

Kerala Transport Development Finance Corporation Ltd

(A Government of Kerala Undertaking and a Non Banking Financial Company registered under the Reserve Bank of India)

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TENDER DOCUMENT

Notification No. KTDFC/BOTP/e-tender/Housekeeping/KKD/2026, dated: 21.01.2026.



**E-Tender for Competitive bid for Licence for Operation and
Maintenance of House Keeping facilities in KSRTC Bus Terminal cum
Shopping Complex at Kozhikode.**

INTRODUCTION

Kerala Transport Development Finance Corporation Ltd (KTDFC) is a Non-Banking Financial Company fully owned by the Government of Kerala, incorporated under the Companies Act, 1956 and registered under the Reserve Bank of India. The business of KTDFC includes, but not limited to, accepting fixed deposits from the public, offering of various loan products to suit the needs of every customers, taking of projects under BOT or BOOT or similar schemes, etc.

With a view to augment non-operational income of KSRTC, the Government of Kerala has entrusted KTDFC to construct Bus Terminal cum Shopping Complexes at certain KSRTC Bus Station locations on BOT basis, including one at Kozhikode. KTDFC accordingly constructed the new KSRTC Bus Terminal Cum Shopping Complex at Kozhikode on BOT basis by utilizing its own funds. KTDFC is permitted to operate the project on BOT basis till the total project cost and its applicable interest is realized. This tender is notified for allotting the License for Operation and Maintenance of House Keeping facilities in the KSRTC Bus Terminal Cum Shopping Complex at Kozhikode for a period of 12months.

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TENDER NOTICE

(The terms and conditions in the Tender Document is deemed as accepted by the Tenderer)

Notification No. KTDFC/BOTP/e-tender/Housekeeping/KKD/2026

dated: 21.01.2026

TENDER SCHEDULE

| | |
|---|-------------------------------------|
| Last Date and Time for the submission of e-Tender | on or before 05:00 pm on 04.02.2026 |
| Opening of e-Tender | at 11:30 pm on 07.02.2026 |
| Application Fee + GST (@ 18%) | Rs. 1,000 + Rs. 180 = Rs.1,180/- |
| Earnest Money Deposit | Rs.50,000/- |

Place: **Thiruvananthapuram**
Date: 21.01.2026

Sd/-
Principal Project Consultant
Kerala Transport Development Finance Corporation Ltd.

e-Tender for Competitive bid for Licence for Operation and Maintenance of House Keeping Facilities in KSRTC Bus Terminal Complex at Kozhikode.

Competitive e-tenders are invited by Kerala Transport Development Finance Corporation Ltd (KTDFC) for License for Operation and Maintenance of House Keeping facilities in the Hi-tech KSRTC Bus Terminal Complex at Kozhikode for a period of 12 months as per the terms and conditions mentioned herein. The tenders are to be submitted by e-tendering process through *online e-procurement system of the Government of Kerala (website: <https://www.etenders.kerala.gov.in>).*

Applicant shall apply and pay the specified application fee and EMD (as specified in the tender schedule) through online as per the directions in the *e-procurement portal*. Application fee will not be returned/refunded in any circumstances whatsoever.

General Conditions for e-Tender:

This tender is an e-Tender and is being published online for Licence for Operation and Maintenance of House Keeping facilities in KSRTC Bus Terminal Complex at Kozhikode. The tender is invited from the individuals, firms, etc. through e- procurement portal of Government of Kerala (<https://www.etenders.kerala.gov.in>). Prospective bidders willing to participate in this tender shall necessarily register themselves with above mentioned e-procurement portal.

1. Online Bidder registration process:

Bidders should have a Class II or above Digital Signature Certificate (DSC) to be procured from any Registration Authorities (RA) under the Certifying Agency of India. Details of RAs will be available on “www.cca.gov.in”. Once the DSC is obtained, bidders have to register on “www.etenders.kerala.gov.in” website for participating 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-Procurement support desk of Kerala State IT Mission over telephone at 0471-2577088, 2577188, 2577388 or 0484-2336006, 2332262, or through email: etendershelp@kerala.gov.in for assistance in this regard.

2. Online Tender Process:

The tender process shall consist of the following stages:

- i. **Downloading of tender document:** Tender document will be available for free download on “www.etenders.kerala.gov.in”. However, Application fee and EMD shall be payable at the time of bid submission as stipulated in the Tender Schedule.
- i. **Publishing of Corrigendum:** All corrigenda shall be published on “www.etenders.kerala.gov.in” and shall not be available elsewhere.
- i. **Bid submission:** Bidders have to submit their bids as required in this tender document on “www.etenders.kerala.gov.in”. No manual submission of bid is allowed and manual bids shall not be accepted under any circumstances.
- iv. **Opening of Bids:** Bids will be opened on the date and time mentioned in the Tender Schedule.
- v. **Financial Bid:** The Bidder shall complete the Financial bid as per format given for download along with this tender.

Note: The blank Financial bid should be downloaded and saved on bidder’s computer without changing file-name otherwise Financial bid will

not get uploaded. The bidder should fill in the details in the same file and upload the same back to the website.

3. Application Fee and Earnest Money Deposit (EMD):

The Bidder shall pay the Application Fee and Earnest Money Deposit as per Tender Schedule.

Online Payment modes: The Application Fee and EMD can be paid in the following manner through e-Payment facility provided by the e-Procurement system:

State Bank of India Multi Option Payment System (SBI MOPS Gateway): Bidders are required to avail Internet Banking Facility in any of below banks for making tender remittances in e Procurement System.

| A) Internet Banking Options (Retail) | | | |
|---|------------------------------------|----|--|
| 1 | Allahabad Bank | 32 | Kodak Mahindra Bank |
| 2 | Axis Bank | 33 | Lakshmi Vilas Bank |
| 3 | Andhra Bank | 34 | Mehsana Urban Co-op Bank |
| 4 | Bandhan Bank | 35 | NKGSB Co-operative Bank |
| 5 | Bank of Bahrain and Kuwait | 36 | Oriental Bank of Commerce |
| 6 | Bank of Baroda | 37 | Punjab and Maharashtra Cooperative Bank |
| 7 | Bank of India | 38 | Punjab National Bank |
| 8 | Bank of Maharashtra | 39 | Punjab and Sind Bank |
| 9 | Bassein Catholic Co-operative Bank | 40 | RBL Bank |
| 10 | BNP Paribas | 41 | Saraswat Cooperative Bank |
| 11 | Canara Bank | 42 | Shamrao Vithal Cooperative Bank |
| 12 | Catholic Syrian Bank | 43 | South Indian Bank |
| 13 | Central Bank of India | 44 | Standard Chartered Bank |
| 14 | City Union Bank | 45 | State Bank of India |
| 15 | Corporation Bank | 46 | Syndicate Bank |
| 16 | Cosmos Bank | 47 | Tamilnadu Mercantile Bank |
| 17 | DCB Bank | 48 | Tamilnadu Cooperative Bank |
| 18 | Dena Bank | 49 | The Kalyan Janata Sahakari Bank |
| 19 | Deutsche Bank | 50 | TJSB Bank (Erstwhile Thane Janata Sahakari Bank) |
| 20 | Dhanalaxmi Bank | 51 | UCO Bank |
| 21 | Federal Bank | 52 | Union Bank of India |
| 22 | HDFC Bank | 53 | United Bank of India |
| 23 | ICICI Bank | 54 | Vijaya Bank |
| 24 | IDBI Bank | 55 | YES Bank |

| | | | |
|----|----------------------|--|--|
| 25 | Indian Bank | | |
| 26 | Indian Overseas Bank | | |
| 27 | Indus Ind Bank | | |
| 28 | Jammu & Kashmir Bank | | |
| 29 | Janata Sahakari Bank | | |
| 30 | Karnataka Bank | | |
| 31 | Karur Vysya Bank | | |

B) Internet Banking Options (Corporate)

| | | | |
|----|-------------------------|----|-----------------------------------|
| 1 | Bank of Baroda | 21 | Laxmi Vilas Bank |
| 2 | Bank of India | 22 | Oriental Bank of Commerce |
| 3 | Bank of Maharashtra | 23 | Punjab & Maharashtra Coop Bank |
| 4 | BNP Paribas | 24 | Punjab & Sind Bank |
| 5 | Canara Bank | 25 | Punjab National Bank |
| 6 | Catholic Syrian Bank | 26 | RBL Bank |
| 7 | City Union Bank | 27 | Shamrao Vitthal Co-operative Bank |
| 8 | Corporation Bank | 28 | South Indian Bank |
| 9 | Cosmos Bank | 29 | State Bank of India |
| 10 | Deutsche Bank | 30 | Syndicate Bank |
| 11 | Development Credit Bank | 31 | UCO Bank |
| 12 | Dhanalaxmi Bank | 32 | Union Bank of India |
| 13 | Federal Bank | 33 | UPPCL |
| 14 | HDFC Bank | 34 | Vijaya Bank |
| 15 | ICICI Bank | 35 | Axis Bank |
| 16 | Indian Overseas Bank | | |
| 17 | Janta Sahakari Bank | | |
| 18 | Jammu & Kashmir Bank | | |
| 19 | Karur Vysya Bank | | |
| 20 | Kotak Bank | | |

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-Procurement 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 to with its Net Banking Facility., where bidder can enter their internet banking credentials and transfer the Tender Fee and EMD amount.
- Other Bank Account Holders may click Other Banks option to view the

bank selection page. Here, bidders can select from any of the 55 Banks to proceed with its Net Banking Facility, for remitting tender payments.

c) *Transaction Charges for Other Banks vide SBI Letter No. LHO/TVM/AC/2016-17/47 – 1% of transaction value subject to a minimum of Rs. 50/- and maximum of Rs. 150/- .

Any transaction charges levied while using any of the above modes of online payment has been borne by the bidder. The supplier/contractor's bid will be evaluated only if payment status against bidder is showing “Success” during bid opening.

4. SUBMISSION PROCESS:

For submission of bids, all interested bidders have to register online as explained above in this document. After registration, bidders shall submit their bid online on www.etenders.kerala.gov.in along with online payment of Application Fee and EMD.

For page by page instructions on bid submission process, please visit www.etenders.kerala.gov.in and click “Bidders Manual Kit” link on the home page.

It is necessary to click on “Freeze bid” link/ icon to complete the process of bid submission otherwise the bid will not get submitted online and the same shall not be available for viewing/ opening during bid opening process.

Notice Inviting e-TENDER:

1. E - Tenders in the above prescribed manner are hereby invited by Kerala Transport Development Finance Corporation Limited (KTDFC) for granting License for the “Operation and Maintenance of the House Keeping facility in 'KSRTC BUS TERMINAL COMPLEX, Kozhikode', for a period of One Year”.

| Sl. No. | Name of Facility | EMD | Period of License | Interest Free Security Deposit |
|---------|----------------------|--|-------------------------------------|---|
| 1 | House Keeping | Rs. 50,000/- (Fifty Thousand only) | 12 Months (Twelve months) | Rs. 2 Lakhs (Rupees two lakhs only) |

2 The parties fulfilling the following criteria are eligible to participate in the tender.

- Three years experience of managing License agreement exclusively for operation & maintenance of housekeeping facilities at Railway stations, Bus stations, Public Comfort stations or equivalent.
- The party should have minimum annual turnover of Rs. 3,00,000/- (Three Lakhs only).

| | |
|-----|---|
| i. | The turnover criteria should be in any of the last 3 financial years. |
| ii. | The turnover details should be certified by a Chartered Accountant. |

3. Only one tender shall be submitted by a single party, either a firm or an individual. The proprietor of more than one firm will be considered as single party and one legal entity.

4. Any Party falling under the following categories is not eligible to participate in the tender.

- De-barred/black listed by CBI or Undertakings/Departments like Railways, Defence or any other Department of Government of India, State Governments, Corporations, Municipalities.
- Parties facing action under Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
- Undischarged insolvent.

5 A declaration has to be given by the successful tenderer on a **Non-Judicial stamp paper of Rs. 200/-**, indicating the following details, before executing the agreement. (Scanned copies)

- i. The details of their contracts at other sites.
- ii. Liability of payment of disputed/ undisputed dues to clients.
- iii. Details of having been de-barred/ black listed by CBI or undertakings/ Departments like Railways, Defence or any other departments of GOI, State Governments, Corporations, Municipalities, etc.
- iv. Whether facing any action under Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

The above declaration has to be given for 'NIL' information also.

6 The copies of identity proof & PAN Card and GST registration certificate shall also be uploaded in the e-Tender.

7 The tender is liable to be rejected in case of non-submission of the above declaration by the parties.

8 The selected tenderer shall remit the interest free security deposit of Rs. 2,00,000/-. The selected tenderer shall start the work immediately after receiving the award of License (Acceptance letter), after remitting the security deposit of Rs.2,00,000/-, in any case within 15 days of the date of receipt of acceptance Letter, also subject to the execution of an Agreement with KTDFC. If the selected tenderer fails to deposit the security amount within 15 days from the date of award of the License, KTDFC shall be entitled to cancel the award/ offer given to the tenderer and forfeit the earnest money deposited by him/ them along with arrangements for the said work.

9 In case the information submitted by the tenderer is found to be incorrect/ false, at any stage, tender of such party will be rejected/ Agreement with such party will be terminated and Earnest Money Deposit (EMD)/ Security Deposit will be forfeited. Such party will be debarred from participating in KTDFC's tenders for a period of 3 (Three) years.

10. Acceptance or non acceptance of any tender shall rest with the Managing director, KTDFC at his/her discretion. The tenderer's shall hold the offer given for a period of six months from the date of opening of the tender and the tenderer shall not withdraw the offer within this period. In the event of such withdrawal, his/her earnest money will be forfeited by KTDFC.
11. **KTDFC** reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
12. **KTDFC** reserves to itself the right to reject any or all the tenders without assigning any reason thereof and/ or to call for any other details or information from any of the tenderers.
13. **Managing Director**, KTDFC shall have the right to postpone/ extend the date(s) of submission/ opening of bids.
14. The Following documents (scanned copies) shall be uploaded in the e-tender along with the financial bid. a. Experience Certificate b. Turnover Certificate c. Declaration in stamp paper d. PAN e. Identity Proof f. GST Registration Certificate

Sd/-

Principal Project Consultant

Kerala Transport Development Finance Corporation Ltd.

Date: 21.01.2026
Place: Thiruvananthapuram

Criteria for Awarding e-Tender:

The Licence for Operation and Maintenance of House Keeping facilities in KSRTC Bus Terminal Complex at Kozhikode will be allotted through e-Tender procedure for a period of 12 months to those tenderer who quote the lowest monthly fee for 12 months, subject to the condition that the same shall be satisfiable to KTDFC. Successful tenderer shall also remit the interest free security deposit amount of Rs.2 Lakhs. The expenses to be incurred for the due execution of the Agreement of License, detailing the terms and conditions of Licence, shall also be borne by the Licensee. The Licensee shall abide by the terms and conditions specified in this tender and the

Licence agreement and then KTDFC shall paid the agreed amounts punctually in time. In case of necessity of registration of the Licence agreement, if any, the said expenses shall also be borne by the Licensee.

How to Participate in the e-Tender:

The tenderer shall record the amounts that it/he/she offers as Licence fee for 12 months in the e-tender process.

Evaluation will be based on the lowest Licence Fee offered to the satisfaction of KTDFC. The tenderer who has been declared as satisfactorily quoted the lowest License fee as above, shall then be directed by issuing acceptance letter to remit interest free Security Deposit amount of Rs. 2 lakhs and thereafter the License deed will be executed detailing the terms and conditions of the License and the operation of House Keeping facility will then be handed over. If the offers in all or any of the tenders received are found not satisfactory on evaluation, KTDFC reserves the right to cancel all or any tenders without assigning any reasons whatsoever.

The Method for Submission of e-Tenders:

- Applicant can apply for the Licence for the facility by recording its/his/her offer of Licence fee through ***online e-procurement system of the Government of Kerala*** (website: www.etenders.kerala.gov.in). The detailed procedure for participating in the e-tender (e-submission of bids online) are mentioned earlier as well as in the website: “www.etenders.kerala.gov.in”.
- Applicant shall pay the specified application fee and EMD (as specified in the tender schedule) online as per the directions in the above ***e-procurement portal***. Application fee will not be returned/ refunded in any circumstances whatsoever. The EMD will be applied in the manner mentioned hereinafter.

- The prospective tenderers are requested to submit their tender online well in advance before the last date of the prescribed time period specified in the tender schedule, i.e. **on or before 5:00 pm on 04.02.2026** in order to avoid any delay or technical problem during the tender submission process. KTDFC shall not be liable for any failure in getting applied by the tenderer within the prescribed time for any reason whatsoever.
- The prospective tenderers are advised to read the tender documents as well as the general instructions in the above *e-procurement portal* carefully before applying online.
- For any technical assistance or clarifications, prospective tenderers can contact *Kerala State IT Mission, e-Government Procurement PMU & Helpdesk, Uppalam Road, Statue, Thiruvananthapuram Tel: 0471 - 2577088, 0471 - 2577038, 0471 - 2577388 (On all Government working days from 9:30 am to 5:30 pm) E-Mail: “etendershelp@kerala.gov.in”*.

Opening of e-Tenders:

Opening of e-tenders will commence at **11:30 pm on 07.02.2026** at the **Head office of KTDFC**, in the presence of those tenderers or their authorised representatives whoever are present [In the case of a representative, a proper authorization letter of the tenderer shall be produced by the representative along with the ID proof of the representative with a self attested copy thereof]. **Evaluation will be based on the lowest offered Licence Fee to the satisfaction of KTDFC.** The Licence will be so allotted to the best offer, if the same be found satisfactory and acceptable to KTDFC as above on evaluation. KTDFC reserves to itself the absolute right to cancel any tender if the offer(s) are not satisfactory on evaluation. Managing Director, KTDFC shall have the right to cancel/ postpone/extend the date(s) and time for submission/ opening of tenders. The decision of the Managing Director, KTDFC on all matters arising out of this tender shall be final, conclusive and legally binding on all parties concerned.

In case the highest quoted bidder withdraw from his offer, the second highest bidder/third highest bidders bid will be considered for acceptance. However, the mode of acceptance will rest with the discretion of Chairman and Managing Director, KTDFC.

Sd/-

Date: 21.01.2026
Place: Thiruvananthapuram

Principal Project Consultant
Kerala Transport Development Finance Corporation Ltd.

Terms and Conditions of e-Tender:

1. KTDFC shall not be liable for any failure in getting applied by the tenderer within the prescribed time for any reason whatsoever. Hence the prospective tenderers are requested to submit their tender online well in advance before the last date of the prescribed time period specified in the tender schedule, in order to avoid any delay or technical problem during the tender submission process.
2. Acceptance or non-acceptance of any tender shall rest with Managing Director, KTDFC at his/ her discretion.
3. KTDFC reserves to itself the right to reject any or all the Tenders without assigning any reason thereof and/or to call for any other details or information from any of the tenderers. The decision of the Managing Director, KTDFC shall be final and binding on the tenderers.
4. Non-compliance with any of the conditions given in the tender document set may result in the rejection of Tender. The decision taken by KTDFC, at its absolute discretion, in this regard shall be absolute and binding.
5. Managing Director, KTDFC shall have the right to postpone/ extend the date(s) and time of submission/ opening of e-Tenders, whatsoever. The EMD will be applied in the manner mentioned herein after.

6. EMD and Application Fee shall be paid (the amounts are specified in the tender schedule) online as per the directions in the above *e-procurement portal*. Application fee will not be returned/ refunded in any circumstances what so ever. The EMD will be applied in the manner mentioned herein after.
7. Tender will be awarded to the bidder, subject to the condition that the amount offered shall be satisfiable to KTDFC. The selected tenderer shall remit an amount of Rs.2,00,000/- as Interest free Security Deposit, with KTDFC within 15 days of award of the License. License Fee shall be quoted for one year. The selected tenderer shall start the work immediately after receiving the award of License (Provisional Acceptance letter), after remitting the Security Deposit and first half of the Licence Fee in advance, within 15 days of the date of receipt of Acceptance Letter. The selected tenderer shall execute an agreement with KTDFC before starting the work. Licensee shall make payment of License fee etc. by cheque/ Demand Drafts drawn on local banks or through fund transfer. No out station cheque shall be accepted in payment of Licence fee, etc. If the selected tenderer fails to deposit the security deposit amount and the first half of the agreed License fee within 15 days from the date of award of the Licence, KTDFC shall be entitled to cancel the award/ offer given to the tenderer and forfeit the earnest money deposited by him/ them along with the tender forms without giving any notice and without any obligation whatsoever and make alternative arrangements for the said work.
8. On acceptance of an offer, KTDFC will send a letter of provisional acceptance of the offer to the successful tenderer. Subsequently the security deposit should be remitted within 15 days of receipt of the letter of allotment.
9. The earnest money of unsuccessful tenderers, other than the second and third lowest bidders, will be refunded within 7 days of the finalisation of the tender. As regards the second and third bidders, earnest money will be refunded within 10 days from the date of commencement of the operation by the selected tenderer after complying the required conditions above mentioned.

10. The Licence Agreement will be executed only after the compliance of the conditions of the tender with respect to the payment of Security deposit. If the selected tenderer withdraws from the offer or fails to deposit the amount as above, its/his/her EMD shall be forfeited.
11. The EMD of unsuccessful tenderers except 2nd and 3rd lowest will be returned to the accounts of the concerned tenderers. The EMD of the second and third lowest offered tenderers will be returned only after the execution of License Agreement with the successful tenderer. Application fee is not refundable. The EMD of the successful tenderer will be dealt with the mutually agreed conditions.
12. The awarding of Licence will be made by KTDFC on the basis of the Lowest Monthly License fee to the satisfaction of KTDFC. Licence fee shall be quoted per month.
13. In addition to the License fee, the Licensee shall also be liable to pay the required GST and other taxes as are applicable from time to time, whether or not the responsibility for the payment of the same is bestowed upon the Licensee or KTDFC.
14. Upon award of the tender, the successful tenderer shall remit the entire Interest Free Security Deposit and execute an Agreement of License incorporating all the terms and conditions, within 15 days of the provisional acceptance letter, at his/ her own expense. If the Tenderer fails to execute the agreement within the time fixed above, the allotment will be cancelled, forfeiting 25% of the Interest Free Security Deposit. The agreed License fee shall become computable w.e.f. the date of execution of Agreement.

15. The security deposit amount shall remain in the account of the KTDFC till the expiry of the Licence period of twelve months or its earlier termination, as the case may be, and thereafter security amount shall be refunded to the Licensee without any interest within 30 days, after deducting any amount that may be due to KTDFC or to other institutions/parties not paid by the licensee in relation with the License. The Licence is not transferable. Similarly KTDFC reserves the right to revoke the Licence if the operation and maintenance of the facility by the Licensee is not satisfactory or if the Licensee commits breach of any terms and conditions, by serving 15 days notice in writing. License can also be terminated by giving 60 days notice in writing from either side without assigning any reason. If there occurs any damage to the fittings/structure/articles in the facility due to the acts/ omission/negligence/default/failure breach of conditions, the value of such damaged things will be deducted from the security deposit and if the same is not sufficient, the balance amount will be recovered from the Licensee by taking legal actions including actions as per the provisions of the Kerala Revenue Recovery Act. Similarly KTDFC shall also have the right to recover any other amounts due from the Licensee by taking recourse to the procedure abovementioned.
16. If a Licensee retreats from the Licence before the expiry of the tenure of the Licence period, otherwise than in accordance with the preceding clause with respect to the sending of 60 days notice, then, 25% of the Interest Free Security Deposit will be forfeited and the balance 75% will be paid back after subsequent successful allotment of the space or the expiry of the Licence period, whichever comes earlier, subject to the deductions, if any. If a Licensee retreats from the License before the expiry of the tenure of the

Licence period, the Licensee will be responsible for the financial loss to be incurred by KTDFC, till the subsequent allotment of the Licence and if the amount forfeited from the security deposit is insufficient to cover the loss, then the balance amount shall be recovered from any amounts due to the Licensee or if insufficient or absent, then by legal means including actions as per the provisions of the Kerala Revenue Recovery Act.

17. The Licensee shall intimate the names of persons to be employed by him for the operation and maintenance of the facility. The Licensee shall not conduct or permit to conduct any other business in the space earmarked for Housekeeping facility for the public. The Licensee and its/his/her employees shall have to take all required precautions to see that none of their actions within the allotted premises shall amount to violation of terms and conditions of Licence, any rules and regulations or cause any nuisance or annoyance or inconvenience to others, passengers, functioning of KTDFC & KSRTC and their operations and general public.
18. **The Licensee shall pay all taxes, in time including GST, TDS and Statutory Fees payable to the local bodies and fee/subscription/contribution payable to various Central/State Authorities/Departments like the EPF, Labor Departments, etc. as the case may be, during the period of License.** Quarterly TDS Certificates in the prescribed forms under Income Tax Rules 1962, or such other rules/law from time to time, evidencing the TDS/TCS remitted has to be furnished to KTDFC by the Licensee in time. Similarly Licensee shall indemnify KTDFC against any damage, expenses or loss of fee arising due to deduction of amounts as tax from Licence fee or due to short payment of tax deducted from fee to Government. KTDFC shall not be responsible for any expenses that may be incurred by the Licensee due to any delay caused in the payment of taxes.

19. The Licence will be issued for the operation of the House Keeping facility in the Bus bay area, KTDFC branch office and site office area which be mentioned below in the KSRTC B.T.C at Kozhikode, for a period of One Year.
20. The Licensee shall keep the space earmarked for hose keeping facilities and premises clean at all times and shall make its/his/her own arrangements for proper disposal of garbage/wastes, otherwise, KTDFC will have the right to impose penalty. The Licensee is prevented from keeping or storing in or upon the allotted space/premises, petrol or any other goods of combustible, hazardous or explosive nature or goods/items not permitted under law.
21. The Licensee shall not cause or permit to do any act, which in the opinion of KTDFC, would disfigure and/ or damage the stability, life and strength of the building. Licensee shall always keep the exterior and the interiors in good and tenable condition and carry out necessary repairs and maintenance in time as may be directed by KTDFC.
22. The Licensee shall permit the Managing Director or any authorised officers of KTDFC to enter the premises and spaces and inspect the conditions thereto and do the necessary work and repairs at all reasonable times at the cost of the Licensee if the same are found to be done due to the acts or omission of the Licensee or his employees, personnels, etc. They shall not use prohibited items and shall always try to have Eco-friendly measures adopted for the upkeep of the space.
23. It is the responsibility of the Licensee to obtain required license or permission, if any, from the Local Self Governments concerned/ Government Agencies for the operation & maintenance of House Keeping facilities, if required. KTDFC will not in any way be responsible, in case the Local Authority/Government Agencies do not permit the Licensee to operate the facility.

24 The Licensee shall abide by the Terms & Conditions of the Licence included in this tender and to be mutually agreed upon and the Licence agreement to be executed and rules in force. KTDFC shall at any time and from time to time be entitled to revise the terms and conditions and such revised terms and conditions shall always be construed as agreed to be accepted by the Licensee.

25 Notwithstanding anything, if any, to the contrary contained in any other clauses, KTDFC shall have the right to terminate the Licence forthwith and to take back the House Keeping facility, if anything is done by the Licensee contrary to the conditions mentioned herein. In such cases, if the Licensee fails to handover the vacant possession voluntarily, KTDFC shall have the absolute right to take actions to evict the Licensee. Any loss, expense, damage, etc. if any caused to KTDFC in this regard or on account of the actions, inactions, breach, negligence, violations, etc. of the terms and conditions by the Licensee as the case may be, will be recovered from the amounts due to the Licensee if any, and if the same is not sufficient/ if there be no such amounts, the amount/balance amount will be recovered from the Licensee by taking legal actions including actions as per the provisions of the Kerala Revenue Recovery Act. Similarly if any loss, expense, damage, etc. is caused to KTDFC, on account of the actions, inaction, breach, negligence, violations, etc. of the Licensee or its/his/her other employees, representatives, etc., as the case may be, of the terms and conditions of the Licence mentioned in this tender, Licence agreement to be executed, or such other directions to be issued by KTDFC from time to time or the rules applicable from time to time, the same will also be recovered from the Licensee (in addition to the termination of License) in the manner above mentioned. Similarly KTDFC shall also have the right to recover any other

amounts found due from the Licensee by taking recourse to the procedure above mentioned.

26. Notwithstanding anything, if any, to the contrary contained in any other clauses, KTDFC also reserves the right to terminate the License and to take back the House Keeping facility, if the Licensee commits any negligence, inadequacy of performance, violations, inactions, breach of terms and conditions of the License, etc., or act detrimental to the interests of KTDFC in the opinion of KTDFC, or if it has been directed by the Government of Kerala to terminate the License at any time for any reasons whatsoever, by serving 45 days notice in writing, without payment of any compensation or damages. In such cases, the loss and damage caused to KTDFC, if any, will also be recovered from such terminated Licensee by taking recourse to the procedure earlier mentioned. The Licensee shall always be fully responsible for any loss, damage, expenses, if any, that may be caused to KTDFC due to any actions/failure in taking actions from the part of Licensee in accordance with the terms of Licence and such amounts shall also be recovered from the Licensee by taking recourse to the procedure earlier mentioned. Similarly if there occurs any damage to the fittings/structure/articles in the facility due to the acts/omission/negligence of the Licensee or his employees, the same shall also be recovered from the Licensee.

27. The breach/violation by the Tenderer/ Licensee of any of the conditions mentioned herein or prescribed by KTDFC from time to time will lead to the rejection of tender/termination of Licence as the case may be. KTDFC has undertaken the construction and operation of the KSRTC Bus Terminal Complex at Kozhikode in the land owned by KSRTC, on BOT basis, on the basis of the orders issued by the Government of Kerala. As per the Government Orders, KTDFC shall operate the Project on BOT basis till the

total project cost spent by KTDFC along with its applicable interest is realised fully from the Project and thereafter to hand over the Project to KSRTC. Hence, notwithstanding anything, if any, to the contrary contained in any other clauses, if it has been directed by the KSRTC, at the time of handing over of the Project to KSRTC on realisation of the entire project cost and applicable interest or on handing over of the Project by KTDFC to KSRTC on making any alternate arrangements for the realisation of the entire project cost and applicable interest from KSRTC by any other means, in case the Licence period is not completed at the time of such handing over, to terminate the Licence, KTDFC reserves its right to terminate the License by serving 45 days notice in writing, without payment of any compensation or damages. Within the said period of 45 days, the Licensee shall give vacant possession of the space to KTDFC in the same condition as it was handed over to it/his/her without any claim or excuse. If the Licensee fails to hand over the House Keeping facility voluntarily after directing so by KTDFC, KTDFC shall have the absolute right to take actions to evict the Licensee. The Licensee shall be responsible for any loss, expense, damage, etc., if any, that may be caused to KTDFC in this regard. However if the Licensee and KSRTC decide to continue the License on mutual consent, the Licensee can continue the Licence subject to the transfer of responsibility of the Licensee for the further payments of the agreed amounts to KSRTC, strictly subject to the other conditions specified in this tender. In such a scenario, the rights and responsibilities of KTDFC as the Lessor shall be transferred to KSRTC, as if the License has been granted by KSRTC.

28. Licensee shall be fully responsible for the life and security of persons including the public in the allotted House Keeping facility. The Licensee

shall be responsible for the payment of compensation for any accidents, if any, that may occur in the earmarked space for House Keeping operations. Similarly, in case of necessity of making payment of compensation under the Workmen Compensation Act or under any law to any personnel engaged by the Licensee, for any matters arising out of or in the course of employment under Licensee, the same shall be paid by the Licensee. KTDFC shall not have any responsibility in the above matters. If KTDFC has been directed by any authority to make any payment in the above matters, then such amount along with applicable interest shall be recovered by KTDFC from the Licensee.

29. If the Licensee fails to pay any charges to KTDFC by due dates, simple interest @ 12% per annum shall be payable on all delayed payments without prejudice to KTDFC's other rights and remedies.
30. The prospective tenderers can visit the project site during office hours after obtaining permission from the site office of KTDFC, if they desires so. Since this tender is invited on 'as is where is and whatever there is basis', it shall be the duty of the prospective tenderers to verify and ascertain the conditions of the House Keeping facility beforehand for which they intend to submit e-tender.
31. In the event of the demise of the tenderer after submission of the tender or after the acceptance of his tender, KTDFC should deem such tender or contract as cancelled. In the event of the demise of a partner after submission of the tender or after the acceptance of his tender, in the case of partnership firms, KTDFC should deem such tender or contract as cancelled unless the firm retains its original character.
32. The License shall be valid for 12 months (Twelve months) from the date of execution of Agreement. On the expiration of the said term of the period of

the Licence or its earlier termination thereof, as the case may be, the Licensee shall hand over vacant and peaceful possession of the Licensed facility (House keeping facility) to KTDFC in the same condition in which the same was handed over to the Licensee subject to normal wear and tear. The Licensee's occupation of the Licensed space and its operation after such expiration or revocation will be deemed to be that of a trespasser.

33. All the times during the currency of the License agreement, it shall be the responsibility of the Licensee to obtain proper insurance coverage including theft and burglary in respect of all the movable and immovable assets stored or used in the licensed space and KTDFC shall not be responsible for any loss or damage caused to the Licensee on any account what so ever.
34. KTDFC shall provide bare space for the subject services. Other expenses of any kind for establishment and rendering of the services shall be incurred by the Licensee. However, provisions of electricity, water and drainage connections, as the case may be, if so required, for the smooth operation of the services shall be provided by KTDFC.
35. The Licensee shall not erect or display any notice, advertisement, signboards, etc. without obtaining the prior approval in writing from KTDFC.
36. The Licensee shall not unilaterally terminate the License before the expiry of the period of the Licence except by giving 60 days notice in writing as earlier mentioned. Otherwise the Licensee shall be liable to pay to KTDFC (without any demur or question) such amount of money as KTDFC may decide as damages to it by the Licensee.
37. In the event of any date(s) specified for opening of tenders being declared as a holiday for KTDFC, the due date(s) will be the following working day(s) without any change in time and place.

38. The words denoting one gender shall include other or both genders or firms or body corporates and singular shall include plural, wherever the context so requires/permits.
39. Disputes if any, arising out of and/or relating to this Tender shall be subject to the exclusive jurisdiction of Courts of competence in Thiruvananthapuram, Kerala.

Place: **Thiruvananthapuram**
Date: **21.01.2026**

Sd/-
Principal Project Consultant
Kerala Transport Development Finance Corporation Ltd.

THE GENERAL CONDITIONS FOR House Keeping FACILITIES:

The Contractor should undertake to perform all cleaning works of the specified areas like Bus bay area, KTDFC branch office and site office area of KSRTC Bus Terminal Complex, Kozhikode to the satisfaction of KTDFC including the supply of best quality cleaning materials and equipments as per requirement and direction, from time to time.

1. The house keeping facility should be done to all common areas mentioned above, other than the Pay & Park, Pay & Use Toilet areas, which are tendered separately.
2. The Licensee should ensure that the toilets, urinals etc are kept spotlessly clean and free of insects, rodents and pests at all times and shall regularly perform the cleaning activities as mentioned in the succeeding clauses.
3. Cleaning and perfuming all Bus bay area, KTDFC branch office and site office area (continuously) with detergents.
4. Scrub the wall tiles with sponge.
5. Minor plumbing works like removal and repairs of leaking taps, pipes etc to be attended by the Licensee.
6. Removal of all stains from the toilet floors, urinal walls, and other porcelain fittings in all the toilets and bathrooms.
7. Cleaning the drains, rain water drain, manholes using bleaching powder solution to keep them free from cockroaches and insects.
8. Periodical acid cleaning of toilets and buffing of vitrified floors.
9. Periodic machine scrubbing of floors of the toilet facility if required shall be attended by the Licensee.
10. Supply of all cleaning materials and consumables for the cleaning purpose.
11. The entire area given to the Licensee should be cleaned continuously with appropriate chemicals, and perfumed using quality liquid perfumes from 6.00am to 10.00 pm.

12. All the chemicals and perfumes used by the Licensee should be got approved by KTDFC, before use.
13. The Licensee should take necessary steps to eradicate foul smell from the entire area at all times.
14. KTDFC may impose a fine on the Licensee, if the desired level of cleanliness is not maintained and for lack of proper upkeep, etc. Fine up to Rs. 500/- at a time for unsatisfactory cleanliness and up to Rs. 1,000/- at a time for lack of proper upkeep of facilities may be imposed (In addition to its rights with respect to the termination of Licence).
15. The Licensee shall maintain such regular and proper account books along with other supporting documents regarding the service rendered by the Licensee in the said premises and said accounts/ documents shall at all times be kept open for inspection by KTDFC. The Licensee shall provide to KTDFC, if required by KTDFC, statements of audited accounts in such manner and within such period that KTDFC may prescribe.
16. Salwar and coat is the prescribed dress code of the female workers.
17. The persons so deployed shall be medically and physically fit to perform the cleaning service and the Licensee shall produce a Fitness Certificate to this effect from the Medical Officer duly authorized by the Company.
18. The Licensee shall pay the wages and other statutory benefits of the persons employed by him and the Company shall not be responsible or liable in any manner for any payment to the persons employed by the Licensee.
19. The Licensee shall ensure good conduct, decent behaviors, cleanliness, etc. by the persons employed by Licensee.
20. The Licensee shall ensure that the persons employed by him are covered under the various statutes like ESI, EPF Acts and such other Rules and Regulations as may be applicable and shall accordingly make monthly contributions directly to the authorities for the salary of the persons employed by him. The Licensee shall submit receipts of the remittances of the above mentioned contributions to the Company in every month. If it be found that the Licensee has committed default or negligence in making prompt payments of the statutory contributions, taxes etc. company will be entitled to deduct the same from any amounts that may be payable to the Licensee and to remit the same directly to the authorities concerned. There shall not be any employ - employee relationship between KTDFC and the persons engaged by the Licensee.

If KTDFC sustain any losses, damages, etc. due to the default or negligence of the Licensee in making prompt payments of the statutory contributions, taxes, etc. company will also be entitled to recover the same along with applicable interest from the movable and immovable assets of the Licensee by taking appropriate legal actions including actions as per the provisions of the Kerala Revenue Recovery Act, 1968.

- (a) *It shall be absolutely be the duty of the Licensee to ensure that the persons employed by him are doing their work with proper safety measures, which are to be provided by the Licensee.*
- (b) *It shall be the duty of the Licensee to ensure that the persons employed by him are not under the influence of drink or drugs at the time of work and to ensure that the persons employed by him are obeying the orders given to them.*

21. If the conduct, medical condition or cleanliness of any of the persons employed by the Licensee is found unsatisfactory, the Licensee shall replace 'such person' forthwith and all dues forward to the persons so replaced shall be paid immediately by the Licensee and he shall forward a copy of such settlement to the Company as proof.

22. It shall be the responsibility of the Licensee to personally supervise the operation and maintenance of House Keeping facilities and to keep under the safe custody of the cleaning materials/ equipments safe custody of the cleaning materials/ equipments etc required for the execution of the said work.

23. All the materials and equipments used for cleaning mentioned in the tender documents shall be produced at site and be approved by the authorized personnel of KTDFC.
24. The Licensee and his personnel shall strictly comply with the rules and regulations laid down by the Company with regard to entry and exit. The Licensee shall ensure that the persons engaged shall confine their activities strictly to the areas specified by the Company.
25. The Licensee shall also be responsible for the maintenance of the muster roll, wage register etc of the persons employed by him and shall produce the same to the Company as and when called for.
26. The cleaning works would be judged against the following indicators of cleanliness.

 - Absence of foul smell in toilets, common space, etc.
 - Absence of debris, waste papers, decaying substances, etc at all places.
 - Clean faces of glasses, table tops, and dust free windows and floors.
 - Total absence of rats, snakes, cockroaches, lizards, mosquitoes, bugs, in the premises including car cases of the above mentioned.
 - Glittering appearance of floors in Bus bay area, KTDFC branch office and site office area.
 - Cleaning and perfuming like Bus bay area, KTDFC branch office and site office area at regular intervals in any case not less than 3 times daily with consumables. This includes using/ keeping air freshers, liquid soaps, advanced high quality detergents, perfumed lotions in the Bus bay area, KTDFC branch office and site office area.
 - Cleaning of the electrical fittings of the common area.
 - Removal of all stains from the toilet floors, urinal walls, and other porcelain fittings in all toilets and bathrooms.

- Cleaning the like Bus bay area, KTDFC branch office and site office area to keep them free from cockroaches and insects.
- Periodical cleaning of vitrified floors and buffing of vitrified floors.
- Periodic machine scrubbing of floors if required will be attended by the Contractor.
- Supply of all cleaning materials for the cleaning purpose.
- Arranging the display of notices and other information materials in the proper places.
- Such other connected and related work for the due performance of the scope of work mentioned above as may be directed by the KTDFC from time to time, additional work as directed by **KTDFC** from time to time.
- Salwar and coat is the prescribed dress code of the female workers.
- The persons so deployed shall be mentally and physically fit to perform the cleaning service and the Contractor shall produce a Fitness Certificate to this effect from a Government Medical Officer.
- It shall be the responsibility of the Contractor to personally supervise the cleaning service and to keep under the safe custody of the cleaning materials/equipments etc. required for the execution of the said work.

- **Additional works to be attended.**

- Sweeping the entire Bus bay area, KTDFC branch office and site office area of the Kozhikode Bus Station which includes mopping of the floors according to the site requirements.
- Wet mopping of the entire finished floors in the Bus bay area, KTDFC branch office and site office area.
- Collection of all disposable garbage, waste papers and disposing the same from Bus bay area, KTDFC branch office and site office area. Cleaning of glasses of doors, windows and ventilators, including all the above mentioned area.

- Cleaning of the name boards, display boards, notice board, granite steps, fire equipments, boxes etc. at regular intervals.
- Monthly cleaning of Bus bay area, KTDFC branch office and site office area by using required equipments and tools.
- Supply of all cleaning materials/ equipments/ machines/ consumables for the cleaning purpose.
- Such other connected and additional work as directed by the Housekeeping Engineer/ KTDFC staff.

Place: **Thiruvananthapuram**
Date: **21.01.2026**

Sd/-
Principal Project Consultant
Kerala Transport Development Finance Corporation Ltd.

DECLARATION

I/We hereby solemnly declare that all the information given by me/ us in the e-tender are true and correct. I/We have read and understood the terms and conditions for granting the Licence of House Keeping facility in the KSRTC Bus Terminal Complex, Kozhikode and accepted all terms & conditions in the tender document. In the event of acceptance of this tender, I/We agree to observe and be bound by the terms and conditions mentioned in this tender document set and attached documents which is subject to such modifications from time to time as deemed necessary by KTDFC and the same shall always be construed as agreed to be complied by me/us. I/We also agree that my/our offer/ bid in the tender process will remain firm and valid for acceptance till Six (6) months from the date of opening of tender and that my/our offer cannot be withdrawn before the firm period is over. I/We agree that in case of withdrawal of my/our offer before the end of the firm period, the same will attract the risk of the EMD being forfeited to the Corporation.

LIST OF DOCUMENTS TO BE UPLOADED.

1. Financial Bid (BOQ).
2. Address Proof.
3. PAN Card.
4. Aadhaar/ Voter ID/ GST registration (which ever are available/applicable).
5. Certificate of incorporation/ registration documents, etc, if the bidder is a Company/Firm.
6. Such other supporting documents as required in the tender.
7. GST Registration Certificate

Place: **Thiruvananthapuram**
Date: **21.01.2026**

Sd/-
Principal Project Consultant
Kerala Transport Development Finance Corporation Ltd