

JOG MANAGEMENT AUTHORITY,
SHIMOGA, SHIMOGA DISTRICT - 577401

E-mail: jogfalls.jma@gmail.com

: 08183-226600, 226601

No.JMA.CR.105/2015-16, DATED: 07TH AUGUST, 2015.

Tender Notification

(Through E-Procurement mode)

Tender applications are invited for **Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls** on contract basis for a period of Six (6) years. The property belongs to Jog Management Authority with clear title basis. The Enquiry can be downloaded from website: www.jogfalls.in and www.eproc.karnataka.gov.in

DETAILS OF SCHEDULE

Sl. No.	Description	Minimum Yearly Contract Rate (Excluding Service Tax)	EMD	SECURITY DEPOSIT
1	Outsourcing Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls	₹. 6,00,000/-	₹ 1,00,000/-	₹ 10,00,000/-

Lease Period is Six (6) Years starting from issue of work order.

The interested parties may participate in the tender process through e-procurement portal by submitting application online duly uploading the required documents by paying required EMD amount through e-procurement portal.

For any queries, the Bidder can contact:

The Assistant Commissioner,

Sagar Sub Division and Joint Secretary,

Jog Management Authority,

Sagar - 577401

Ph: 08183-226600, 226601 Email: jogfalls.jma@gmail.com on any working day from 10.00 hrs. To 17.00hrs

For any clarification/training regarding e-procurement contact:

e-procurement cell,

MS Building,

Room No.141,

Gate No-2, Bangalore-560001

or contact e-procurement helpdesck-080-25501216/25501227.

**TERMS AND CONDITIONS FOR LEASING OF COMMERCIAL
ESTABLISHMENTS THROUGH E-TENDERING SYSTEM**

Technical Bid

(Under e-procurement portal)

1. Applicants shall have to participate through the process of e-procurement only and the applications submitted directly will not be accepted.
2. The Applicant can engage the Yatri Nivas building for the purpose of providing the Boarding and Lodging facility only for the tourists.
3. Applicants should have an experience in Management of Hotel Business for not less than three years with annual turn-over of atleast 06.00 Lakhs annually over last three years.
4. Jog Management Authority cannot be held responsible for technical problems resulting in non-submission / non-uploading of documents within the stipulated time.
5. The bidder shall bear all costs associated with the preparation and submission of his bid and Jog Management Authority will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the bidding process.
6. The Contract Lease period is six years from issue of workorder.
7. The Successful bidder should pay the full bid amount before signing the contract agreement with Jog Management Authority, Shimoga.

Date of Inspection of the **"Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls "** Can be done on any working day from 10.00 hrs. To 17.00 hrs.

1. Security Deposit Rs 10.00 Lakhs return after Six Years(i.e., after Sucessfull completion of contract period). If any damage to building or furnitures / bedding / curtains etc., provided that amount would be deducted from Secuirty Deposit.
2. If sucessfull bidder refuses to operate and maintain for Six years or leaves before Six years, then Security Desposit will be forfeited.
3. The bidder is advised to visit and examine present building condition of Yatri Nivas, Jogfalls and it is his own responsibility to obtain for himself all information that may be necessary for preparing the bid and entering into contract. The costs of visiting the site shall be at bidders own expenses.

4. The person signing shall state the authority under which he is signing / acting on behalf of Partnership Firm / Company and enclose the certified copy of the partnership deed / memorandum and articles of association issued by the authorities.
5. The bidder shall pay the processing fee and EMD through e-procurement following four modes of payment:
 - Debit Card
 - Credit Card
 - OTC (Over the counter)
 - NEFT (National Electronic Fund Transfer)
6. The Bidder is expected to examine carefully all instructions, conditions and terms in the bidding documents. Failure to comply with the requirement of bid submission will be at bidder's own risk. The bids which are not substantially responsive to the requirements of bidding documents will be rejected.
7. Persons quoting highest bid amount and produce valid documents will be selected as Successful Bidder. For unsuccessful bidders EMD will be refunded without any interest.
8. The successful bidder will be decided on the basis of highest lease offered as per the price sheet.
9. The Bidders shall at no point of time engage the services of child labour at the place of business.
10. Bidder shall not sell any prohibited items identified by Jog Management Authority.
11. The successful bidder shall at the time of entering into an agreement produce the VAT registration certificate under the KVAT Act of 2003.
12. Jog Management Authority reserves the right to accept / reject / revise / post-pone the tender without assigning any reasons.
13. Payment of Service Tax: The Bidder shall pay Service Tax payable to the government as per rules. Any delay shall lead to interest and penalty as applicable.
14. The bidder has to upload copy of the address proof, contact details and a certificate that the three years turn-over in Hotel business was not less than Rs. 6.00 Lakhs in any one financial year duly certified by a Chartered Accountant.

15. The Jog Management Authority will have the right to terminate the agreement by serving one month notice in advance to the Bidder without assigning any reason.
16. The rates offered by the Bidder shall be exclusive of all Govt. Taxes / Levies, Corporation Taxes, property taxes, urban taxes, cesses or any other taxes that may be imposed by any authority in future.
17. In case death of the Bidder, by getting consent of his family members and obtain certification from concerned authority to transfer agreement, to one of his successor with their own cost.
18. In case of Ill-health of the Bidder and if he is not able to manage the activities then by getting consent of his legal heirs and on producing of Medical Certificate (Not less than the rank of Dist. Surgeon) the agreement may be suitably changed to allow one of his legal heirs to replace the bidder and all such agreements shall be executed at the cost of the representative of the successful bidder.
19. Any type of Physical modification of the building structure, new Construction or extension of building, additional/up-gradation of facilities without any prior approval of Jog Management Authority will be treated as breach of the contract and Contract shall be cancelled and Terminated.
20. Only existing building is part of this contract and Jog Management Authority reserves its right to use the land surrounding Yatri Niwas for any Purpose.
21. Jog Management Authority can rent/lease/give on Contract land surrounding Yatri Niwas building to any other third Party/Organisation/Individual without informing or taking consent of successful bidder of **"Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls "**.
22. Jog Management Authority also reserves the right to claim from the successful Bidder (s) for any loss sustained for their misuse of building / not abiding by the Law of the Land / causing damages to building allotted to them.
23. If Restaurant/Canteen Opened in Yatri Niwas, Kitchen and eating area should be maintained properly and should be hygienic. The successful bidder should collect the waste generated as per Municipal Solid Waste (Handling and Management) Rules and to be transported to the nearest collection point of the local authority at his own cost.
24. The Successful bidders should not cut the trees/branches without the prior permission of the concerned authorities as per law.
25. All the Safety Precautions towards fire accidents and electrical accidents etc should be taken care by the successful bidder.
26. The expected Contract rate and for any other reason is not satisfied in Auction, the Deputy Commissioner or Concerned Authority have rights to cancel the Auction.

27. The bidders shall produce the original documents on or before opening at the Deputy Commissioner's Office, Shimoga. The failure of the bidders to comply with this provision shall lead to rejection of the bid.
28. If the bidder violates any of the above terms and conditions, The Deputy Commissioner, Shimoga District has right to terminate the agreement without prior notice and may claim the loss incurred if any from the successful Bidder.
29. The Tax Deducted at Source shall be effected by the Jog Management Authority as per the provisions of the Income Tax Act.
30. In the event of any difference in the interpretation of any of the clauses of the Contract Agreement and / or the documents, the clarification given by Deputy Commissioner and Chief Executive Officer, Jog Management Authority, Shimoga shall be final and binding on the Parties.
31. Any dispute or difference whatsoever arising between the parties out of or relating to the effect of the Lease agreement or the validity or the breach thereof, shall be referred for settlement to the **Deputy Commissioner, Shimoga** and the award made in pursuance thereof shall be binding on the parties concerning to the arbitration.
32. Any dispute whatsoever shall be subject to the **Jurisdiction of Shimoga Courts only.**
33. Parking for Yatri Nivas to be maintained by successful bidder and the bidder cannot expand restaurant/dining facility outside existing building without prior approval/permission of authority.
34. If any breach of above condition agreement or contract would be cancelled by authority without any notice or any reason.
35. Any person/ family members of person having any due/ rent due / pending litigation with JMA cannot participate in this bid and his participation can be cancelled by JMA without giving any reason.

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Annexure 'B'

No.JMA.CR.105/2015-16, DATED: 05TH AUGUST, 2015.

SUB : Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls, SAGAR TALUK, SHIMOGA DISTRICT

SCOPE OF CONTRACT RENTAL

The Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls , Sagar Taluk, Shimoga Dist.

Ground Floor including Portico	510 Sq. Mtr.
First Floor	314 Sq. Mtr.
Total:	824 Sq. Mtr.

Annexure 'C'

No.JMA.CR.105/2015-16, DATED: 05TH AUGUST, 2015.

SUB : Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls, SAGAR TALUK, SHIMOGA DISTRICT.

Sl. No.	Descriptions	Remarks of the Bidders
I	a. Name of the Establishment	
	b. Registered Office at	
	c. Local Address	
	d. Name of the Signatory	
	e. Contact Details of Signatory	Ph. No. Fax No. Email.ID
II	Earnest Money for Rs. 1,00,000/-	Yes / No DD No. dt
III	Rates Offered	Contract Rs..... per year Outsourcing of Yatri Nivas Building at Jogfalls.

NOTES:

1. Use additional space if required.
2. Conditional offers, if any, are liable to be rejected at the sole discretion of Deputy Commissioner and Chief Executive Officer, Jog Management Authority, Shimoga'.

CERTIFICATION:

1. It is certified that the bid does not contain any hidden cost over and above the price mentioned above.
2. Any benefit in the form of reduction in statutory taxes / levies arising out of the terms of the contract, if awarded in favour of Jog Management Authority, Shimoga would be passed on to Jog Management Authority, Shimoga.

Signature.....

Name

Designation.....

Date:

Official Stamp.....

ANNEXURE -D

(On the Letter head of the Bidder)

To

Date:

The Deputy Commissioner and
Chief Executive Officer,
Jog Management Authority,
Shimoga - 577201

Sir,

Sub: Proposal for Outsourcing of Yatri Nivas Building, Jogfalls
as in the same condition - reg.

Ref: Request for Proposal issued by Jog Management
Authority, Shimoga.

Being duly authorized to represent and act on behalf of
_____ (here-in-after referred to as "the Bidder"), and having reviewed
and fully understood all of the Proposal requirements and information provided, the
undersigned hereby submits the Proposal for the project referred above.

We are enclosing our Proposal with the details as per the requirements of the
RFP, for your evaluation.

Jog Management Authority and its authorised representatives are hereby
specifically authorised to conduct or to make any enquiry or investigations to verify the
statements, document and information submitted with this application and / or in
connection therewith and to seek clarification from our bankers, financial institutions and
clients regarding the same.

The undersigned declares that the statements made and the information provided
in this proposal is complete, true and correct in all respects.

Yours faithfully,

(Signature of the Authorised Signatory of Bidder)

(Name and designation of the Authorised Signatory)

Financial Bid

SCHEDULE 'B'

The "Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls as is in the same condition", Sagar Taluk, Shimoga Dist.

Sl. No.	Description	Minimum Yearly Contract Rate (Excluding Service Tax)	Contractor quoted the rate (Excluding applicable all taxes)
1	Outsourcing Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls	Rs. 6,00,000/-	

Assistant Commissioner,
Sagar Sub Division and Joint Secretary,
Jog Management Authority,
Sagar - 577401

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಜೋಗ್ ನಿರ್ವಹಣಾ ಪ್ರಾಧಿಕಾರ, ಸಾಗರ - ಶಿವಮೊಗ್ಗ

e-mail: jogfalls.jma@gmail.com

ಸಂ.ಜೆಎಂಎ.ಸಿಆರ್.105/2015-16.

ದಿನಾಂಕ:07.08.2015.

ಅಲ್ಪಾವಧಿ ಟೆಂಡರ್

ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲಾ ಸಾಗರ ತಾಲೂಕು ಜೋಗ್ ಫಾಲ್ಸ್ ಸಲ್ಲಿಸುವ ಸುಸಜ್ಜಿತವಾದ ಪುನರ್ ನವೀಕರಣಗೊಂಡ ಯಾತ್ರಿ ನಿವಾಸ ಕಟ್ಟಡದ ದೊರಗುತ್ತಿಗೆ (Outsourcing of Operation and Maintenance of Renovated Yatri Nivas (fully furnished) Hotel Building at Jogfalls) ರೀತ್ಯಾ ಜೋಗ್ ನಿರ್ವಹಣಾ ಪ್ರಾಧಿಕಾರದ ಪತಿಯಿಂದ ಆರು(6) ವರ್ಷಗಳ ಅವಧಿಗೆ ಲೀಸ್ ಆಧಾರದ ಮೇಲೆ ಆರ್ಥ ಗುತ್ತಿಗೆದಾರರಿಂದ ಇ-ಪ್ರಾಕ್ಯೂರ್ ಮೆಂಟ್ ಮೂಲಕ ಟೆಂಡರ್ ನ್ನು ಆಹ್ವಾನಿಸಲಾಗಿದೆ.

ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಲು ಕೊನೆಯ ದಿನಾಂಕ:25.08.2015 ಅಪರಾಹ್ನ 04.30 ಗಂಟೆಗೆ

ಟೆಂಡರ್ ತೆರೆಯುವ ದಿನಾಂಕ:27.08.2015ರ ಅಪರಾಹ್ನ 04.30 ಗಂಟೆಗೆ

ಇ-ಪ್ರಾಕ್ಯೂರ್ ಮೆಂಟ್ ರೀತ್ಯಾ ದೃಷ್ಟಿಸ್ತ ಮಾಹಿತಿಯನ್ನು ಈ ಕೆಳಕಾಣಿಸಿದ ವೆಬ್ ಸೈಟ್ ಮೂಲಕ ಪಡೆಯಬಹುದಾಗಿದೆ.

<http://eproc.karnataka.gov.in>

ಸಂಪರ್ಕಿಸಬೇಕಾದ ವಿಳಾಸ:

ಉಪವಿಭಾಗಾಧಿಕಾರಿ, ಸಾಗರ ಉಪವಿಭಾಗ & ಜಂಟಿ ಕಾರ್ಯದರ್ಶಿ,

ಜೋಗ್ ನಿರ್ವಹಣಾ ಪ್ರಾಧಿಕಾರ, ಸಾಗರ

☎ 08183-226600 Fax:08183-226601

e-mail: acesagar@gmail.com

ವಿ.ಪಿ.ಇಕ್ಯೇರಿ, ಭಾ.ಆ.ಸೇ.

ಜಿಲ್ಲಾಧಿಕಾರಿ, ಶಿವಮೊಗ್ಗ ಜಿಲ್ಲೆ &

ಮುಖ್ಯ ಕಾರ್ಯನಿರ್ವಹಣಾಧಿಕಾರಿ, ಜೋಗ್ ನಿರ್ವಹಣಾ ಪ್ರಾಧಿಕಾರ,

ಶಿವಮೊಗ್ಗ.