

Madhya Pradesh Audyogik Kendra Vikas Nigam (I) Ltd., Indore

Expression of Interest

MPAKVN, Indore invites EOI from interested parties for setting up and running a "Food Court" in the campus of Crystal IT Park (SEZ), Khandwa Road, Indore; at his own cost, including design & construction of Built-up space ("Smart Build" building concept) as earmarked in the schedule appended herewith, all Interiors (finishing, furniture & fixtures), services, etc. required for such Food Court shall be made available along with its operation & maintenance by the intended applicant; proposed to be used by IT companies, their employees, vendors & visitors only at Crystal IT Park premises Indore which is a notified Special Economic Zone having restricted entry for outsiders.

The applicant should be in a position to establish and run the said Food Court in the campus of Crystal IT Park premises in an organized way i.e. systematically and peacefully without disturbing the environment of the IT Park.

Eligibility criteria

- The applicant should have experience of running such type of facility (canteen/restaurant) with reputed client/destination like cineplexes, malls, corporate houses, and operating food chains.
- Should have good financial strength to run such type of venture, must have average annual turnover of 50 lakhs of last 3 years (FY 2012-13,13-14 and14-15).

Requirement

- The successful participant will be required to provide Food Court facility including design, construction & interior of Built-up space ("Smart Build" building concept), including finishing, furniture & fixtures, services, etc. required for such Food Court along with its operation & maintenance, at his own cost for a definite time period (minimum 5 years).
- The Food Court should perform with maximum efficiency and should serve the purpose for which it is proposed to be installed.

- All the accessories required for operation & maintenance will be provided by the applicant.
- It will be necessary for successful applicant to follow the govt. rules/guidelines/norms issued in such type of ventures, if any from time to time .
- The successful applicant shall be solely responsible for tax liabilities, if any and other statutory requirements to be complied relating to manpower, any miss-happening/accident during the process.

Details of infrastructure and other support/permission provided by the MPAKVN, Indore

- 5000 sqft. open space (proposed to be built-up by the prospective bidder on 2nd floor roof top of STP - I building) for proposed Food Court facility will be provided in the developed campus of Crystal IT Park **on the lease rental basis** (as per agreement with successful applicant).
- Available open space at 2nd floor roof top of STP – I building is approx 14000 sqft. in which 5000 sqft. area is proposed for built up (on smart Build Concept) and rest 9000 sqft. area (which always will remain open) may be used for other temporary needs in relation to conducting restaurant activities.
- Apart from basic infrastructure already developed, electricity (3 phase connection), water connection & HVAC line (chilled water through existing HVAC System) will be provided on monthly chargeable basis based on usage .
- Assistance for permission to establish & operate the Food Court facility from Development Commissioner, SEZ, or from any other statutory authority, will be provided.

Other conditions

- The interested applicant will be responsible to run Food Court in the premises of Crystal IT park with their own establishments and employees. He should run the Food Court with all necessary equipments heating, cooling, grinding etc. and serving. All sorts of furniture and fixtures including electrical installations and illuminations, if available in the allotted space may be used by him ensuring proper maintenance. Any addition or alteration in the allotted space is not permitted without the written consent of MPAKVN. If violated it will be considered as

breach of the contract. All recurring costs for running the food court and electricity consumption will have to be borne by the agency himself.

- The contract for running the food court will be issued for 5 (Five) years
- Food Court will remain open and functional on days and for such hours as may be notified by the authority for time to time.
- Night stay inside Crystal IT park premises will not be allowed under normal circumstances. However, if required, night stay may be allowed under specific instruction from the authority.
- Health & safety measures shall be maintained by the contractor, i.e. food quality should be fully safe for the customer's, in this regard all the responsibility will be of contractor. For quantity & quality parameters applicable rules/guidelines/norms of Govt. (State/Central) shall be taken care of.
- The Interested Applicant should ensure that there will not be any sort of illegal activities in food court like serving liquor, drugs etc.
- The waste materials so generated out of the running of the Food Court will be handled by the interested applicant as per rules and guidance of MP State Government. No waste material should be allowed to decompose or disposed off inside the Park for maintaining ecological balance and no littering will be allowed under any circumstances. The interested applicant will be responsible for elimination of the littering and penalty will be imposed for such deviation. MPAKVN reserves the right to cancel the rent agreement in such cases.
- All raw materials should be served as per rules and regulations of Health Department, Government of M.P
- Sufficient fire safety measures should be arranged by the agency and the interested Applicant should obtain Fire License Certificate, if required.
- The food items should have nutritious value and may be inspected daily by the concerned authority.
- The selected agency shall be bound to comply with the requisition and direction of the MPAKVN's authorized representative(s)
- The interested Applicant agency will be solely responsible for all payments and observance and compliance of relevant provision of laws/rules/regulations etc. in respect of his employees and the business of running the Food Court. MPAKVN or his authorized representatives will have no liabilities whatsoever with regard to such statutory compliances and payments.

- The interested Applicant will be responsible for maintaining high standards of hygiene and cleanliness in the Food Court, dining area and store room and for full observance of all relevant regulations of Government / MPAKVN authority. The selected applicant shall not carry out any business other than running the Food Court in the Crystal IT Park premises under any circumstances
- The stall, store space, equipment / implements etc. including the articles kept by agency for serving of food and beverages shall remain open for inspection by the MPAKVN or his authorized representative(s) at any point of time.
- No sub-agency/sub-leasing/sub-renting will be allowed under any circumstances whatsoever. The agreement stands cancelled on detection of such circumstances.
- The successful bidder may request AKVN for additional open space for extra built-up requirement on the same terms & conditions.
- Although lease agreement shall be for the period of 5 years, but the same can be terminated in following situations :
 - AKVN/SEZ authorities may issue notice for vacating premises and terminate the lease agreement if it is found that the lessee is involved in some sort of objectionable/illegal/irregular activities during the cause of business and violating statutory compliances or laws in-force. Apart from this appropriate legal action; if found necessary to be initiated, shall be taken by AKVN authorities.
 - Lessee may also request to terminate the lease agreement if he found himself unable to run the business. Here the lessee needs to make such request at least 60 days in advance to the authority.
- None of the tax exemption or any such exemptions under the SEZ Act shall be available for Applicant, unless & otherwise separate permission is obtained by the Applicant from the competent authorities.
- Selected Applicant Contractor shall abide by the laws, rules and regulations of SEZ with Development Commissioner and Custom Department, like inward of their consumable, capital etc. goods, returnable or not.
- Any dispute arising out of this terms and conditions shall be subject to arbitration as per the Arbitration and conciliation Act

MPAKVN, Indore invites EOI on the above terms and conditions. The offer will be evaluated on the basis of highest monthly rent offered by the applicant in the annexure A of Financial Bid.

The application with supporting details as required (with documentary proof) should reach at following address latest by 3pm on 18/03/2016 with Earnest Money Deposit of Rs. 100000/- in the form of DD of Nationalized/Scheduled banks payable in favor of Managing Director, MPAKVN, Indore:-

Office of MPAKVN(I)Ltd., Indore (M.P.)

3/54, I & II Floor, Press Complex,

AB Road, Indore

Phone : (0) : 0731-2556111

A committee constituted by Managing Director will scrutinize the received applications and will give its recommendations for the successful applicant. After approval recommendation from competent authority the LOA (Letter of Award) letter will be issued. The successful applicant will have to execute agreement within 7 days of receipt of LOA, with MPAKVN, Indore. The EMD will be forfeited if successful applicant (L1) fails to do agreement in prescribed time period and the chance will be given to next applicant (L2) if his proposal found reasonable.

After expiry of the original agreement period, the agreement may be extended further for a definite period with the mutual consent of both the parties (i.e. successful applicant and MPAKVN, Indore) and added terms and conditions, if required.

For more details applicant may contact Shri P.K. Jandani, Executive Engineer – 9406803513 & Shri Anil Arora, Manager – 9406803510

Chief General Manager
Madhya Pradesh Audyogik Kendra Vikas Nigam, Indore

Financial Offer

Name of work :- Providing facility of “Food Court” in the campus of Crystal IT Park, SEZ, Khandwa Road, Indore on **Rental Basis**.

S. No.	Description	Permitted proposed built-up space on 2 nd floor rooftop to be provided for Food Court	Offered Monthly lease rent per sq.ft.	Total Monthly Lease Rent (in Rs.)
1	2	3	4	5
1	Providing facility of “Food Court” in the campus of Crystal IT Park (SEZ), Khandwa Road, Indore; at his own, including design & construction of Built-up space (“Smart Build” building concept), All Interiors (finishing, furniture & fixtures), services, etc. required for such food station along with its operation & maintenance; proposed to be used by IT companies, their employees, vendors & visitors only at Crystal IT Park premises Indore which is a notified Special Economic Zone having restricted entry for outsiders.	5000sq.ft.		

Note :

- Selected bidder will be required to deposit 3 month’s rent in advance at the time of agreement.
- Agreed monthly rent will be deposited by the 5th of every month in case of delay penalty will be charged @ 1% of the rent per day for a maximum of 30 days period.
- Applicable O&M charges shall be payable extra.
- For disposal of food waste, garbage etc. proper arrangement shall be done by the selected bidder through IMC (Indore Municipal Corporation) or any other vendor according to the applicable bye laws.

**Seal & Signature
of the Bidder**