etc.

7. In case the application is being submitted by an entity (other than an individual i.e. a firm/company/etc), the application shall be accompanied by inter-alia, a duly executed authorization (power of attorney signed by functional directors or Board Resolution etc.) in favour of the authorized signatory.

8. In case of an application made on behalf of a company or a registered partnership firm or registered co-operative society or trust, the Application shall be, inter-alia, accompanied by a notarized copy of the deed, MoA, AoA, certificate of incorporation /registration with concerned Government authority and such other charter documents thereof as may be relevant.

9. In case of application made by a minor, it should be through legal or natural guardian. In case of a minor, age proof and name of guardian is required along with submission of proof of guardianship.

10. In connection with the auction, Arbitration will not be allowed.

11. The bidder will have to abide by the rules and regulations of the Local Authority with respect to transfer or use of the said property

12. To the best of knowledge and information of the Authority, there are no other encumbrances as mentioned in the chart above. Statutory dues like property taxes, P-Tax, taxes for essential commodities etc. are the liability of qualified bidder(s).

13. The secured Asset(s) / property (ies) is / are offered for lease on "As Is Where Is", "As Is What Is", "Whatever There Is" And "No Recourse" Basis. The Authority does not undertake any responsibility to procure any permission / license etc. in respect of the secured asset(s)/immovable property(ies) offered for sale or for any dues / charges including outstanding water/service charges, transfer fees, electricity dues, dues of the local authority and /or any other dues, taxes, encumbrances if any, in respect of the said immovable secured asset (s) / immovable property(ies).

14. Tenders/bids with conditional offers shall be treated as invalid. Incomplete Tenders/bids will also not be acceptable.

15. This Authority reserves its right to accept or reject highest, any or all offer (s) without assigning any reason and in case all the offers are rejected, either to hold negotiations with any of the tenderers/bidders or to lease the secured asset(s) / immovable property(ies) through private negotiations with any of the tenderers/bidders or any other party / parties. The Authority's decision in this behalf shall be final and binding.

16. The Authority will be at liberty to amend/modify/delete any of the above conditions at its sole discretion as may be deemed necessary or warranted in the light of the facts and circumstances of the case without giving any further notice to the bidders/tenderers and the tenderers/bidders shall be deemed to have accepted such revised terms and would accordingly be bound by them.
17. If the offered rate of the Bidder is accepted by this Parishad, an agreement will be made between the two Parties as per terms & Conditions of this Office. Maximum rate that may charged from the public for each type of facilities will be decided during signing of agreement. However, rate shall be compatible with prevailing market rates.

18. This office will have the right to book any or all infrastructures of Tourist Complex/Hub in Seven (07) days’ notice in need. In that case booking fees (excluding foods) will be free of cost for the days not exceeding Fifty (50) days in total in any Financial Year. Any booking by the agency in that case will stand cancelled. In case of conflict of date, this Parishad will be given priority in such situation.

19. Any repair/renovation/removal, if requires, the expenditure for the said work will be borne by the bidder with prior intimation to this office. No structural changes without permission will be allowed inside the Tourism Hub.

20. If requires, any addition / alteration within the Tourist Complex/Hub, shall be made only after prior approval of the Authority of this Parishad.

21. Furnished Tourist Complex/Hub will be handed over to the Highest Bidder from this Parishad as per asset list (inventory) and shall be returned to Zilla Parishad unharmed in case of expiry of lease/cessation of the possession.

22. A rent structure/fees for each of the establishments within the Tourism Hub will be included into the final agreement with the accepted bidder.

23. Murshidabad Zilla Parishad reserves the right to accept or reject any quotation without assigning any reason.

**Other terms & conditions**

A. **The lease will be valid for a period of 5 (Five) years**

B. The lease rent is subject to increase after 3 years @ 5% of initial rent for the remaining two years of lease period.

C. No advertising material will be displayed in, around and over the hub without prior consent in writing from the Authority.

D. If the Lessee fails to operate the Hub to the satisfaction of Zilla Parishad, it will have right to terminate the lease at any time.

E. Sub-lease by the Lessee is strictly prohibited and Lesser has the absolute right to terminate the lease, if it is found so.

F. **The Lessee will undertake to pay advance lease rent of 12 months/1 year (adjustable with EMD for 1st lease rent) directly at the office of Zilla Parishad before the agreement. Subsequent lease rent for the next year must be paid in advance within last date of the 11th month of 1st year lease period.** In case of delay or default on the part of the LESSEE in payment of lease rent and other charges payable to lessor, the lease will be terminated.

G. The Lessor will give possession of Tourist Hub to the lessee with all facilities of sanitary arrangement, plumbing and electrical equipment with points and the main meter has been affixed in some conspicuous part of the ground floor and the Lessee shall pay the electric charges as well as other Local body taxes as may be levied against each Unit holder, maintenance charges of plumbing & electrical equipment, decoration charge of exterior, maintenance charges, charge for guard & cleaner, sweeper etc.

H. **The Lessee will obtain possession the Tourist Hub in good & befitting working condition with all equipments but they shall have no right to encroach or impede any portion outside the said area.** The lessee will neither be entitled to claim any right of keeping any articles outside of leased area nor have right to make any additions and/or alterations of the leased area so allotted and/or taken under this lease without permission of the Zilla Parishad.

I. Cooking is allowed only using LPG in the specified area maintaining all safety protocol.

J. **The lessee can charge users subject to maximum limit as per agreement to be made later.**
K. Parking fee can’t be taken from any Govt. vehicle. All bungalows will have designated space for boarders’ car parking.

L. Open space/ sitting arrangement in the Tourist Hub will be of free of cost for the users and entry is unrestricted. The maintenance charges, electricity charges, cleaning, sweeping charges, local body taxes, etc. of all the establishments except museums will be borne by the lessee.

M. Lessee shall be bound to pay all fees, rent, taxes, charges etc. for components as mentioned in A and B of the Page No.1. Only charges for the C will be borne by the authority i.e. Lessor.

N. Apart from the component, equipment, furniture with in properties handed over to the successful bidder, other necessary articles to be provisioned by the bidder himself/herself.

O. Cost of electric bills of all leased installation including campus is to be borne by the agency.

P. The amenities like cable / dish connection to Bungalows, Wi-Fi etc. are to be borne by the agency.

Q. The water outlets fixed in the campus area will have free access to the public. Charge for drinking water, if collected from the purifiers installed near Public Toilet may be reasonable. The system is to be maintained by the agency.

Covenants and Restrictions

A. Not to do any act, deed or thing or obstruct the construction and completion of the said building in any manner whatsoever notwithstanding any temporary obstruction in the Lessees enjoyment of the said unit.

B. Not to throw dirt, rubbish or other refuse or permit the same to be thrown or accumulated in the said unit or in the compound or any portion of the said building excepting in the spaces for garbage to be provided in the ground floor of the said building.

C. Not to store or bring and allow to be stored and brought in the said unit any goods of hazardous or combustible nature or which are so heavy as to affect or endanger the structures of the said building or any portion of any fittings or fixtures thereof including windows, doors, floors etc. in any manner.

D. Not to hang from or attach to the beams or rafters any articles or machinery which are heavy or likely to affect or endanger or damage.

E. Not to fix or install air-conditions in the said unit save and except at the places that have been provided and/or authorized in the said unit for such installation.

F. Not to do or cause anything to be done in or around the said unit which may cause or intend to cause or tantamount to cause or affect any damage to any wall, flooring or ceiling of the said unit or adjacent to the said unit or in any manner, interfere with the use and right and enjoyment of any passage or amenities available for common use.

G. Not to damage or demolish or cause to be damaged or demolished the said unit or the fittings and fixtures thereto or any part thereof at any time.

H. Not to close or permit the closing of verandahs, lounges and lobbies and common parts and portions and also not to alter or permit any alteration in the elevation and outside colour scheme of the exposed walls of the verandahs, lounges or any external walls or the facade of external doors and windows including grill of the said unit which in the opinion of Lessor may affect the elevation in respect of the exterior walls of the said new
building.

I. Not to do nor permit to be done any act or thing which may render void and make voidable any insurance in respect of the said Unit or any part of the said building or cause increased premium to be payable in respect thereof if the said building insured.

J. Not to make in the said unit structural addition and/or alteration such as beams, columns, partition walls etc. except with the prior approval in writing from the concerned authority.

K. Not to use the said unit or permit the same to be used for any purposes whatsoever other than Food court having purposes and shall not use for the purpose which may or is likely to cause nuisance or annoyance to occupiers of the other portions of the building or to the Owners and occupiers of the neighbouring premises or for any illegal or immoral purposes whatsoever and similarly shall not keep in the parking space anything other than private motor car or motorcycle and shall not raise or put up any kutcha or pucca construction thereon or on any part thereof and shall keep it always open as before.

L. Not to use the parking space or permit the same to be used for any purpose whatsoever other than parking space.

M. Not to park any car on the parkway or open spaces of the said building or at any other place except the space allocated to him, if any and shall not cause obstruction of free passage of any occupants or their guest.

N. Not to park cars either in the Car parking spaces or in any other places in such way to obstruct the movement of other cars.

O. No animals or pets, which may cause annoyance to any other owner/occupiers of the other units in the said building, shall be kept in the said unit.

Addl. Executive Officer
Murshidabad Zilla Parishad.

Memo No.: 2546 (17)/ZP

Copy of NIT No. 2019-20 forwarded for information to:-

1. Sabhadhipati, Murshidabad Zilla Parishad.
2. Sahakari Sabhadhipati, Murshidabad Zilla Parishad.
3. All Karmadhakshya, Murshidabad Zilla Parishad.
4. Member, Tender & Purchase Committee, Murshidabad Zilla Parishad.

Dated: 03-07-2020

Addl. Executive Officer
Murshidabad Zilla Parishad

Memo No.: 2546/1(S)/ZP

Copy of NIt No. 2019-20 forwarded for information to:-

5. District Magistrate, Murshidabad.
6. Secretary, Murshidabad Zilla Parishad
7. FC & CAO, Murshidabad Zilla Parishad
8. District Engineer, Murshidabad Zilla Parishad.

Dated: 03-07-2020

Addl. Executive Officer
Murshidabad Zilla Parishad
Copy of NiE No.2/2019-20 forwarded with a request to display in the Notice Board to:-

10. Sub-Divisional Officer, Sadar / Domkal / Lalbagh / Kandi / Jangipur.
11. DIO/DIA, NIC, Murshidabad with a request to publish the notice in the District Website.
12. Computer Assistant (Sri Abir Kanti Ghosh), Murshidabad Zilla Parishad with a request to upload the Quotation Notice in the Departmental Website (http://wbtenders.gov.in) of P&D Department upto 6.00 PM of 06/07/2020

Addl. Executive Officer
Murshidabad Zilla Parishad

Memo No.2/3/2020

Copy forwarded for information to:-

1. Directorate of Information & Public Relations, Block-I, Top Floor, Writers' Buildings, Kolkata-I.
2. District Information Officer, Murshidabad.
3. Assistant Labour Commissioner, 120, B.B. Sen Road, Berhampore, Murshidabad.

Addl. Executive Officer
Murshidabad Zilla Parishad