

Notice Inviting Tender
For
Operating Accessories Retail Outlet – 2
in Lobby Level of the Leela Gandhinagar

July 2024



**GANDHINAGAR RAILWAY &
URBAN DEVELOPMENT CORPORATION LIMITED**

Block No.3, 3rd Floor,
E-1 Wing, Karmayogi Bhavan,
Sector -10A, Gandhinagar,
Gujarat 382010
Off. 079-29916002

Website: <https://www.garud.org.in/>
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Tender Notice No. 698/R4

About GARUD

A SPV named Gandhinagar Railway & Urban Development Corporation Limited (GARUD) has been formed with equity contribution of Government of Gujarat (GoG) (74%) and Ministry of Railways (through IRSDC) (26%) which is as a Joint Venture Company for redevelopment of Gandhinagar Capital Railway Station, development of Hotel on the Airspace above Railway Station and Management of Mahatma Mandir Convention & Exhibition Centre and Exhibition Centre at Helipad Ground, Gandhinagar.

The project involves:

- Development of a 318 room five-star business hotel
- Redevelopment of Gandhinagar Capital Railway Station
- Approach ramps to the hotel 937 m long and of 22 m height
- Construction of 18 m wide underpass connecting East & West of the railway line (Mahatma Mandir and Hotel main entry)

Entire new development of Railway Station and the hotel in airspace is in alignment of the central axis drawn from the Vidhan Sabha of Gujarat. The Redeveloped Gandhinagar Railway Station has been inaugurated by Hon'ble Prime Minister on 16 July 2021.

318 room five-star business hotel – The Leela Gandhinagar

About The Leela Gandhinagar

Blending modern splendour with the vibrant old-world traditions of Gujarat, The Leela Gandhinagar is located atop the concourse of the Gandhinagar railway station, near the Mahatma Mandir Convention and Exhibition Centre managed by The Leela. This elegant hotel, India's first-ever luxury hotel built over a railway station.

From flooring inspired by vav or the archaeological stepwells to traditional textiles and beadwork, local crafts and architectural elements find a home here. Coupled with the renowned Leela hospitality and signature services, this iconic hotel promises to become the quintessential stopover for the most sophisticated global traveller to this multifaceted state.

The hotel offers a myriad of facilities, from a world-class spa, a swimming pool, and a state-of-the-art fitness center, to exceptional dining venues spanning a host of cuisines in an idyllic setting.

With the legendary Leela hospitality and signature services, this iconic hotel promises to become the quintessential stopover for the sophisticated global traveller to this multifaceted state. It is in operation w.e.f. 1 September 2021.

The hotel is a part of a 43-acre complex, which houses the Mahatma Mandir Convention and Exhibition Centre and the Dandi Kutir museum and hotel.

Other Details

The Leela Gandhinagar is a 318 room 5-star hotel with a distinctive sense of arrival - 15 acres of lush landscaped lawn, water bodies and an elevated driveway to access the

Tender Notice No. 698/R4

hotel. It stands on the concourse of the Gandhinagar Rail Station. It is approximately 40 minutes' drive from the international airport. The state of art meeting rooms and the banquet area of over 666,000 sq ft, 03 spectacular dining outlets include the Citrus Junction our all-day dining, Diya our Indian specialty and Moksha our Tea lounge makes the hotel stand out.

Floor wise Details

Details	Description (approx. capacity in no. indicated in bracket)
Deck Level	<ul style="list-style-type: none">• Waiting lobby lounge (70)• All day dining (150) & 2 private dining rooms (18)• Indian Restaurant (56) & 1 private dining room (16)• Grand ball room (456) & can be subdivided into 3 small ball rooms.• 2 Retail shop space, wine shop (proposed) etc.
First Floor	<ul style="list-style-type: none">• 4 Meeting rooms (14)• 1 board room (18)• Business centre• SPA with 6 treatment rooms/ Steam & sauna rooms.• Fitness centre
2 nd - 7 th floor	<ul style="list-style-type: none">• 253 rooms & 1 Divyang room.
8th Floor	<ul style="list-style-type: none">• 4 Presidential suites, 4 Executive rooms, 6 rooms (twin/king)• Club Lounge dedicated to club rooms (8th - 10th level) guests• Club lounge has areas such as:<ul style="list-style-type: none">• Party room area (198)• Lounge area (18)• Dining area (28)• Big Meeting room (12)• Small Meeting room (6)• Board room (20)
9th and 10th Floor	<ul style="list-style-type: none">• 4 Executive rooms and 22 rooms.• 10th level has 18 king rooms & 6 Twin rooms• Terrace garden with small outdoor function facility

Category of Rooms

Room Category	Nos.
Deluxe Rooms	152
Garden view	38
Central Vista view	64
Club Rooms	52
Executive Suites	8
Presidential Suites	4
Total	318

Tender Notice No. 698/R4

Hotel Coordinates:

- Sector 14 Airspace above Gandhinagar Railway Station, Gandhinagar 382014
- 30 mins from Ahmedabad International Airport
- 5 mins from Gandhinagar Railway Station

Key Events held at The Leela Gandhinagar in 2023-24:

- Vibrant Gujarat 2024
- Filmfare 2024
- Hosted G-20 International Delegates
- Hosted Cricket World cup Teams (Australia, South Africa, England)
- Hosted Gujarat Titan team during IPL 2023 and 2024
- Mother's Day, Christmas Celebrations, New Year Celebrations etc.
- Indian Road Congress Delegates
- SEMICON

Tender Notice No. 698/R4

About the Tender: Operating Accessories Retail Outlet in Lobby Level of the Leela Gandhinagar

The details of the deck level of the hotel are:

Deck Level	<ul style="list-style-type: none">• Waiting lobby lounge (70)• All day dining (150) & 2 private dining rooms (18)• Indian Restaurant (56) & 1 private dining room (16)• Grand ball room (456) & can be subdivided into 3 small ball rooms.• Retail shops, wine shop (proposed) etc.
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The Leela Gandhinagar is operational w.e.f. 1 September 2021. At the lobby level of the Hotel, there is retail space for 2 shops which is required to be rented out. The floor space of retail shop 2 is currently unoccupied to be used to sell merchandise, setting up gift shop, souvenir shop, jewelry shop/outlet, astrology shop etc. The details of the retail space at the Leela Gandhinagar are as below:

- Retail no. 1: Carpet area 52.13 sq.m. (near All Day Dining corridor) (Operated by M/s Cauvery Arts Gallery)
- Retail no. 2: Carpet area 43.61 sq.m. (near reception area)

Notice Inviting Tender (NIT)

Name of Facility	Space	Tender Processing Fees (in INR)	Earnest Money Deposit (EMD) (in INR)	Minimum Reserved License Fees (MRLF)/ Minimum Monthly Guarantee (MMG)
Operating Accessories Retail Outlet No. 2 at Leela Gandhinagar	43.61 sq.m.	Rs. 1,000/- (Rupees one Thousand Only)	Rs. 55,000/- (Rupees Fifty-five Thousand Only)	Rs. 55,000/- (Rupees Fifty-Five Thousand Only) Per Month Plus (+) Applicable Taxes and Other Charges

Security Deposit: The selected agency has to provide a Security Deposit for an amount of 2 months MRLF quoted by the bidder before starting the contract period. The SD will be refundable after the completion of 2 years lock in period of the contract. In case, the agency fails to perform its duty as per the tender document/terms & conditions, the authority reserves the rights to outrightly terminate the contract and forfeit the security deposit.

General Terms & Conditions:

- Offers below MRLF will not be considered for processing bid offer further.

Tender Notice No. 698/R4

- b. Highest quote/ offer over and above MRLF shall be the sole parameter for selection of highest bidder.
- c. License fees shall be the quoted fixed license fees/quoted MMG (Or Revenue Share, whichever is higher). The quoted fixed license fees/MMG is subject to annual escalation as detailed in NIT.
- d. In addition to the Concession Fees, the selected bidder shall be liable to pay:
 - i. All applicable Government Taxes including GST (presently at the rate of 18% or at the rates declared by Government of India or State Government from time to time).
 - ii. The selected bidder will install separate meter for electricity connection in consultation with authority and all the expense related to same will be borne by selected bidder.
 - iii. Charges for the consumption of the electricity consumed for the purpose of use of the said license as becomes due and payable and in accordance with the directions of the Engineering department of The Leela.
- e. Selected bidder will use its own GST and not the GST of GARUD.
- f. The furniture and interior works related to shop and other expense for setting it up shall be done by the selected bidder. As per design to be approved by bidder from authority.
- g. The selected bidder has to deposit the two advance rent as security deposit as quoted by the bidder.

The Eligibility Criteria for the interested bidders are:

A. Technical Criteria:

The participating agency should have minimum two (02) years of similar experience during the last Seven (07) years in operating any of such/similar retail outlets/shops at airports/bus terminals/ferry terminals/ mall/ metro rail/ railway stations/ five-star hotels. For example, for apparel facility, experience in operating apparel retail outlet, for jewelry outlet, experience in operating jewelry retail outlet, for astrology outlet - astrology shop and etc.

- i. The experience, as claimed by the bidders, to be supported by copies of award letters/agreement/experience certificates/work completion certificate/corroboation of registration etc.

Tender Notice No. 698/R4

In the absence of above-mentioned supporting documents, merely submitting CA certificate will not be considered to testify the claimed experience. An undertaking that the furnished information is true also needs to be submitted.

- ii. If the original branded retail company of foreign origin has Indian management/ franchise tie-up or running them under their own name under an Indian company are also eligible

B. Financial Capacity:

- a. The Minimum Annual Turnover equivalent to 12 months of proposed MRLF/ MMG (i.e., Rs. 55,000 x 12=Rs. 6,60,000/-) in any one of the last three financial years for which technical experience has been claimed. (Scanned copies to be attached).
- b. Qualifying Turnover for all facilities will be 50% from, the similar business for which experience has been claimed, of Minimum Turnover Requirement:
 - a. Turnover details, Profit & Loss account and related experience details should be duly certified by a Chartered Accountant/Statutory Auditor (with valid UDIN).
 - b. The turnover of the company/agency should be in any one of the last three financial years for which technical experience has been claimed.
 - c. Unless otherwise specified, net worth of the bidder should be positive.
 - d. In case of multiple businesses of bidder, the breakup of the turnover (certified by statutory auditor /chartered accountant (with valid UDIN)) with the specific head as from the tendered facility should be submitted.
 - e. Duly signed undertaking on the letter head of the bidder regarding overall as well as break-up of turnover should also be submitted.
 - f. Certificate issued by Chartered Accountant/ Statutory auditor (with valid UDIN), with respect to net worth of the bidder, should be submitted for ascertaining positive net worth of the bidder.

Only one tender document shall be sold to a single party either a firm or an individual. The proprietor of more than one company or firm will be considered as single party and one legal entity.

Any party either a firm or an individual falling under the following categories is not eligible:

- a. De-barred/black listed by CBI or AAI or Undertakings/ Departments like; Railway, Defense, or any other Department of Govt. of India, State Govt. Dept. Etc. A declaration to this effect is also to be submitted by the party with tender documents.

Tender Notice No. 698/R4

b. Parties facing action under PPE Act, with AAI/Government Authority.

c. Parties either an individual or a business establishment, who has been ordered by a Court of Law to pay the outstanding dues of AAI/Government Authority at any of the airports as a whole and has not paid such dues to AAI/Government Authority shall also not be eligible for the e tender.

d. If the entity participating in any of the tenders is a private or public limited company, Partnership firm or a Sole Proprietor and any of the Directors/Partners/Sole Proprietor of such company is also a Director of any other company or partner of a concern or a Sole Proprietor having established business with Government and has outstanding dues payable to the Authority, then the said entity may not be allowed in tenders.

e. If the entity participating in any of the tenders is a private or Public Limited Company, Partnership Firm or sole proprietor and any of the Director/partners/sole proprietor of such company is also a Director of any other company or partner of a concern or a sole proprietor having established business with Government and has outstanding dues payable to the Government except the dues pertaining to the current quarter i.e. the quarter in which the tender is invited, then the said entity shall not be allowed to participate in tenders. The disputed amounts which are referred for Dispute Resolution/Arbitration by the competent Authority shall not be considered as outstanding dues provided the agency has furnished an additional validated security deposit (in addition to the security deposit as per terms & conditions of the existing license / concession) equivalent to 50% of the value of disputed amount or as stipulated in the agreement. The period of this security deposit of disputed dues under arbitration shall be minimum 02 years from the date of DRC/ Arbitration and further renewable. In the event of specific order / judgment from a judicial court/arbitral tribunal staying / withholding the realization of certain dues, the adherence to the above condition will be exempted and regulated in accordance with the specific orders.

f. A declaration to the effect that the Tenderer does not fall under the categories a), b), c), d), and e) above has to be submitted in the Technical Bid. (Refer: Annexure: G).

Following declaration will also be part of Annexure: G

"I/ We declare that "No raid/seizure/search has been carried out and/or pending by a Regulatory Authority in respect of the license granted by Government in any of the Airport/premises either against me and/or any member of the consortium or against our/its affiliates or against any of the Directors/Managers/Employees" (In case if raids/seizure/search conducted, please furnish all such relevant details)."

Tender

Documents indicating full details of the license can be seen in the tender documents uploaded on www.garud.org.in

- a. The bids duly signed and stamped shall be submitted only in hard copy at GARUD office in sealed envelope.

Tender Notice No. 698/R4

- b. The bids shall not be accepted in any other form.
- c. Cost of tender fees amounting to Rs.1,000/- (Rupees One Thousand Only) (non-Refundable), will be required to be paid in Demand Draft only. No other mode of payment shall be acceptable.
- d. The amount of Earnest Money Deposit (EMD) of Rs. 55,000/- (Rupees Fifty-Five Thousand Only for retail shop 2) is required to be paid to be paid in Demand Draft/Bank guarantee. No other mode of payment shall be acceptable.
- e. Non-submission of cost of tender document and EMD shall lead to disqualification of tenderers.
- f. Bids shall be submitted in two bid system as follows: -

Technical bid – Earnest Money Deposit (EMD) and other documents as required under general information / guidelines of Notice Inviting Tender.

ii. Financial Bid – As required under clause 4 of general information/ guidelines of Notice

CRITICAL DATES

#	Particulars	Detail
1.	Date of publish of Tender document	04 July 2024
2.	Start download date of RFP/RFQ/Tender documents	04 July 2024
3.	Pre-bid Meeting	09 July 2024 at 1200 Hrs
4.	Last date for submission of bids at GARUD office	19 July 2024 up to 1600 Hrs.
5.	Technical Bid Opening date	20 July 2024 @ 1200Hrs
6.	Financial Bid Opening date	Will be informed to technically qualified bidders

- i. Tender fee is non-refundable. In case bidder withdraws from tender process before opening of technical bid date and time, 10% of EMD amount shall be forfeited.
- ii. After last date of submission of bid, at any stage if an agency withdraws from tender process, entire EMD amount shall be forfeited.

Tender Notice No. 698/R4

- iii. After opening of the technical bid and before opening of financial bid, if any agency withdraws from tender process, the EMD of the party shall be forfeited.
- iv. EMD will be returned to unsuccessful bidders after deriving H1 bidder. The EMD of H1 bidder will be returned after submission of Security deposit.
- v. GARUD reserves to itself the right to reject the conditional tenders without assigning any reason thereto.
- vi. GARUD reserves to itself the right to reject any or all the tenders without assigning any reason thereof and to call for any other detail or information from any of the tenderer(s).
- vii. On acceptance of the tender, the name of the authorize representative(s) of the tenderer who would be responsible for taking instructions from authorized official of the GARUD is to be intimated.

Managing Director, GARUD

Format for price bid
To be submitted in separate cover

Retail Outlet No. 2

Space 43.61 sq.m.

Name of Facility	Amount in INR
Operating Accessories Retail Outlet No. 2 at Leela Gandhinagar Space 43.61 sq.m. Minimum Reserved License Fees (MRLF)/ Minimum Monthly Guarantee (MMG) Rs. 55,000 (Rupees Fifty thousand Five Hundred Only) Per Month Plus (+) Applicable Taxes and Other Charges	

Amount in words.....(Excluding GST)

CHECKLIST FOR BIDDERS

ANNEXURE I

#	Particulars	Detail
1.	Type of Facility / Concession	Accessories Retail Outlet No. 2
2.	Period of license/ concession	<ul style="list-style-type: none"> • Two (02) Year (further extendable for 1 year and thereafter on mutual agreed terms) • license fee will be increased @ 10% per annum at the time of completion of 1 year)
3.	Security Deposit	Bank Guarantee/FDR/Demand Draft for an amount of 2 months MRL quoted by the bidder.
4.	Lock in period	2 Years from the start of contract <ul style="list-style-type: none"> • If the bidder vacates the retail shop prior to two 2 years then Security deposit will be forfeited.
5.	Tender Processing Fee	Rs. 1,000/-
6.	Bank Details for Tender Fee	Demand draft in favour of Gandhinagar Railway and Urban Development Corporation Limited.
7.	Earnest Money Deposit	Rs. 55,000/-
8.	Gross area for license	Carpet area 43.61 sq.m. (near reception)
9.	Minimum Reserved Licensed Fee/MMG	Rs.55,000/ (Rupees Fifty Thousand Five Hundred only) Per Month Plus (+) Applicable Taxes and other Charges for retail shop no. 2
10.	Eligibility Criteria	As per NIT
11.	Technical Qualification	As per NIT
12.	Financial Qualification	As per NIT
13.	Experience Certificates	As per NIT
14.	Gross Turnover	As per NIT