



# KERALA STATE ROAD TRANSPORT CORPORATION

TRANSPORT BHAVAN, FORT, THIRUVANANTHAPURAM-695 023

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TENDER No. **S001-ES04/1/2026-EST**

Dtd: **02.02.2026**

## **NOTICE INVITING TENDER (NIT)**

**E-TENDER CUM AUCTIONS ARE INVITED FROM REPUTED, EXPERIENCED AND FINANCIALLY SOUND BIDDERS FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF A SUITABLE TOURISM - ORIENTED PROJECT IN 2 ACRES OF VACANT LAND OWNED BY KSRTC AT MUNNAR, ON LICENSE BASIS, FOR A PERIOD OF 10 YEARS EXTENDABLE FOR ANOTHER 10 MORE YEARS (ON AN ESCALATION OF 15% OF LICENSE FEE EVERY 3 YEARS ON COMPOUNDING BASIS).**

a	Tender No. & Date	TENDER No. S001-ES04/1/2026 EST Dtd: 02.02.2026
b	Tender Details	E-Tender cum Auctions are Invited from Reputed, Experienced and Financially Sound Bidders for The Development, Operation and Maintenance of a Suitable Tourism-Oriented Project in 2 Acres of Vacant Land Owned by KSRTC at Munnar, on License Basis, for a Period of 10 Years Extendable for Another 10 More Years (On an Escalation of 15% of License Fee Every 3 Years on compounding basis).
c	Place of Opening	Kerala State Road Transport Corporation, Transport Bhavan, Fort, Thiruvananthapuram.
d	Tender Form Fees (Non Refundable)	Rs.17,700/- (Rs. 15,000/-+ GST@ 18%) (Rupees Seventeen Thousand Seven Hundred only)
e	Earnest Money Deposit. (EMD) EMD Exemption NOT allowed.	Rs. 5,00,000/- (Rupees Five Lakhs Only)
f	Mode of Payment of EMD & Cost of Tender	Online through SBI Internet Banking/NEFT through e-procurement portal. EMD & Tender Fee should be remitted as a single transaction. Split payment is not allowed.
g	Mode of Submission of Tender	Tender should be submitted online through e-GP website: <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a>
h	Contact address/ Telephone nos. for help in case of any doubt in NIT	Estate Officer, KSRTC, Telephone No: 0471-2471011, (Extn: 232) Mob: +91 9188619384
i	Contact address/ Telephone nos. for help in case of any doubt in e-tendering process (Help desk)	Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram. - 695004 Ph: 0471 - 2577088, 2577188; Toll free No.18002337315; e-mail: <a href="mailto:etendershelp@kerala.gov.in">etendershelp@kerala.gov.in</a> Website: <a href="http://www.etenders.kerala.gov.in">www.etenders.kerala.gov.in</a>
j	Tender inviting Authority	Chairman and Managing Director, Kerala State Road Transport Corporation, Transport Bhavan, Fort, Thiruvananthapuram -695023

## **1. INTRODUCTION**

Kerala State Road Transport Corporation (KSRTC) is the sole public transport undertaking in Kerala constituted under the provisions of the Road Transport Corporation Act, 1950 has decided to award license to the successful bidder for the Development, Operation and Maintenance of a Suitable Tourism-Oriented Project in 2 Acres of Vacant Land Owned by KSRTC at Munnar, on License Basis with an intention to facilitate better amenities/hospitality to the Tourists, Public and passengers.

## **2. NAME OF WORK**

Development of a **Tourism - Oriented Project** in **2 Acres of Vacant Land of KSRTC at Munnar** on License Basis.

## **3. PROJECT LOCATION**

KSRTC vacant land measuring approximately **2 acres at Munnar**, Idukki District, Kerala.

Accessibility: Located along NH 85, ensuring easy connectivity.

## **4. PROJECT PERIOD**

- **Initial Project Period: 10 (Ten) Years**
- **Extendable: Further 10 (Ten) Years**, subject to satisfactory performance and at the sole discretion of KSRTC, on an Escalation of 15% of License Fee Every 3 Years. On mutually agreed terms and conditions.

## **5. NATURE OF THE PROJECT**

- The project involves utilisation of a large land parcel under a long term license, capital intensive development, public oriented commercial and service activities and requirement for obtaining multiple statutory approvals and permissions.
- The project shall complement the Budget Tourism activities of KSRTC in which the customers shall be provided with hygienic food, refreshment, restroom, boarding facilities etc at affordable rates.

- The bidder shall propose a project that is **environmentally sustainable**, compliant with local laws and feasible within the land extent offered.
- Only **temporary structures / non-permanent constructions** shall be permitted.
- No permanent civil constructions shall be allowed under any circumstances.

## **6. SCOPE OF WORK**

The successful bidder shall:

1. Conceptualize, design, finance, construct, operate and maintain the proposed tourism-oriented project.
2. Complete construction within the stipulated time including the rent-free period.
3. Operate the project for the entire license period at their own cost and risk.
4. Hand over vacant and peaceful possession of the land to KSRTC on expiry or termination of the license.

## **7. LAND UTILIZATION**

- The bidder shall clearly mention:
  - The extent of land required (up to a maximum of 2 acres).
  - The type of project proposed.
  - Confirmation that the proposed project is permissible as per applicable rules and regulations.
- KSRTC reserves the right to approve or reject the proposed land extent and project concept.
- KSRTC reserves the right to seek clarifications or additional information, conduct due diligence. Also KSRTC has the right to reject the bids that are found to be financially, statutorily or practically un viable. The decision of the CMD, KSRTC shall be final in this regard.

## **8. STATUTORY APPROVALS AND PERMISSIONS**

- All **statutory approvals, licenses, clearances and permissions** required for implementation and operation of the project shall be obtained **entirely by the successful bidder** at their own cost.
- This includes, but is not limited to, approvals from Local Self Government Institutions, Tourism Department, Environment authorities, Fire & Safety, Pollution Control Board, and any other statutory body.
- KSRTC shall not be responsible for any delay or rejection of approvals.

## **9. PRE QUALIFICATION CRITERIA**

1. A Bidder shall be a Public Limited Company or Private Limited Company duly incorporated and registered under the applicable laws of India.
2. The bidder shall have been incorporated and in continuous operation for a minimum period of 20 years as on date of submission of the bid.
3. The bidder should have GST Registration.
4. The bidder should have minimum Annual Turnover of **₹200 Crores (Rupees Two Hundred Crores only)** per year during the **last three (3) financial years**.
5. **Net Worth:** Positive net worth of minimum **₹ 5 Crores** as per the latest audited balance sheet and in accordance with applicable government norms/rules. Audited financial statements for the last **three (3) financial years** shall be submitted.
6. The bidder shall not be blacklisted by the Central Government/ any State Government /any State Government Undertakings.
7. The EMD shall be forfeited for defective submission of tenders and the consequent disqualifications.
8. Defaulters of KSRTC in payment of license fee and other violations of terms and conditions in earlier business with KSRTC shall be disqualified.
9. Bidders those who are having unsettled disputes /unnecessary litigation with existing contracts with KSRTC will be considered Disqualified.
10. The bidder has to submit suitable project based on the conditions of this NIT which will be evaluated by a committee constituted in KSRTC based on long term sustainability of the project, compliance with statutory and

regulatory provisions, financial capability and organisational stability and feasibility of implementation with minimal approval related risk. Any project which is not as per the scope and nature defined in this NIT will be summarily rejected and such bidder will not be considered for further evaluation.

#### **10. LICENSE FEE (FINANCIAL BID)**

- The bidder shall quote the **maximum License Fee per month** payable to KSRTC for the **entire project area**.
- The project area is approximately 2.0 acres and the bidder shall propose the project within the available area after considering all the statutory aspects. The bidder shall assess the available area before participating in the tender and the license fee quoted shall be for utilising the entire area. Any request for reduction in the quoted amount will not be considered for any reason.
- The highest license fee quoted (H1) shall be considered for award, subject to fulfilment of all tender conditions.
- The license fee shall be quoted in **Indian Rupees**.

#### **11. RENT FREE PERIOD**

- A **rent-free period of Six (6) months** from the date of agreement shall be allowed. 50% of the license fees will be applicable after the expiry of six months and up to Nine (9) months from the date of agreement.
- The construction and commissioning of the project shall be completed within the above period.
- 100% License fee shall become payable immediately after the expiry of 9 months from the date of agreement or from the date of commencement of business whichever is earlier.

#### **12. SECURITY DEPOSIT**

- The successful bidder shall remit a **Security Deposit** equivalent to an amount of **three months license fees** before execution of the agreement.
- The Security Deposit shall be refundable without interest after successful completion of the license period, subject to fulfilment of all conditions.

### **13. MODE OF SUBMITTING TENDERS**

Tender documents shall be submitted through e-Tender.

One for **Pre- Qualification Bid** and the other for **Price Bid**.

#### **Documents to be uploaded along with Pre-Qualification Bid**

- a. Tender form duly filled and signed by the bidder (All pages duly filled signed and Stamped by the bidder along with Appendix-I, Annexure I)
- b. General information about the Bidder (Annexure II).
- c. Annual Turnover Statement.(Annexure III)
- d. An affidavit as per format in Annexure- IV (Anti-Blacklisting Affidavit No unsettled disputes/ unnecessary litigation , and also are not defaulters in payment of licence fees or penalties or having any type of existing unpaid financial obligation) attested by NOTARY.
- e. Proposed project site map for the project (Annexure- V)
- f. Documentary details of proposed project.
- g. Self attested copy of valid Aadhar Card, PAN Card of bidder.
- h. Valid GST Certificate in the name of the entity participating in e-tender.
- i. Self attested copy of Registration Certificate by the authorized signatory, in case of company.
- j. Self attested copy of partnership deed by the all partners or authorised partner in case of Partnership firm.
- k. Security money/EMD for the requisite amount. (e-payment).
- l. Receipt of copy of tender form(e-payment)
- m. Proof of experience as mentioned in this NIT.
- n. Any other document/information as mentioned in the Tender document.

### **14. GENERAL CONDITIONS OF THE CONTRACT**

- a. Bidder should have availed a valid statutory license.
- b. The bidder can sublet the licensed space, either in whole or in part, to others with such rents and deposits as may be mutually agreed between

the Licensor and the sub-licensees, strictly subject to and in adherence of the terms and conditions stipulated in the tender document.

- c. KSRTC shall not have any responsibility for any actions of the sub-licensees; instead, the Licensor of KSRTC shall always be bound responsible for all and every actions of the sub-licensees and also shall indemnify KSRTC for any loss, damages, expenses etc., due to such actions.
- d. The entire water and electricity charges for the licensed space shall be borne by the successful bidder and shall remit the same without any default and KSRTC shall not be responsible for any such default by the successful bidder.
- e. All statutory payments or any other levies or taxes shall be paid by the successful bidder and KSRTC shall not be responsible for any such default by the bidder.
- f. Any claim raised during the operation of the project in any means shall be settled by the successful bidder and KSRTC shall not be responsible for any such claims.
- g. The entire operation of the project including the deployment of manpower as per applicable laws shall be the responsibility of the successful Bidder.
- h. Bidders should remit the required Tender Form Fee and Earnest Money Deposit (EMD) in 'Online mode' through SBI/NEFT, as per 1(e) and 1(f) of the Notice Inviting Tender. No exemption in the case of EMD and Tender form Fee. Bidders should ensure and convince themselves that the online payments made by them have been successfully transferred. KSRTC shall under no circumstances be responsible for failed transaction of the payments due to non-compliance of any online banking procedure and consequent rejection of tender.
- i. The area of the proposed site is approximately 2 acres. The bidder should quote the maximum License Fee per month exclusive of taxes and levies for the proposed site.**
- j. Normally license will be awarded to the bidder who quotes the highest amount in e-tender and in the E-auction. The total monthly license fee will

be based on entire area occupied for the project. The decision of the Chairman & Managing Director on all matters arising out of this Notice / Contract will be final, conclusive and legally binding on all parties concerned.

- k. Opening of E-Tender and E-Auction will be done at the time and date noted in the e- tender portal at the Office of the Chairman and Managing Director, KSRTC.
- l. The fabrication of the building/ temporary structures meeting all the standards shall be completed within Nine (9) months from the date of agreement.
- m. The Bidder is responsible to remove the building/ temporary structures or any other constructions from the proposed land within 45 days from the date of expiry of the contract period or early termination of the contract. The Bidder shall not resort for any operation after completion of the contract period or early termination.
- n. In case the Bidder operates after completion of contract period or from the date of termination of contract, for whatsoever reasons, the Bidder is liable to pay penalty as decided by the corporation, for unauthorized operation.
- o. If the Bidder fails to remove the related materials or constructions within the stipulated period, the Corporation shall have the right to remove or take over the said constructions/buildings into its possession. The Corporation shall further be entitled to adjust any deposits made by the Bidder towards the cost of such removal, and the Bidder shall have no right whatsoever to claim possession, ownership, or compensation in respect of the same.

## **15. TENDER PROCESS:**

The tender evaluation will be undertaken in four rounds.

**Round 1 - Opening of technical bid documents**

**Round 2 - Document evaluation.**

**Round 3 - Opening of Price Bid.**

**Round 4 - e-Auction.**

**Round 1-** Opening of Pre-Qualification bid documents:- The documents uploaded shall be opened at the time and date mentioned.

**Round 2:** Document evaluation:- The terms and documents submitted as part of the bids shall be scrutinized by the Tender Inviting Authority. The Tender Inviting Authority may call for additional documents/clarifications through e-tender portal. The list of those who come out successfully of the evaluation of the documents as well as those rejected (with reasons for rejections) will be published on the website of KSRTC ([www.keralartc.com](http://www.keralartc.com)), and objections/remarks against the list will be invited. The objections/ remarks received before the date and time specified in the notice will be considered by the Tender Inviting Authority and the final list of successful bidders of round 2 will be published.

**Round 3:** Opening of Price Bid.

**Round 4:** e-Auction:- The bidders shall seek the assistance of Kerala State IT Mission, e- Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram 695004. Help Desk No. Ph: 0471-2577088, 2577188; Toll free No.18002337315; e-mail: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in); Website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) and make himself conversant with procedure of E-Auction related with e-Tender. KSRTC shall under no circumstance be responsible for any failed e Auction transactions cum procedures.

## **16. OPENING OF PRICE BID**

1. The PRICE BID of those bidders, who satisfied all of the Prequalification Criteria, shall only be opened for further consideration. The PRICE BID of those bidders who do not satisfy even any one of the pre-qualification condition will not be opened.
2. Opening of e-Tender will be done at the time and date noted in the e-Tender portal at the Office of the Managing Director, KSRTC.
3. The bidders have the liberty to resubmit fresh tender/documents till the last date and time of submission of the e-tender.
4. Resubmission of offer will not be allowed after the time and date fixed for bid submission. The offer once made cannot be withdrawn or modified after

the closing of e-tender under any circumstances. Withdrawal or modification of the offer once made in e-Tender will be resulted in the forfeiture of EMD remitted. In such cases the bidder will not have the right to claim the refund of EMD.

5. The Chairman and Managing Director KSRTC reserve the right to make any modifications or additions in this notice in the event if it is felt that it is in the public interest.

## **17. AGREEMENT**

- The successful bidder shall execute an Agreement (Licence Deed) within 30 days from the date of receipt of the Provisional Confirmation Order in stamped paper worth Rs.500/- (Rs. Five Hundred only) as per the draft prescribed with KSRTC.
- All terms and conditions shall be governed by the agreement and the agreement once executed shall be renewed on completion of every 3 years with applicable hike in the license fees on compounding basis.

## **18. GENERAL INSTRUCTIONS TO BIDDERS**

- a) Tender shall be submitted in English Language only.
- b) Firms who are not blacklisted by KSRTC or by Govt. of Kerala can participate in the tender.
- c) In case of NEFT, remittance should be made only to the 22 digit beneficiary account number as seen in the remittance form which is available in the e-portal while submitting tender.
- d) **ON LINE PAYMENTS:-**

The bidders shall seek clarification from **Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram 695004. Helpdesk No. Ph: 0471 - 2577088, 2577188; Toll free No. 18002337315; e-mail: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in); Website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in)** and make himself conversant with procedure for online payment of the Tender Fee and EMD. KSRTC shall under no circumstance be responsible for failed transactions due to non compliance of the above procedure.

- e) The bids will be opened online through the e-GP website [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) at the KSRTC, Transport Bhavan, Fort, Thiruvananthapuram. If the e-Tender opening date happens to be a holiday or non-working day due to any valid reason, the Tender opening process will be done on the next working day at the same time and place specified. Any change in the opening date/time/venue due to other reasons shall be informed by way of Corrigendum published in the e-GP website.
- f) DIGITAL SIGNATURE CERTIFICATE:- Bidders will have to procure legally valid Digital Certificate as per Information Technology Act, 2000 for digitally signing their electronic bids. Bidders can procure the same from any of the license certifying authority of India. For obtaining Digital Signature Certificate and help on e-tendering process, please contact **Kerala State IT Mission, e-Government procurement PMU & Help desk, Saankethika, Near EPF Office, Vrindavan Gardens, Pattom, Thiruvananthapuram 695004. Help Desk No. Ph: 0471 - 2577088, 2577188; Toll free No. 18002337315;** e-mail: [etendershelp@kerala.gov.in](mailto:etendershelp@kerala.gov.in) Website: [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) on all government working days from 9.30 A.M to 5.30 P.M.
- g) Bidders are advised to note the Tender ID and Tender No. & Date for future reference.
- h) All uploaded scanned documents should contain the signature and the office seal of the bidders and should be digitally signed while uploading in e-tender portal. Documents uploaded without digitally signing shall entitle rejection of the Tender.
- i) The digitally signed Tender document and other specified documents shall be submitted online through the e-GP website [www.etenders.kerala.gov.in](http://www.etenders.kerala.gov.in) well in advance before the last date and time. No submission shall be allowed after the last date mentioned.
- j) Bidders are advised to go through all conditions of the Notice Inviting Tender and the Tender documents carefully and to comply them to avoid rejection of their tender.

k) Furnishing of any false information / fabricated document would lead to rejection of the tender at any stage.

l)The bidder shall bear all costs associated with the preparation and submission of its bid and Kerala State Road Transport Corporation, Thiruvananthapuram, hereinafter referred to as "Tender Inviting Authority", will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process.

m)Conditional tenders will be summarily rejected.

### **TENDER INVITING AUTHORITY**

**I/We hereby accept all the above terms and conditions in its entirety.**

Signature of bidder:

Name of bidder:

Address of bidder:

Mobile No. of bidder:



## KERALA STATE ROAD TRANSPORT CORPORATION

### Appendix-I

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**S001-ES04/1/2026-EST**

**Dtd: 02.02.2026**

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**E-TENDER CUM AUCTIONS ARE INVITED FROM REPUTED, EXPERIENCED AND FINANCIALLY SOUND BIDDERS FOR THE DEVELOPMENT, OPERATION AND MAINTENANCE OF A SUITABLE TOURISM - ORIENTED PROJECT IN 2 ACRES OF VACANT LAND OWNED BY KSRTC AT MUNNAR, ON LICENSE BASIS, FOR A PERIOD OF 10 YEARS EXTENDABLE FOR ANOTHER 10 MORE YEARS (ON AN ESCALATION OF 15% OF LICENSE FEE EVERY 3 YEARS ON COMPOUNDING BASIS).**

1. The Tender Form containing the tender conditions can be downloaded from the e-Tender site. The cost of tender form shall be paid through e payment. Cost of tender form is not refundable under any circumstances.
2. The area of the proposed site is measuring approximately **2 acres**
3. **The bidder should quote the maximum License Fee per month payable to KSRTC for the entire project area exclusive of taxes and levies.**
4. On satisfactory performance and on completion of a period of Three years from the date of initial agreement, there will be an escalation of 15% of license fee, on compounding basis. The escalation is applicable for the entire contract period of 10 years and in the extended period of 10 more years.
5. The licence will be confirmed to the Party who quotes the highest amount in the Tender.
6. The Corporation shall normally accept the highest offer in the e-tender but the Corporation reserves the right to accept or reject any of the tenders without assigning any reason whatsoever, if such a step is deemed necessary to safeguard the interest of the Corporation.
7. The "H-1" Bidder will be selected as the Successful Bidder after the approval from the Competent Authority and henceforth he will be issued a "Provisional Confirmation Order" by the Procuring authority and communicated to the Successful Bidder by email.

8. The bidder should specify in the tender the experience he possesses and the extent of the present business in the relevant field.
9. The Earnest Money of Rs. 5,00,000/- should be remitted through e-payment along with e-tender.
10. If any bidder withdraws his tender on or after the specified/prescribed time for opening Tender, the EMD shall be forfeited forthwith. Withdrawal of tender by the successful bidder will entail forfeiture of EMD without further notice. Moreover, the difference in amount between the highest bidder and the second highest bidder will also be realised from the successful bidder invoking provisions of Kerala Revenue Recovery Act, 1968 as the case may be. The loss sustained due to the withdrawal of successful bidder will be realised from the bidder on any manner Corporation may think fit.
11. Three months license fees as security deposit and 6 months license fees + GST to be remitted within 30 days from the receipt of the provisional confirmation order (Shown in Annexure I).
12. The amount remitted as Security Deposit will be released to the party after the satisfactory completion of contract period without interest. In the event of failure on the part of the licensee to remit the instalments in the manner specified herein, interest @18% per annum for the defaulted days for each monthly instalment shall be realised (i.e. interest will be calculated from the 1st day of the respective month). The security amount will be refunded to the licensee after the expiry of the licence period and after the successful completion of the contract period and upon clearance of taxes, if any, statutory levies etc., if any, due to Government or local bodies, as well as after deducting liability if any. Default of any monthly instalment beyond thirty days shall not be allowed under any circumstances and the Corporation reserves the right to cancel the contract in such cases, without prior notice. The licensee is liable to compensate the Corporation the loss, if any, so sustained.
13. The successful bidder shall be required to execute an Agreement (Licence Deed) in stamped paper worth Rs.500/- (Rs. Five Hundred only) as per the draft prescribed by the Corporation embodying the conditions specified herein and such other terms and conditions as may be decided from time to time if found necessary.

14. The electoral ID card & Aadhar card number of the licensee and witnesses has to be entered in the agreement and it's self attested copy should be made part of Agreement.
15. TERMINATION CALUSE: In the case of failure of the successful bidder to fulfil the conditions herein stated, before the commencement of the contract or to remit the payment of the monthly instalments on the due dates or to abide by the terms and conditions of the agreement, the Chairman & Managing Director will have the right to cancel the contract and to award the contract to another contractor or to carry out the project by the Corporation as Corporation deems it fit and any amount paid by the licensee to the Corporation will be forfeited. Besides the licensee shall be liable for any loss caused to the Corporation by reason of cancelling the contract. The amount due to the Corporation shall be realised under provisions of Revenue Recovery Act as arrears of land revenue or under the provisions of law in force from any amount due to the licensee on any account or in any other manner as the Corporation may deem fit.
16. No representation for the reduction of rates based on the extent of land once accepted will be entertained under any circumstances.
17. The Corporation shall have the power to cancel the contract entered into with the licensee with one-month notice, if it considers that such cancellation is necessary in the interest of the Corporation / general public. The licensee shall abide by such decision of the corporation.
18. The licensee shall be liable to pay taxes or any other amount levied by the Government, local or other authorities from time to time. The licensee shall remit GST if any, along with each payment. If the licensee fails to remit these statutory levies / taxes, the particular amount with interest, penalty imposed by Government / local bodies (i.e. taxes and levies etc.) will be realised from the amount remitted by the licensee towards security deposit. If such liability exceeds the Security Deposit, it will be realised under the provision of Kerala Revenue Recovery Act, 1968 or any other law then in force in respect of present as well as future claims.
19. If the licensee retracts from the fulfilment of the contract without valid reason, he shall be liable to compensate the loss, if any, sustained to Corporation on account of this. The loss so sustained will be realised from the

defaulter invoking provisions of Revenue Recovery act, 1968 or by invoking provisions of any other law.

20. The licensee shall not have any right to continue beyond the date of expiry of contract.
21. The licensee shall procure separate electricity and water connection at his own cost for the project.
22. The Chairman & Managing Director, KSRTC has the right to impose penalty/fine, if any, for the violation of any of the conditions mentioned herein.
23. The licensee shall obtain necessary permit from the concerned Corporation/ Municipality/Panchayath for the operation of the project, and should start functioning within a period of 9 months from the date of agreement. If the licensee fails to commence the functioning of the project within the prescribed period, KSRTC will consider the license period from the next day of the expiry of the said period and the licensee is liable to pay the license fee from that day.
24. If the successful bidder fails to execute the agreement as instructed in the provisional confirmation order, the Corporation will be at the liberty to confirm the tender in favour of the second highest bidder, if it deems fit and loss on account of this (i.e. difference between the highest and second highest bid amount) will be realised from the defaulted bidder by invoking provision of Kerala Revenue Recovery Act or any other law then in force.
25. If the license fails to begin functioning of the project on or before 270<sup>th</sup> day, however KSRTC shall consider the starting of license period from 270<sup>th</sup> day itself. However if the bidder starts functioning earlier the period of license will be considered from that date.
26. Neither KSRTC nor Licensee shall be liable for any inability to fulfil their commitments and obligations hereunder occasioned in whole or in part by Force Majeure, any of the following events resulting in material adverse effect, shall constitute force majeure events:
  - a) Earthquake, Flood, Inundation, Landslide, Storm, Tempest, Hurricane, Cyclone, Lighting, Thunder or other extreme atmospheric Disturbances.
  - b) Fire caused by reasons not attributable to the Licensor. Acts of terrorism.

- c) War, hostilities (whether war be declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military action or civil war.
  - d) Strikes or boycotts, other than those involving the Licensor, its contractors, or their employees, agents etc, and
  - e) Any other similar things beyond the control of the parties.
27. The decision of the Managing Director on all matters arising out of the agreement will be final, conclusive and legally binding on all parties concerned. The Chairman & Managing Director reserves the right to cancel the quotation without showing any reason.
28. Disputes if any, arising out of this agreement shall be settled within the jurisdiction of Civil Courts at Thiruvananthapuram.

### **TENDER INVITING AUTHORITY**

Place: Transport Bhavan, Fort Thiruvananthapuram

Date: 02.02.2026

**I/We hereby accept all the above terms and conditions in its entirety.**

Signature of bidder:

Name of bidder:

Address of bidder:

Mobile No. of bidder:

## Annexure - I

<b>MODE OF PAYMENT FOR SUCESSFUL BIDDER FOR THE PERIOD OF TEN YEARS EXTENDABLE UPTO 10 MORE YEARS</b>		
1	EMD – Rs. 5,00,000/-	To be included with e-Tender
2	Three months License Fee + 18 % GST as Security Deposit exclusive of EMD	On or before 30 <sup>th</sup> day of date of receiving Temporary Confirmation
3	1 <sup>st</sup> Year – 4.5 Months License fee + 18 % GST. (Considering 6 months' rent free period, 50% license fees for next 3 months and 100% license fees for the remaining months).	On or before 30 <sup>th</sup> day of date of receiving Temporary Confirmation
4	For 2 <sup>nd</sup> Year: First 6 Months License fee + 18% GST	Before Commencement of license period for the 2 <sup>nd</sup> Year.
	Balance 6 Months License fee + 18% GST	On or before 5 <sup>th</sup> of every month from the commencement of 2 <sup>nd</sup> Year.
5	For 3 <sup>rd</sup> Year: First 6 Months License fee + 18% GST	Before Commencement of license period for the 3 <sup>rd</sup> Year.
6	Balance 6 Months License fee + 18% GST	On or before 5 <sup>th</sup> of every month from the commencement of 3 <sup>rd</sup> Year.
7	For 4 <sup>th</sup> Year - 15% hike in license fee: First 6 Months License fee + 18% GST	Before Commencement of license period for the 4 <sup>th</sup> Year.
8	Balance 6 Months License fee + 18% GST	On or before 5 <sup>th</sup> of every month from the commencement of 4 <sup>th</sup> Year.
The cycle of payment shall be repeated for the subsequent years during the contract.		
9	18% Penal interest for all delayed payment	To be calculated from the 1 <sup>st</sup> day of default month

### **TENDER INVITING AUTHORITY**

Place: Transport Bhavan, Fort, Thiruvananthapuram

Date: 02.02.2026

## **ANNEXURE II**

(Proforma of Certificate be furnished along with Technical Bid)

### **KERALA STATE ROAD TRANSPORT CORPORATION**

#### **GENERAL INFORMATION ABOUT THE BIDDER**

1	Name of the Bidder Registered address of the firm with GSTIN					
	State		District			
	Telephone No.		Mobile			
	Email		Website			
<b>Contact Person Details</b>						
2	Name		Designation			
	Telephone No.		Mobile No.			
<b>Communication Address</b>						
3	Address					
	State		District			
	Telephone No.		Mobile			
	Email		Website			
<b>Type of the Firm ( Please ✓ relevant box)</b>						
4	Private Ltd.		Public Ltd.		Proprietorship	
	Partnership		Society		Others, specify	
	Registration No. & Date of Registration.					
<b>Nature of Business</b>						
5	THE DEVELOPMENT, OPERATION AND MAINTENANCE OF A SUITABLE TOURISM-ORIENTED PROJECT IN 2 ACRES OF VACANT LAND OWNED BY KSRTC AT MUNNAR, ON LICENSE BASIS					

<b>Key personnel Detail (Chairman, CEO, Directors, Managing Partners etc.)</b>					
6	In case of Directors, DIN Nos. are required				
	Name		Designation		
	Name		Designation		
<b>Bank Details</b>					
7	Bank Account No.		IFSC Code		
	Bank Name & Address		Branch Name		
	Tel No		Email ID		
8	Whether any criminal case was registered against the company or any of its promoters in the past?			Yes / No	
9	Whether any unsettled dispute/litigation pending with KSRTC			Yes / No	
10	Any default in payment of license fee and violations of terms and conditions in earlier business with KSRTC.			Yes / No	
11	Whether blacklisted by the Central Govt/any State Govt/State Transport undertaking.			Yes / No	
12	GST No.				
13	Other relevant Information provided *				
Date:		Office Seal		Signature of the bidder	

**I/We hereby certify that all the above information provided is true, complete and correct to the best of my/our knowledge and belief.**

**Name & Signature of Bidder**

**Annexure-III**

(Proforma of Certificate be furnished along with Technical Bid)

**ANNUAL TURN OVER STATEMENT**

The Annual Turnover of M/s\_\_\_\_\_ for the past Three years are given below and certified that the statement is true and correct.

<b>Sl. No.</b>	<b>Year</b>	<b>Turnover in Crores (Rs)</b>
1	2022 – 2023	
2	2023 – 2024	
3	2024 - 2025	
<b>Total</b>		
<b>Average Turnover per year</b>		

Date:

Signature of Auditor

(Name in Capital)

Seal:

**Annexure - IV**

(Proforma of Certificate be furnished along with Pre Qualification Bid)

**AFFIDAVIT**

**Format for Affidavit certifying that Entity / Promoter(s)  
/Director(s)/Partners of Entity are not blacklisted**

I, M/s. .... (Name of the firm), having registered office at ..... hereby certify and confirm that we or any of our promoter(s) /director(s) are not barred by Department of Transport, Govt. of Kerala/ or any other entity of Government of Kerala or blacklisted by any state government or central government / department / organization in India from participating in Tender/s, either individually or as member of a Consortium as on the ..... (Last date of submission of tender).

I, M/s..... (Name of the firm) also hereby confirm that we or any of our promoter(s) /director(s) is not having any unsettled disputes/ unnecessary litigation with existing or previous contracts with KSRTC and also are not defaulters in payment of licence fees or penalties or having any type of existing unpaid financial obligation with KSRTC.

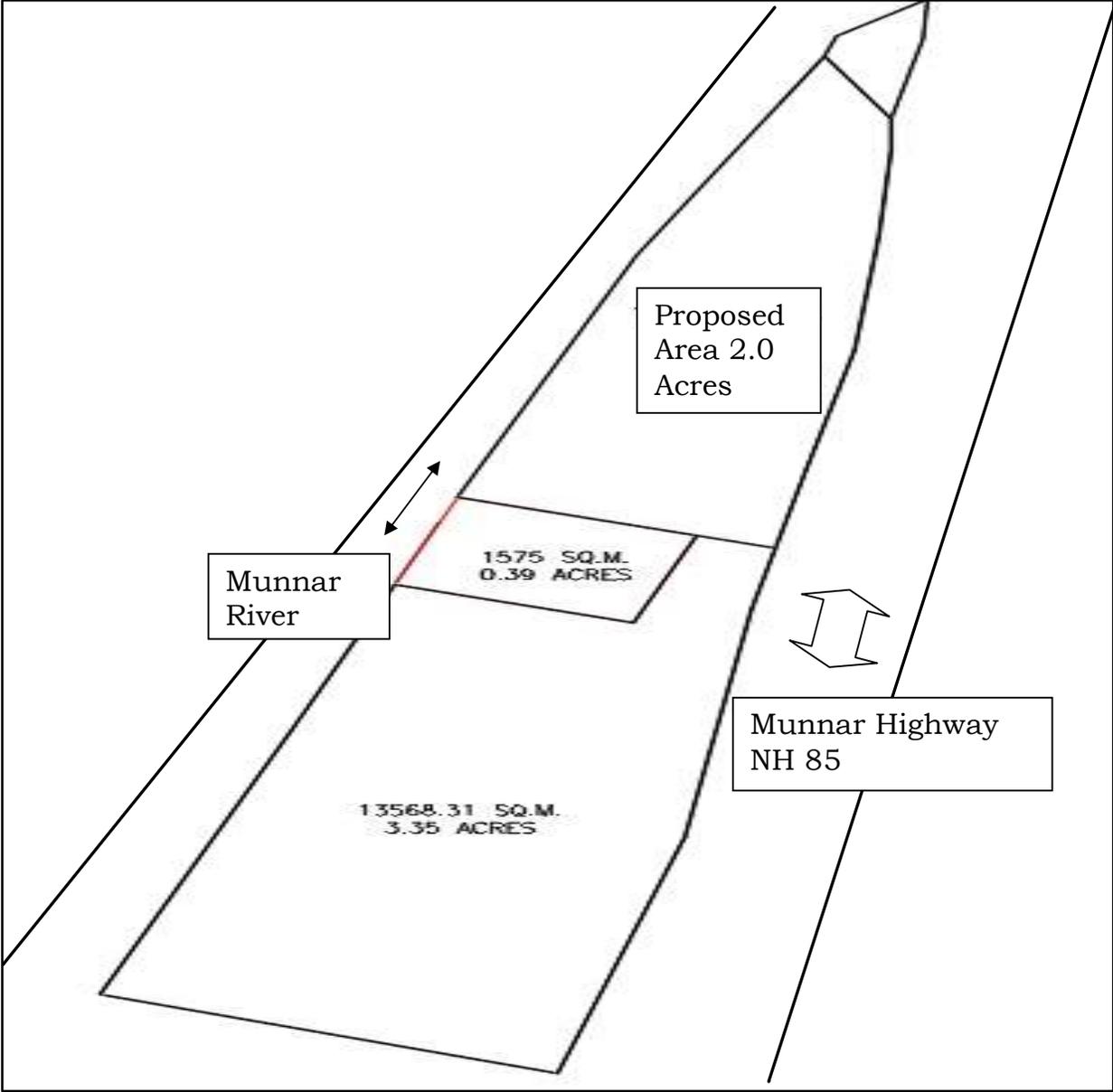
We further confirm that we are aware that, our bid for the captioned tender would be liable for rejection in case any material misrepresentation is made or discovered at any stage of the Bidding Process or thereafter during the contract period.

Dated this .....Day of ....., 20.....

Signature, Name & Address of the Bidder

**ANNEXURE V**

Proposed Project Site Map for Tourism-Oriented Project at Munnar



**\*\*The Bidder shall verify the proposed land before participating in the tender\*\***