

Kerala Transport Development Finance Corporation Ltd

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

Trans Towers, 6th Floor, Vazhuthacaud, Thiruvananthapuram

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TENDER SCHEDULE

Notification No. KTDFC/BOTP/e-tender/SM/202/2016, dated 30-08-2016.

Last Date and Time for the submission of E-Tender	on or before 03:00 pm on 13-10-2016
Opening of E-Tender	
a) KSRTC Bus Terminal Complex, Angamaly Tender Id: 2016_KTDFC_80812_1	12:00 pm on 18-10-2016
b) KSRTC Bus Terminal Complex, Thampanoor Tender Id: 2016_KTDFC_80829_1	03:00 pm on 18-10-2016
c) KSRTC Bus Terminal Complex, Thiruvalla Tender Id: 2016_KTDFC_80834_1	12:00 pm on 19-10-2016
For lease as individual units (unit/ segment wise as specified in the e-tender document)	
a) Application Fee + VAT for individual units	₹. 2,100/-
Earnest Money Deposit for individual units	
a) Rentable space with an area up to 500 sq.ft.	₹. 25,000/-
b) 501 sq.ft. to 2,500 sq.ft.	₹. 50,000/-
c) 2,501 sq.ft. and above	₹. 1,00,000/-
For lease as a single unit of the whole remaining unallotted space	
a) Application Fee + VAT for lease as single unit	₹. 10,500/-
b) Earnest Money Deposit for lease as single unit	₹. 3,00,000/-

The detailed procedure for participating in the e-tender (e-submission of bids online) is explained in the *website*: “www.etenders.kerala.gov.in”.

HOW TO PARTICIPATE IN THE TENDER :

The tenderer shall record the amounts that it/he/she offers as monthly rent in the e-tender process. The rent holiday, if any, is desired to be claimed by the tenderer, in the case of tender for the whole space as single unit, the same shall also be specified in the e-tender process. If it is found that there occurs inconsistency in the amounts quoted in figures and words, reliance will be given to the amount quoted in words.

The tenderer shall specify in the e-tender whether it/he/she quoted for the whole space as a single unit or for individual spaces mentioned in the Floor Plan Sketch (Annexure-II). In the case of the separate individual spaces, space code shall also be specified (Space codes, Rock Bottom Rent Rates, Area & EMD Details are provided in the Annexure-I 'Rentable Area Details'). Separate offers are to be submitted for each individual space as per the online procedure specified in the e-tender process (except in the case of tender for the whole unallotted space as a single unit). **Evaluation will be based on the highest Monthly Rent at or above the rock bottom rent rates prefixed for the corresponding space (as specified in the Annexure - I 'Rentable Area Details') to the satisfaction of KTDFC. The tenderer, who has been declared as satisfactorily quoted the highest rent as above, shall then be directed to remit the interest free Security Deposit @ 18 times of the amount offered as rent within 45 days of the provisional letter of allotment and thereafter the lease deed will be executed detailing the terms and conditions of the lease and the space will then be handed over. The Lessee shall then be liable to promptly remit the agreed monthly rent, subject to the enhancement of the agreed rent @ 15% on completion of every three years of lease.** (Preference will be given to those tenderers who quote for the whole space as single unit). 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.

There shall be subleasing facility in case of allotment of the whole space as a single unit. However this facility will not be available in the case of allotment of the space as separate individual units.

THE METHOD FOR SUBMISSION OF TENDERS:

- Applicant can apply for the spaces at each Projects at Angamaly, Thiruvalla and Thiruvananthapuram (Thampanoor) by recording its/his/her offer of monthly rent through *online e-procurement system of the Government of Kerala*. The detailed procedure for participating in the e-tender (e-submission of bids online) are also available in the *website*: “ www.etenders.kerala.gov.in”.
- The total Application fee amount for the entire units is shown in the **Tender Fee payment** in the e-tender and the tenderer should pay the Application fee for the area they needed. For example, the person who wants only 2 individual units (application fee for each individual unit is Rs. 2,100/-) should pay Rs. 4,200/- (i.e. Rs. 2,100/- X 2 No's) and the tenderer should choose the exempted Tender Fee payment and then less the exemption amount (i.e. if the total Tender Fee payment is Rs. 1,55,400/- and the tenderer needs only 2 individual spaces of amount Rs. 4,200/-, the tenderer may choose the exemption for an amount of Rs. 1,51,200/-. Then the balance payment amount of Rs. 4,200/- should be selected for online payment). Application fee will not be returned/ refunded in any circumstances whatsoever.
- The total EMD amount for the entire units is shown in the EMD online payment, the tenderer should pay the EMD for the area they needed. For example, the person who wants only 2 individual units having total EMD of Rs. 50,000/- (i.e. Rs. 25,000/- X 2 No's) [EMD for each individual unit is Rs. 25,000/- or Rs. 50,000/- or Rs. 1,00,000/- or Rs. 3,00,000/- as per the area mentioned in e-tender document], the tenderer should choose the exempted EMD payment and then less the exemption amount (i.e. if the total EMD payment is Rs. 27,50,000/- and the tenderer needs only 2 individual spaces of EMD amount of Rs. 50,000/-, the tenderer may choose the exemption for an amount of Rs. 27,00,000/-. Then the balance payment amount of Rs. 50,000/- should be selected for online payment).
- Both the Application Fee and EMD has to be remitted as one single transaction.
- 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. 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 - 2577188, 0471 - 2577388 (On all Government working days from 9:30 am to 5:30 pm) E-Mail: "etendershelp@kerala.gov.in"*.

Place: **Thiruvananthapuram**
Date: **30-08-2016**

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